



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Melbourne area. This distinguished property offers a 2,617 SF condo and boasts modern construction from 2014. Strategically located in a thriving area, the property presents an ideal setting for office or office building investment, offering ample space for a range of professional endeavors. With its contemporary design and prime location, this property is perfectly positioned to meet the needs of discerning investors seeking a valuable addition to their portfolio. Don't miss out on the chance to explore the potential of this impressive investment opportunity.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property located in Melbourne, FL. This prime location offers easy access to top attractions and conveniences, with nearby businesses, cafes, and parks adding to the area's appeal. Situated in the heart of the city, the property is within close proximity to popular destinations such as Downtown Melbourne, Melbourne International Airport, and the beautiful shores of the Atlantic Ocean. Investors will appreciate the area's dynamic blend of commercial opportunities and local charm, making it an ideal investment for office or office building purposes.

PROPERTY HIGHLIGHTS

- Reception Area
- 8 Private Offices
- Open Work Area
- Conference Room
- Kitchenette
- 2 Bathrooms
- Plenty of Storage

OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	1
Building Size:	2,617 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,989	21,477	51,893
Total Population	12,189	50,452	127,785
Average HH Income	\$70,505	\$84,705	\$100,466

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
321.722.0707 x23
Hayden@teamlbr.com



Additional Photos



2020 W Eau Gallie Blvd Ste 104
For Sale



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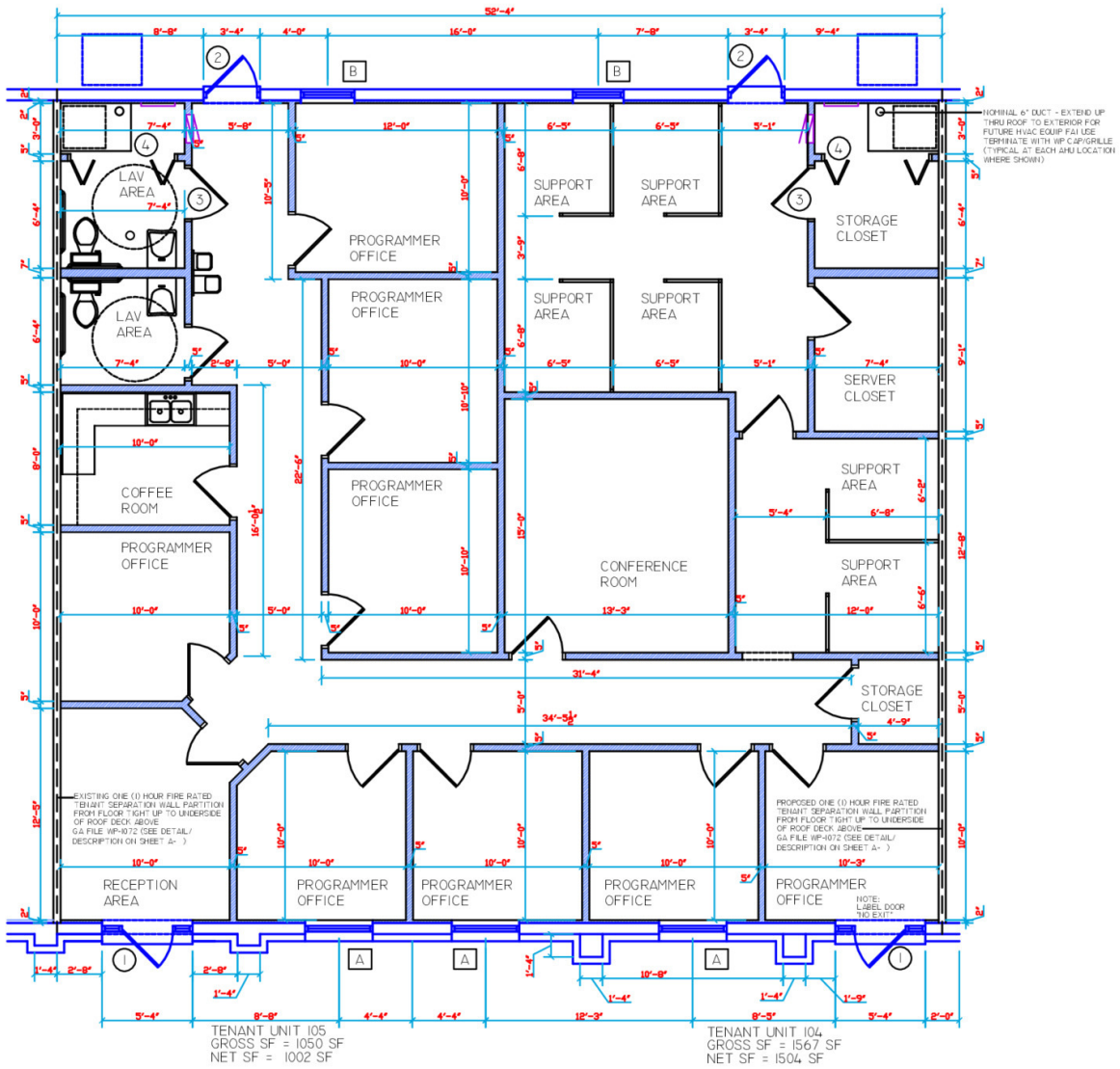
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TENANT RENOVATIONS-UNIT 105/104 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

