



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity: a 2,702 SF stand-alone office building located at 2211 Sarno Rd, Melbourne, FL. This versatile stand-alone building offers ample space suitable for various office or commercial uses. There is currently an active Dental practice tenant that is under lease until May 2025 with potential for extension. With income in place, this is a prime opportunity for savvy investors and/or owner-occupants alike. For an investor, there's opportunity to source a replacement tenant while collecting income. For an owner-occupant, there's time baked in for logistics and any prospective permitting/licensing periods. Located in a developing corridor with RP zoning, for added flexibility, this well-maintained building presents a prime opportunity for office building investors looking to establish a foothold in the thriving Melbourne area.

## LOCATION DESCRIPTION

The property offers close proximity to US-Hwy 1, Eau Gallie Blvd, and the beaches, making it a convenient location for dental professionals, healthcare providers, or other medical practitioners seeking a reputable and convenient location in Brevard County.

## OFFERING SUMMARY

Sale Price:	\$535,000
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,740 SF
Lot Size:	0.33 Acres
Building Size:	2,740 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	426	1,966	4,999
Total Population	999	4,596	11,968
Average HH Income	\$63,814	\$71,194	\$77,666

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# Lease Spaces

2211 Sarno Rd  
For Sale / Lease

Exam 1	95 SF
Exam 2	120 SF
Exam 3	129 SF
Exam 4	107 SF
Exam 5	91 SF
Exam 6	116 SF
Waiting Rm	139 SF
Reception	105 SF
Utility/Staff Desks	129 SF
Storage	181 SF
X-Ray	34 SF
Office 1	46 SF
Office 2	44 SF
Total 1st Floor	1,910 SF
Private Office 1	158 SF
Private Office 2	120 SF
Kitchen	84 SF
Main Room	230 SF
Total 2nd Floor	830 SF

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2211	Available	2,740 SF	NNN	\$20.00 SF/yr	-

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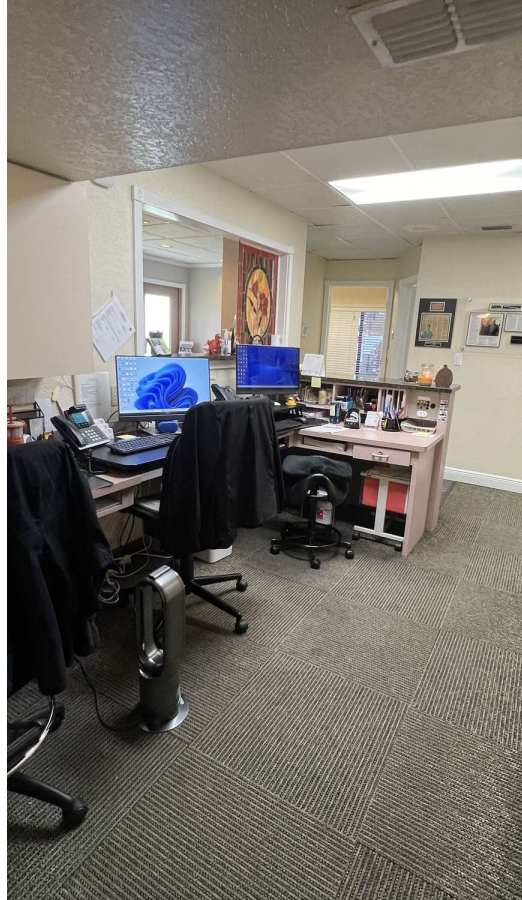
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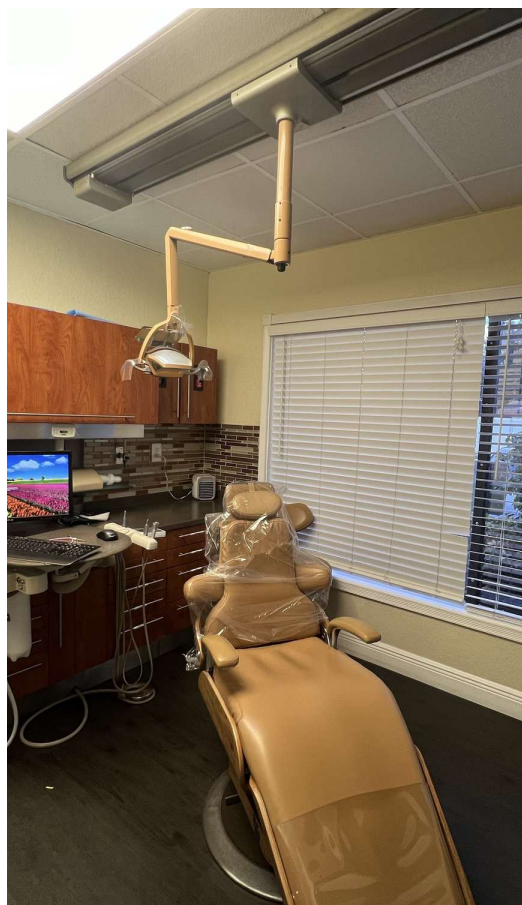
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## Additional Photos



