

2133 SARNO RD

2133 Sarno Rd | Melbourne, FL

Oren Stephen

ISL Commercial
Principal

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David Todd



THE SPACE

Location	2133 Sarno Rd Melbourne, FL 32803
County	brevard
APN	27-37-19-78-C-6
Cross Street	Croton rd
Traffic Count	25,000
Square Feet	1100
Annual Rent PSF	\$16.75
Lease Type	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,668	52,529	132,592

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$71,865	\$80,856	\$94,762

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,852	23,444	56,906

HIGHLIGHTS

- Across the street from a shopping plaza
- Multiple Businesses in the area
- 15 Minutes away from the ocean
- 10 minutes away from 518

PROPERTY FEATURES

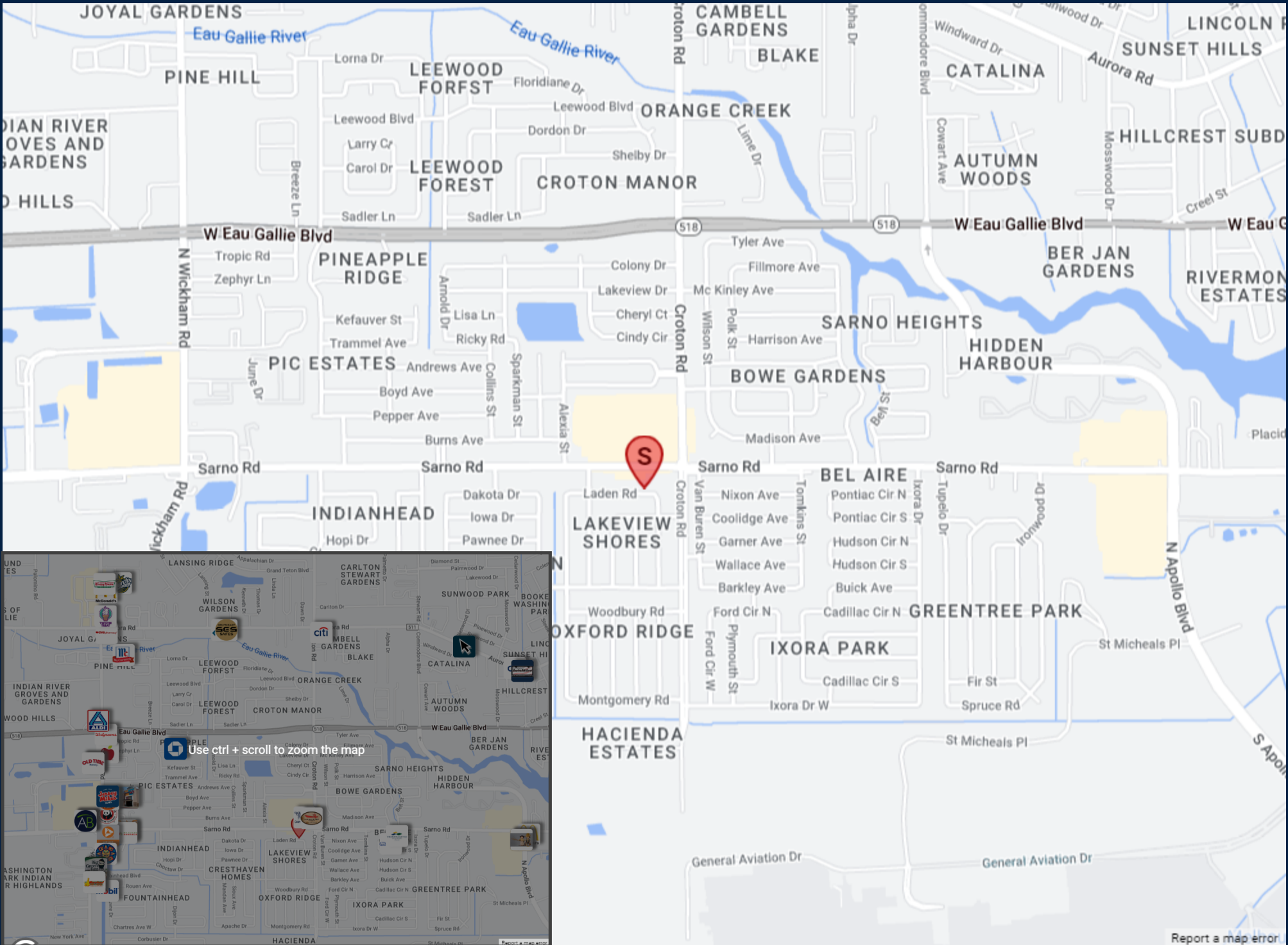
TOTAL TENANTS	4
BUILDING SF	4,811
GLA (SF)	3,922
YEAR BUILT	1958
LOCATION CLASS	office
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	10
NUMBER OF PADS	10