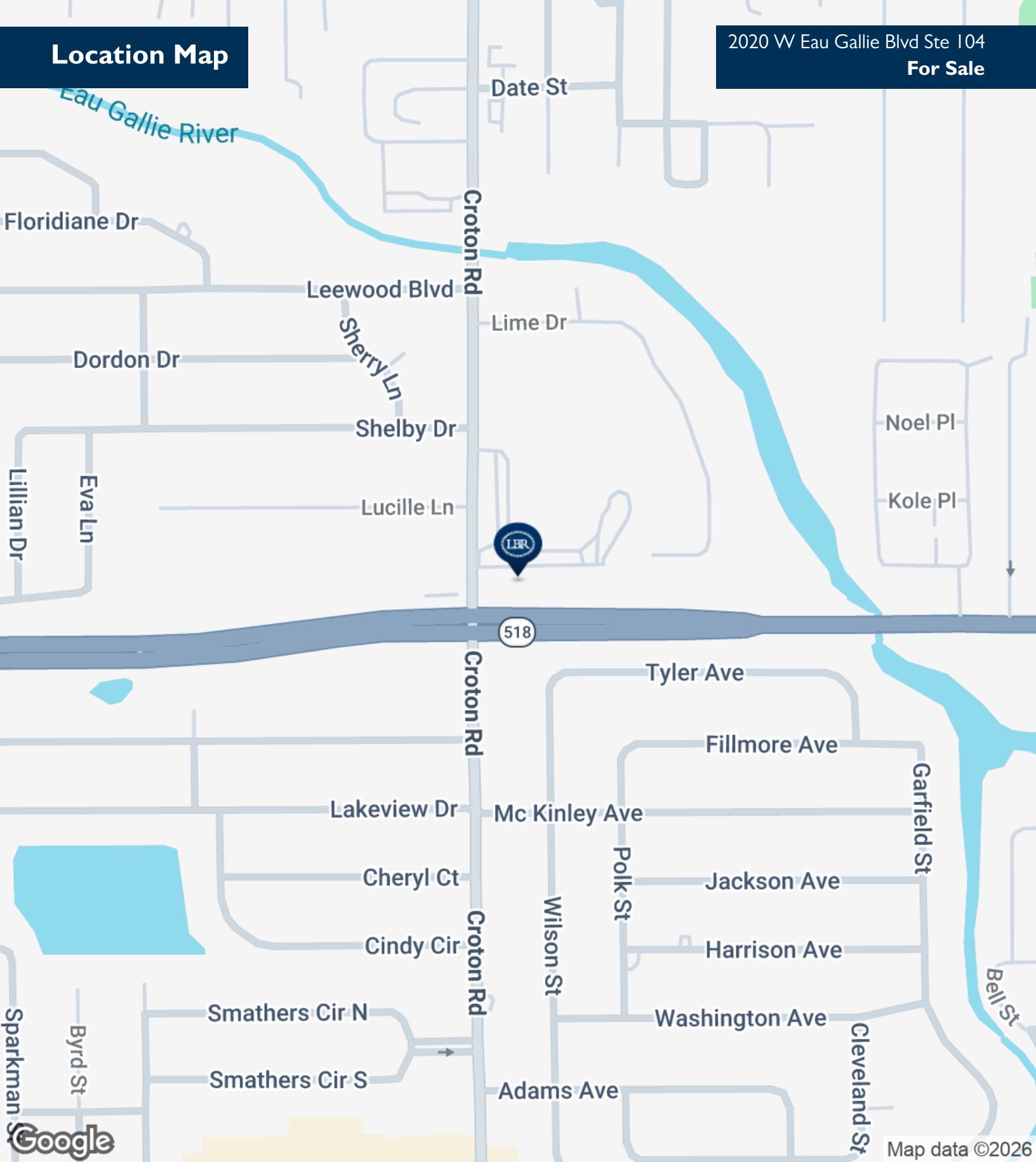
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Location Map