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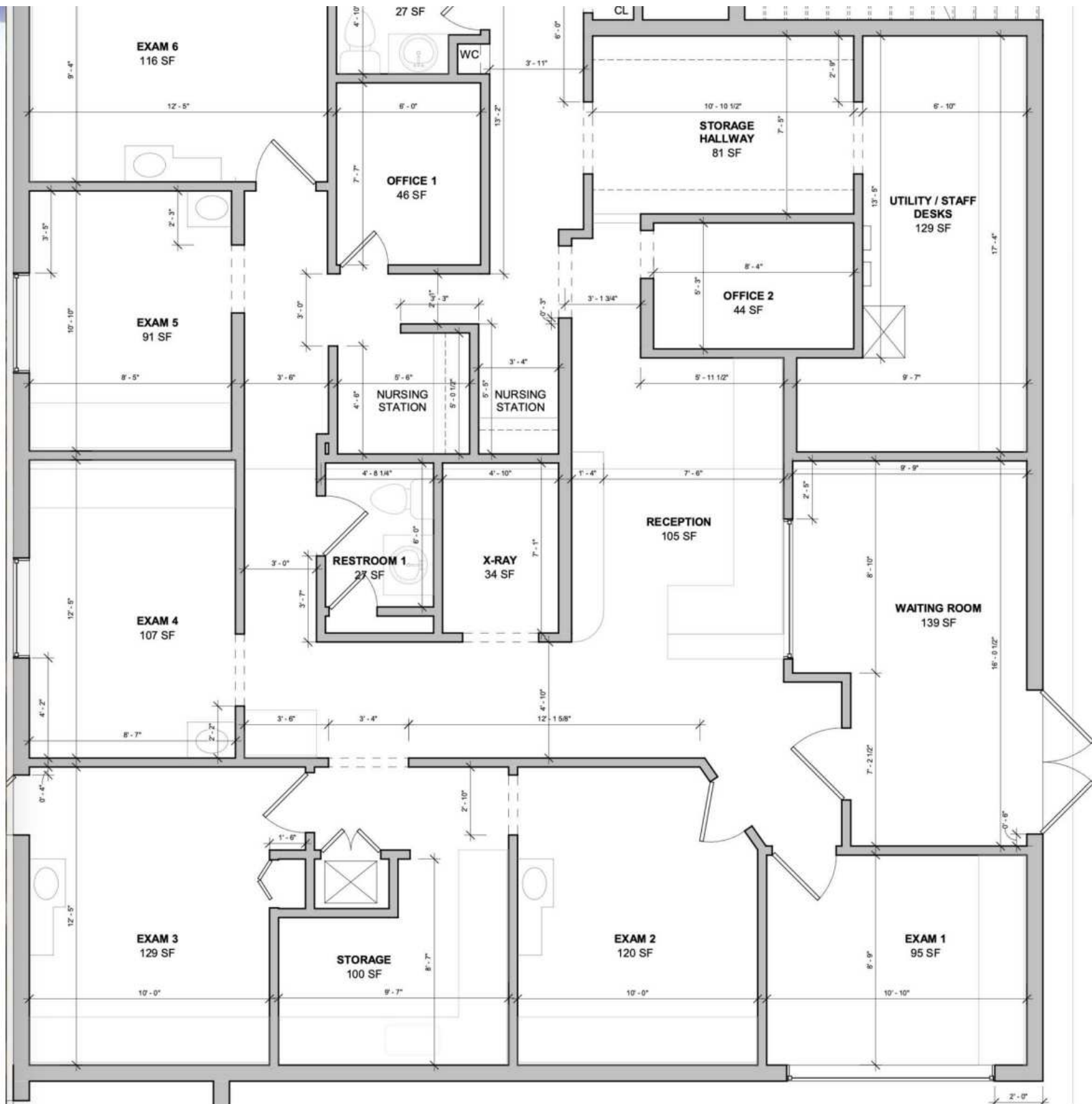
**LIGHTLE  
BECKNER  
ROBISON**  
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# FLOOR PLAN - 1ST FLOOR