NEIGHBORING PROPERTIES

NORTH	Highway 518
SOUTH	General Aviation Airport
EAST	North Harbor City Blvd
WEST	N Wickham Rd

MECHANICAL

HVAC	yes
FIRE SPRINKLERS	wet



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,668	48,016	109,469
2010 Population	10,990	47,704	118,234
2022 Population	11,668	52,529	132,592
2027 Population	11,742	53,344	135,285
2022 African American	484	3,271	7,564
2022 American Indian	81	269	551
2022 Asian	334	1,670	4,915
2022 Hispanic	1,406	6,839	15,127
2022 Other Race	434	2,187	4,511
2022 White	9,028	39,196	101,007
2022 Multiracial	1,294	5,885	13,951
2022-2027: Population: Growth Rate	0.65%	1.55%	2.00%
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	398	1,666	3,818
\$15,000-\$24,999	423	2,159	4,459
\$25,000-\$34,999	430	2,413	4,645
\$35,000-\$49,999	861	3,884	8,533
\$50,000-\$74,999	1,034	4,693	10,231
\$75,000-\$99,999	652	2,924	7,330
\$100,000-\$149,999	762	3,455	9,584
\$150,000-\$199,999	223	1,231	4,225
\$200,000 or greater	69	1,019	4,081
Median HH Income	\$55,489	\$56,344	\$64,966
Average HH Income	\$71,865	\$80,856	\$94,762

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,117	23,563	51,573
2010 Total Households	4,702	21,765	51,669
2022 Total Households	4,852	23,444	56,906
2027 Total Households	4,894	23,815	58,156
2022 Average Household Size	2.39	2.20	2.27
2000 Owner Occupied Housing	3,580	14,282	33,189
2000 Renter Occupied Housing	1,270	7,021	13,792
2022 Owner Occupied Housing	3,423	15,225	40,262
2022 Renter Occupied Housing	1,430	8,219	16,644
2022 Vacant Housing	343	2,314	6,065
2022 Total Housing	5,195	25,758	62,971
2027 Owner Occupied Housing	3,506	15,732	41,499
2027 Renter Occupied Housing	1,388	8,083	16,657
2027 Vacant Housing	354	2,392	6,262
2027 Total Housing	5,248	26,207	64,418
2022-2027: Households: Growth Rate	0.85%	1.55%	2.20%

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	816	3,424	7,815
2022 Population Age 35-39	834	3,337	7,601
2022 Population Age 40-44	690	2,874	6,991
2022 Population Age 45-49	689	2,909	7,552
2022 Population Age 50-54	795	3,349	8,708
2022 Population Age 55-59	930	3,953	10,199
2022 Population Age 60-64	879	4,041	10,451
2022 Population Age 65-69	677	3,429	9,206
2022 Population Age 70-74	610	3,263	8,676
2022 Population Age 75-79	480	2,593	6,794
2022 Population Age 80-84	317	1,800	4,712
2022 Population Age 85+	328	2,016	5,003
2022 Population Age 18+	9,651	43,968	111,202
2022 Median Age	44	47	48