2020 W Eau Gallie Blvd Ste 104
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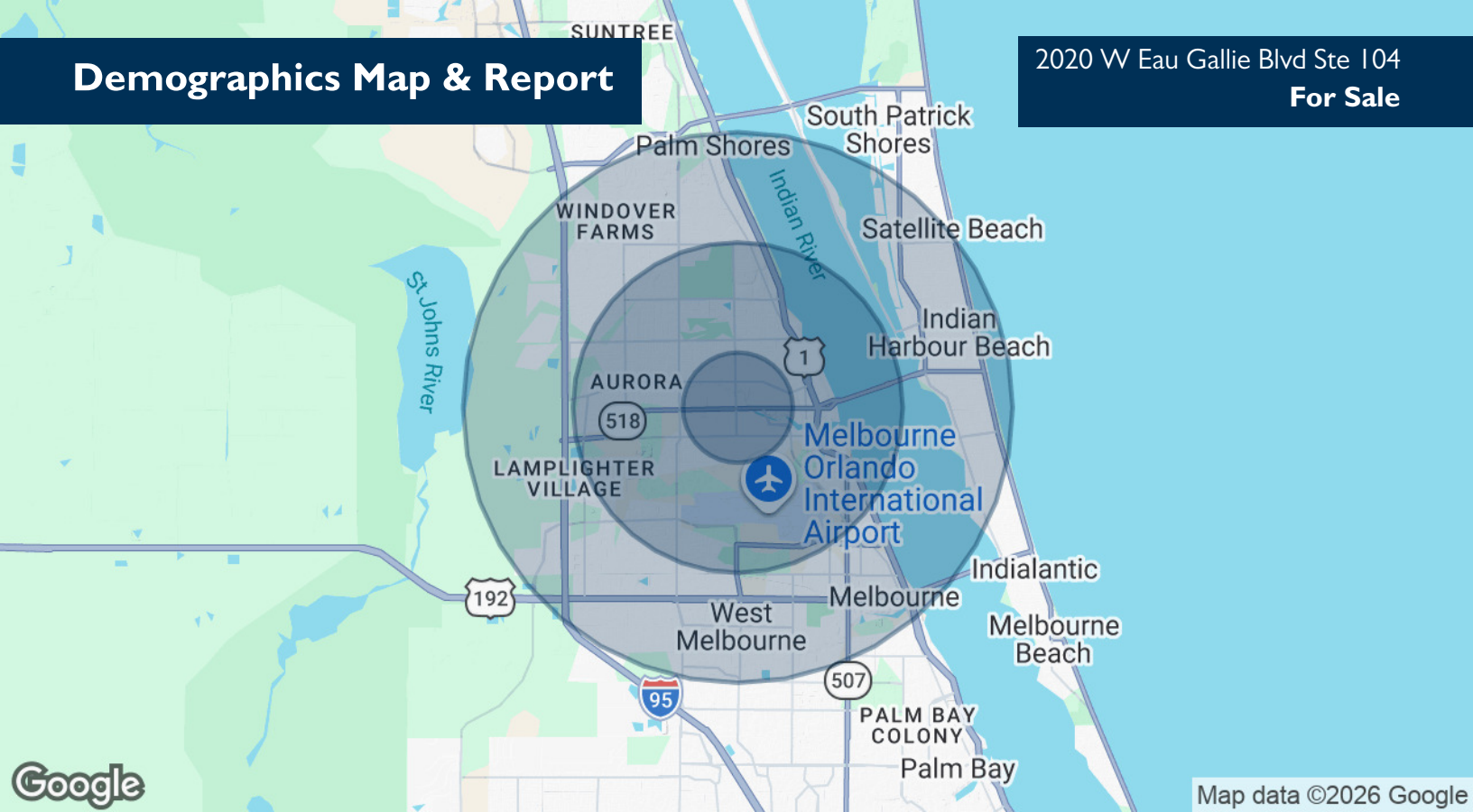
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Demographics Map & Report

2020 W Eau Gallie Blvd Ste 104
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,189	50,452	127,785
Average Age	40.9	44.4	44.1
Average Age (Male)	37.4	42.5	42.1
Average Age (Female)	44.1	45.7	45.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,989	21,477	51,893
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$70,505	\$84,705	\$100,466
Average House Value	\$236,076	\$352,328	\$382,852

2023 American Community Survey (ACS)

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