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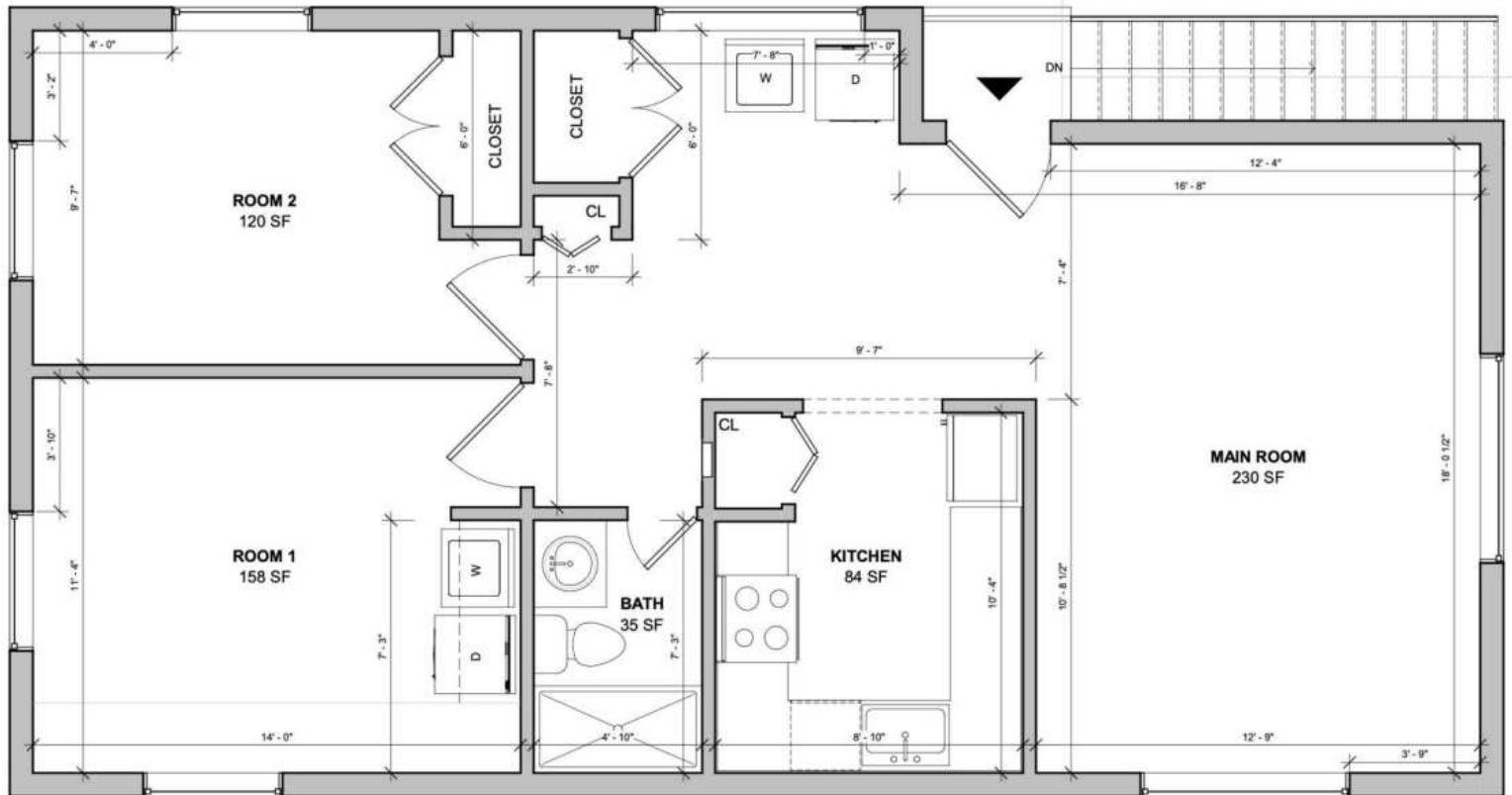
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# FLOOR PLAN - 2ND FLOOR