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,311	\$56,472	\$63,496
Average Household Income 25-34	\$74,838	\$75,523	\$85,830
Median Household Income 35-44	\$75,581	\$72,067	\$85,681
Average Household Income 35-44	\$87,663	\$92,268	\$109,401
Median Household Income 45-54	\$67,201	\$72,419	\$90,286
Average Household Income 45-54	\$82,373	\$98,219	\$119,879
Median Household Income 55-64	\$58,552	\$63,989	\$79,432
Average Household Income 55-64	\$74,386	\$89,551	\$109,638
Median Household Income 65-74	\$46,256	\$53,420	\$58,813
Average Household Income 65-74	\$63,066	\$79,565	\$88,211
Average Household Income 75+	\$50,618	\$58,493	\$65,182

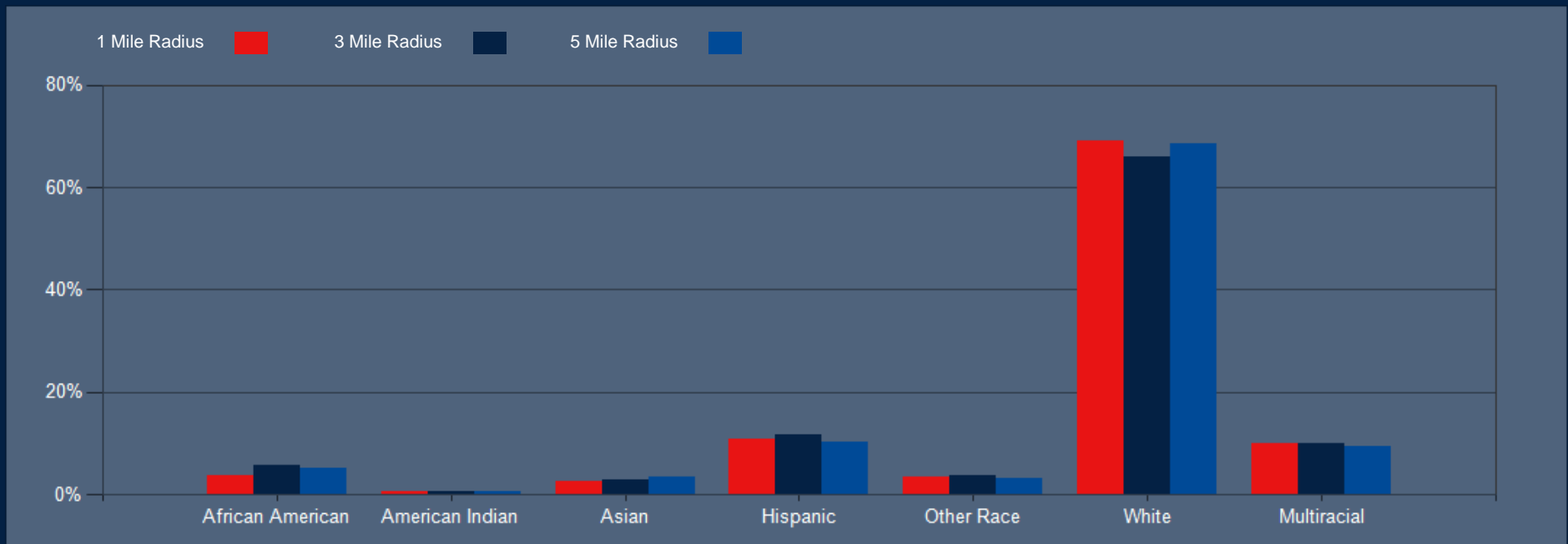
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	829	3,288	7,646
2027 Population Age 35-39	818	3,359	8,142
2027 Population Age 40-44	825	3,353	8,016
2027 Population Age 45-49	702	3,078	7,693
2027 Population Age 50-54	683	2,968	7,863
2027 Population Age 55-59	785	3,338	8,782
2027 Population Age 60-64	883	3,914	10,228
2027 Population Age 65-69	823	3,989	10,746
2027 Population Age 70-74	617	3,380	9,169
2027 Population Age 75-79	514	3,049	8,103
2027 Population Age 80-84	369	2,137	5,678
2027 Population Age 85+	315	2,111	5,351
2027 Population Age 18+	9,651	44,606	113,797
2027 Median Age	44	47	49

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,148	\$66,954	\$77,397
Average Household Income 25-34	\$89,241	\$88,460	\$100,817
Median Household Income 35-44	\$89,971	\$86,789	\$101,529
Average Household Income 35-44	\$102,908	\$107,566	\$126,320
Median Household Income 45-54	\$83,963	\$87,143	\$104,213
Average Household Income 45-54	\$98,665	\$113,715	\$135,869
Median Household Income 55-64	\$72,840	\$78,958	\$96,170
Average Household Income 55-64	\$91,210	\$105,605	\$127,493
Median Household Income 65-74	\$51,956	\$63,445	\$73,963
Average Household Income 65-74	\$74,017	\$93,545	\$105,359
Average Household Income 75+	\$62,820	\$70,991	\$80,326

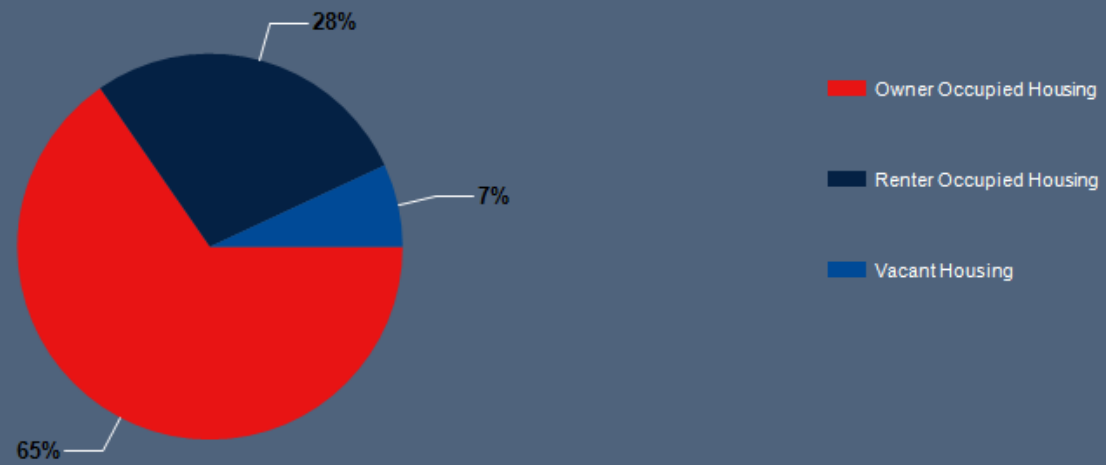
2022 Household Income



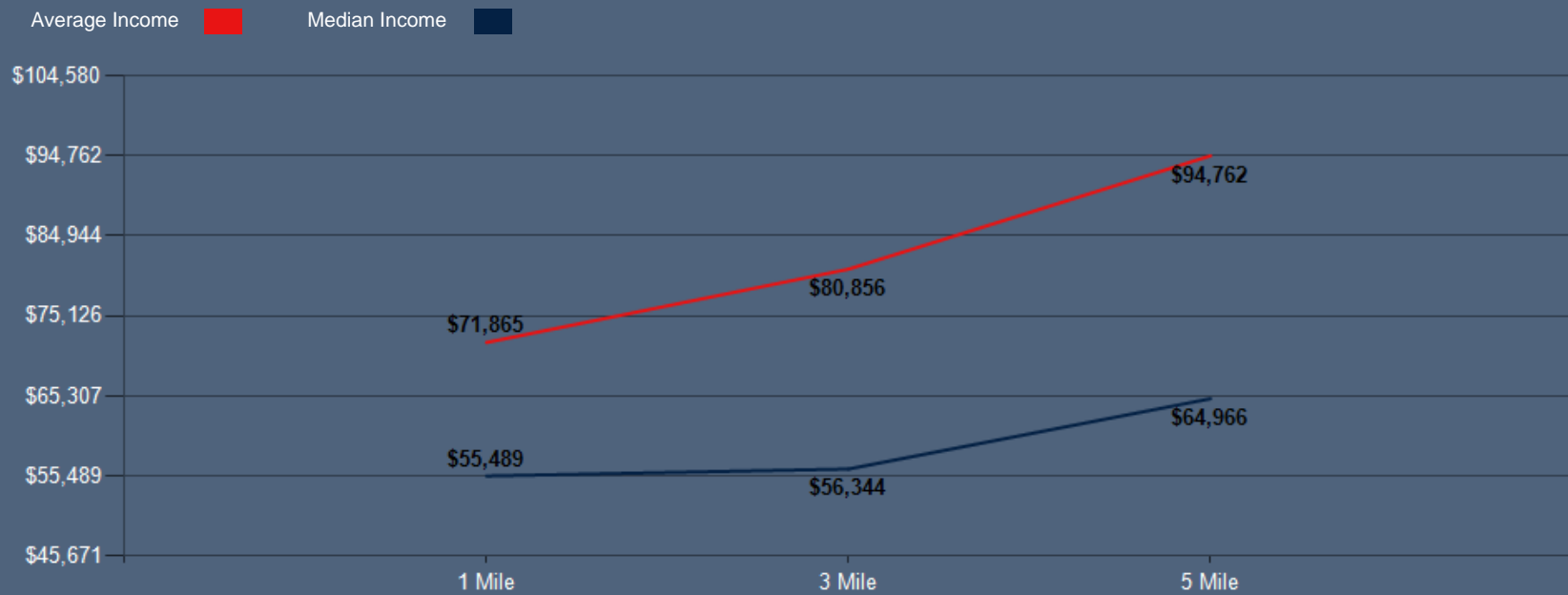
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





Oren Stephen
Principal

Oren Stephen of ISL Commercial Real Estate offers his knowledge and experience to every transaction. His strengths as a brokerage professional include securing and servicing new and repeat business through a passion for effective client business needs assessment, understanding the mindset of an investor, tenant or landlord, and creating successful client outcomes. Oren has a successful track record of selling and leasing Single Tenant Net Leased Retail Properties, Retail Strip Centers, Office Buildings, and Warehouses.

Oren Stephen is a graduate of Duquesne University with a Bachelor's Degree in Business Management. He is committed to the highest quality of service for his clients, making their real estate investment, sales, purchasing, and leasing goals his highest priority. Oren started in his commercial real estate career after college as an intern in the Washington DC office of Marcus and Millichap Real Estate Investment Services and then transitioned to Sales Associate specializing in Office, Industrial and Retail Investment properties in Maryland, DC, and Virginia.

While attending college, he played Division 1 singles and doubles in tennis on Duquesne's team. In his free time, he enjoys playing tennis, swimming, and paddle boarding

AGENT

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed property and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. He is committed to the highest quality of service for his clients, with a successful track record of selling, leasing and adding value to the properties he purchased or sold.

Emmanuel started as a retail business owner in Massachusetts with 6 employees and operated for 5 years. He purchased his first property in 2016. He fell in love with real estate investing and property acquisition. Emmanuel plans to start a portfolio of commercial buildings and continue to help clients pursue their investment goals.

MICHAEL VOSS

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

FRANK DAVI, JR

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

As a visionary entrepreneur, he's established an interior architecture firm and ventured into the realm of construction ownership on both U.S. coasts. His background reveals an in-depth knowledge of project development, complemented by a passion for crafting investment-grade spaces that offer compelling opportunities for stakeholders.

He's adept at connecting private equity investors and venture capitalists to ventures that not only supplement but also amplify their existing portfolios.

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Exclusively Marketed by:

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