# FLOOR PLAN - 2ND FLOOR



FIRST FLOOR ROOF  
BELOW

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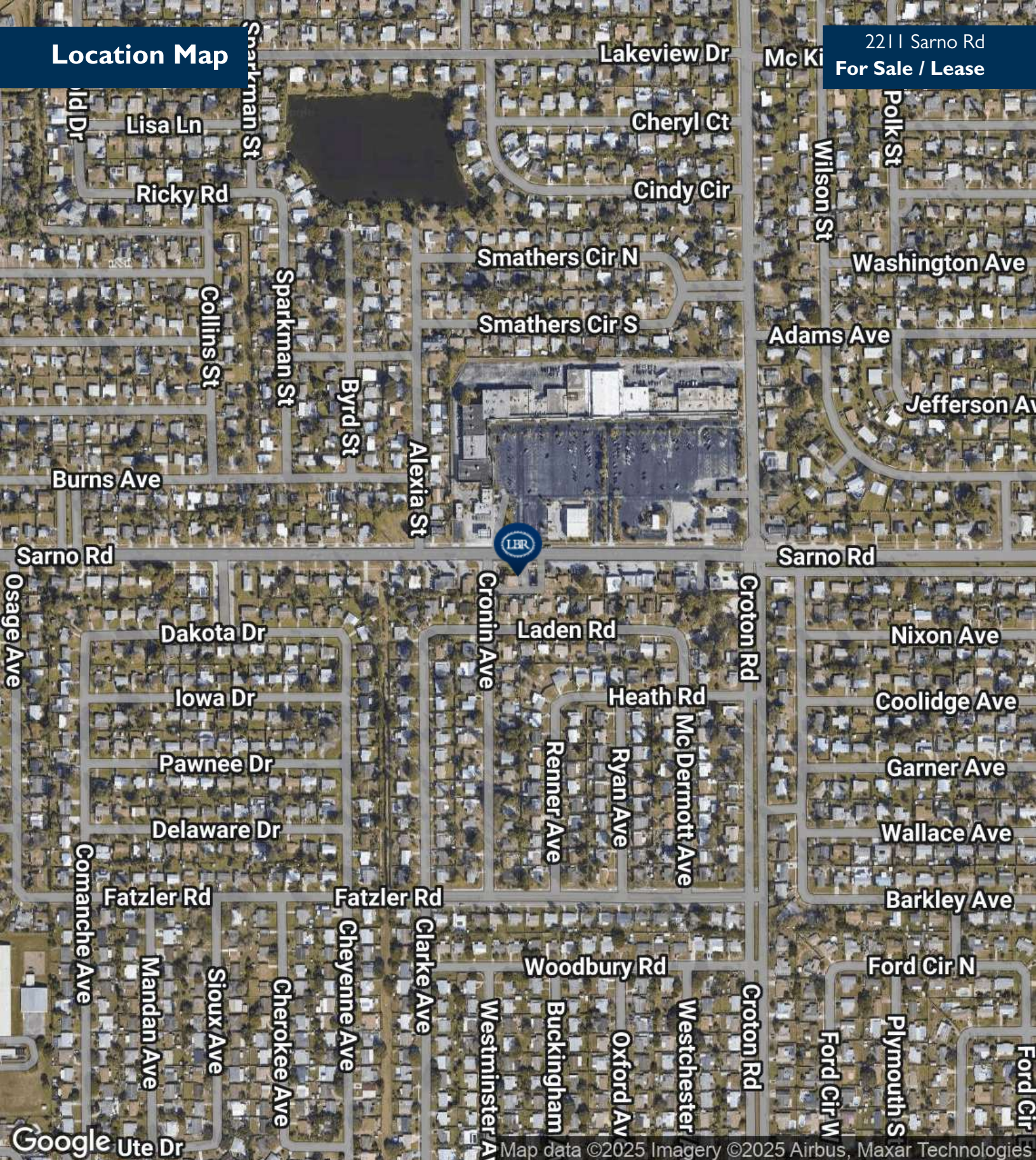


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## Location Map

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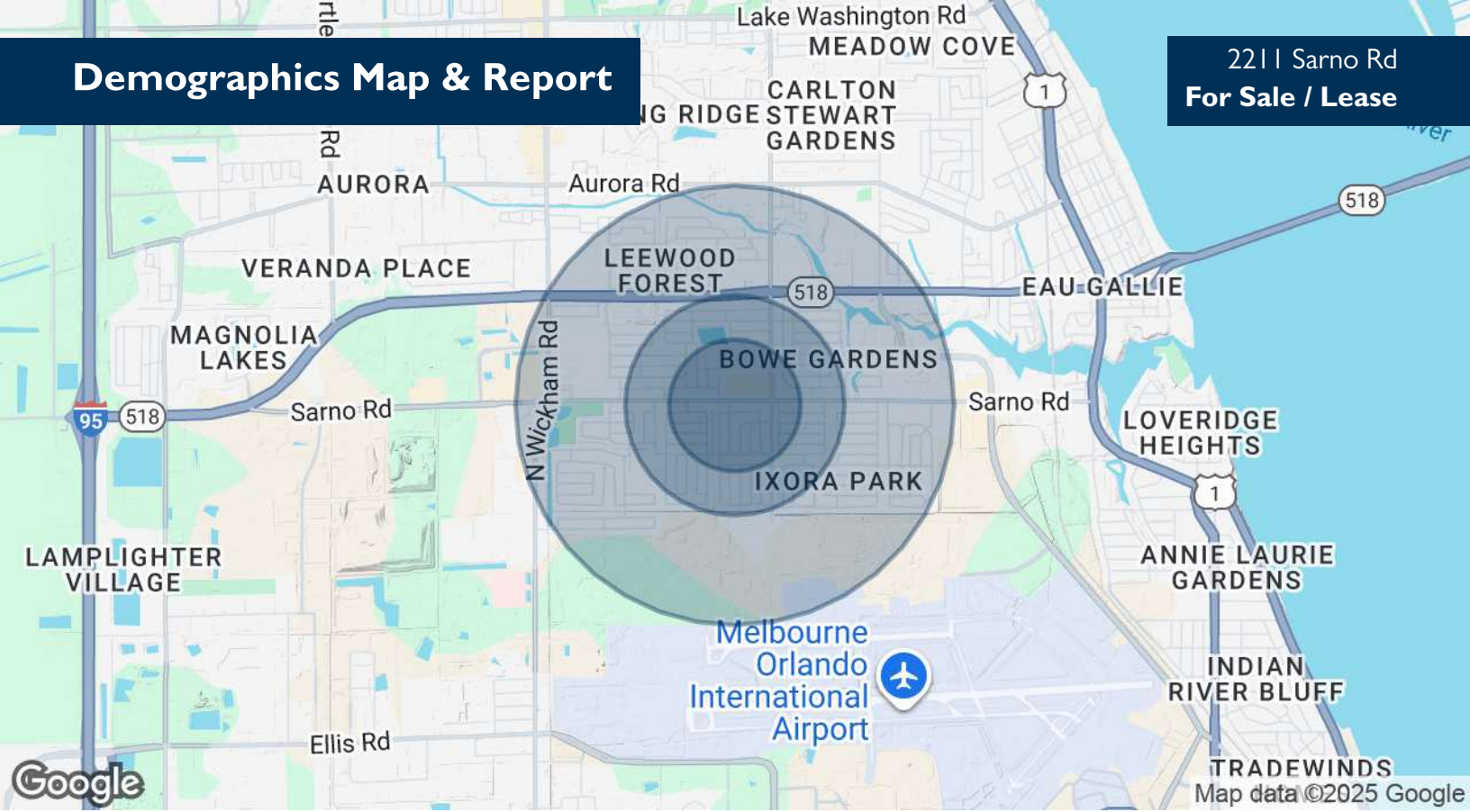


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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	999	4,596	11,968
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	426	1,966	4,999
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,814	\$71,194	\$77,666
Average House Value	\$266,294	\$271,967	\$283,124

Demographics data derived from AlphaMap

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