

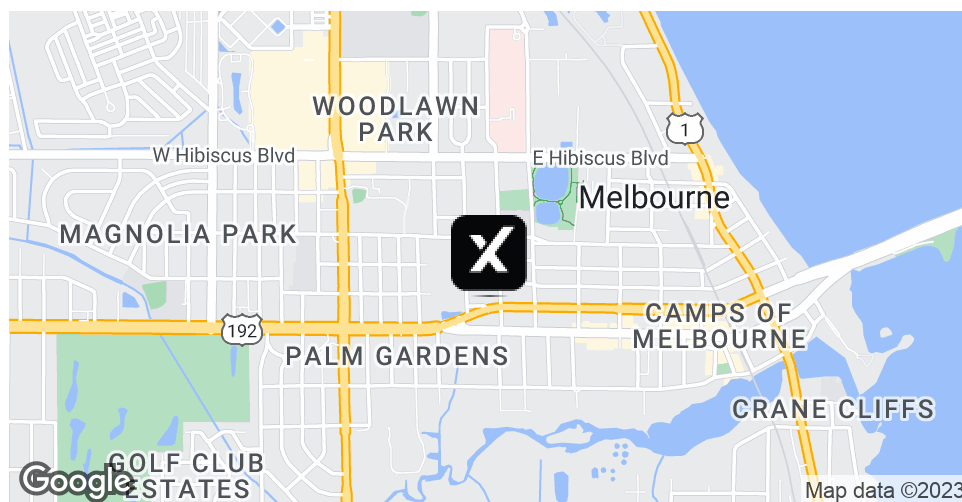
FOR SALE | 308 E Strawbridge Ave

Melbourne, FL 32901



Offering Summary

Sale Price:	\$1,200,000
Lot Size:	32,670 SF
Zoning:	Light Commercial



Dave Fine

954.218.4138

dave.fine@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 308 E Strawbridge Ave

Melbourne, FL 32901



Property Description

This property is .75 acres located a few blocks from downtown Melbourne. It is zoned light commercial which allows for most types of multifamily and commercial uses. The zoning allows for up to 100 units per acre and there is a 3-story or 36 ft height restriction. You can get a variance to go higher with approval from the city council.

The property is located in a/an:

- CRA district
- Downtown development district
- Opportunity Zone

Strawbridge Ave is one of the main thoroughfares in Melbourne and provides direct access to I-95, the Mall, downtown Melbourne, and the beach.

The city of Melbourne is located in central Florida and lies along the Indian River Lagoon and the Atlantic Ocean. Residents enjoy great weather, high-tech employment opportunities and excellent schools. It is just south of Cape Canaveral, home to the Kennedy Space Center and Port Canaveral. You can watch launches from almost any point in the city or take the short drive up to the space center to get a closer look. Port Canaveral is an active shipping port with daily departures of cruise ships and deep-sea fishing boats. Melbourne also has an international airport and is located next to two major interstates that provides easy access to Orlando, the Kennedy Space Center, and other major cities in Florida.

The city is a hub for many high-tech and aerospace companies. It is one of the most highly concentrated technology economies in Florida and is one of the 10 best cities for STEM jobs.

In order to revitalize and improve the area, the city has created redevelopment areas to help fund capital improvement projects by offering incentives for redeveloping or improving existing properties. The property is also located in an opportunity zone which allows for further tax benefits.

There is currently a small building on the property that is rented as a house.

Dave Fine

954.218.4138

dave.fine@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 308 E Strawbridge Ave

Melbourne, FL 32901



Dave Fine

954.218.4138

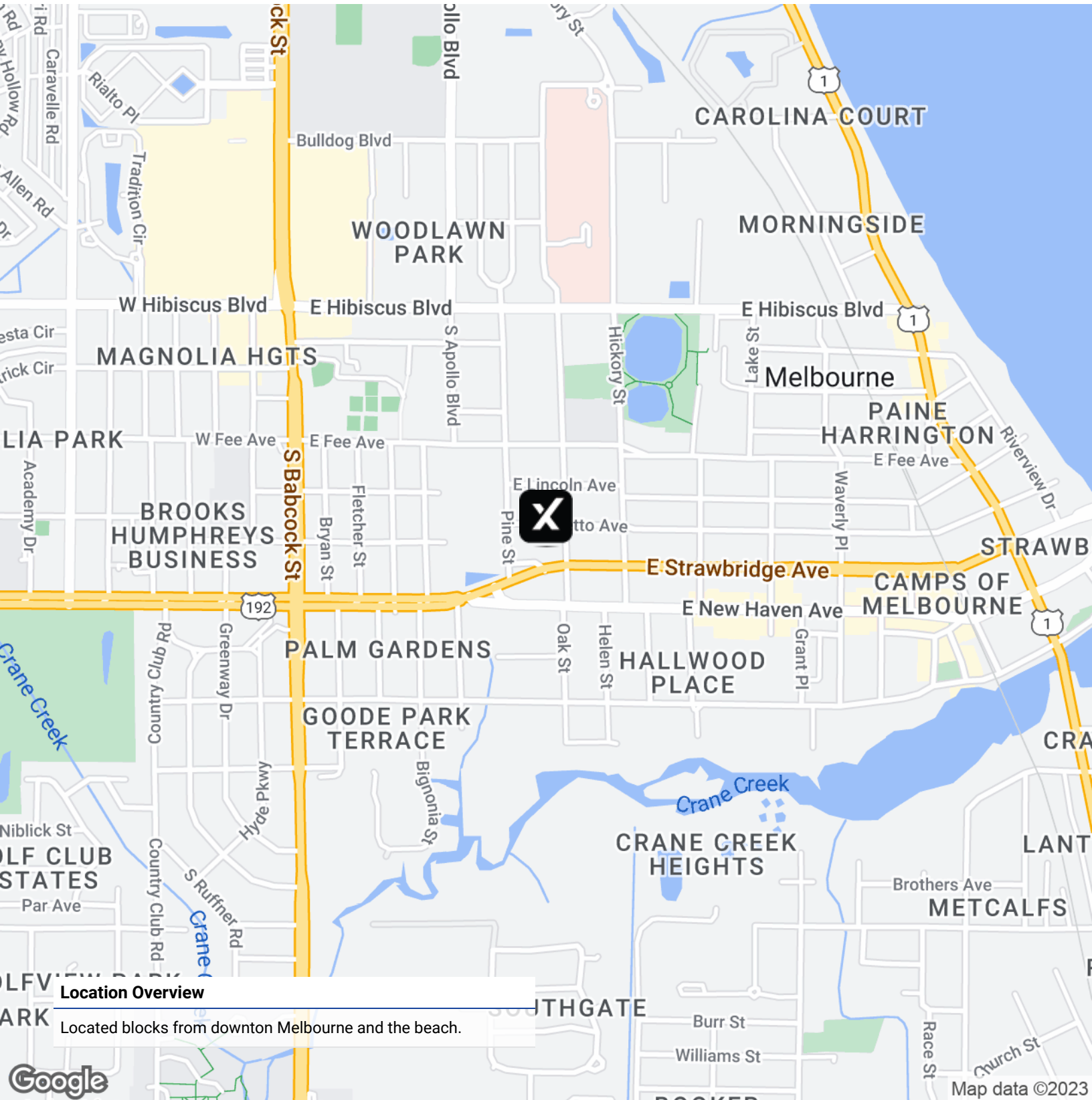
dave.fine@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 308 E Strawbridge Ave

Melbourne, FL 32901



Location Overview

Located blocks from downtown Melbourne and the beach.

Dave Fine

954.218.4138

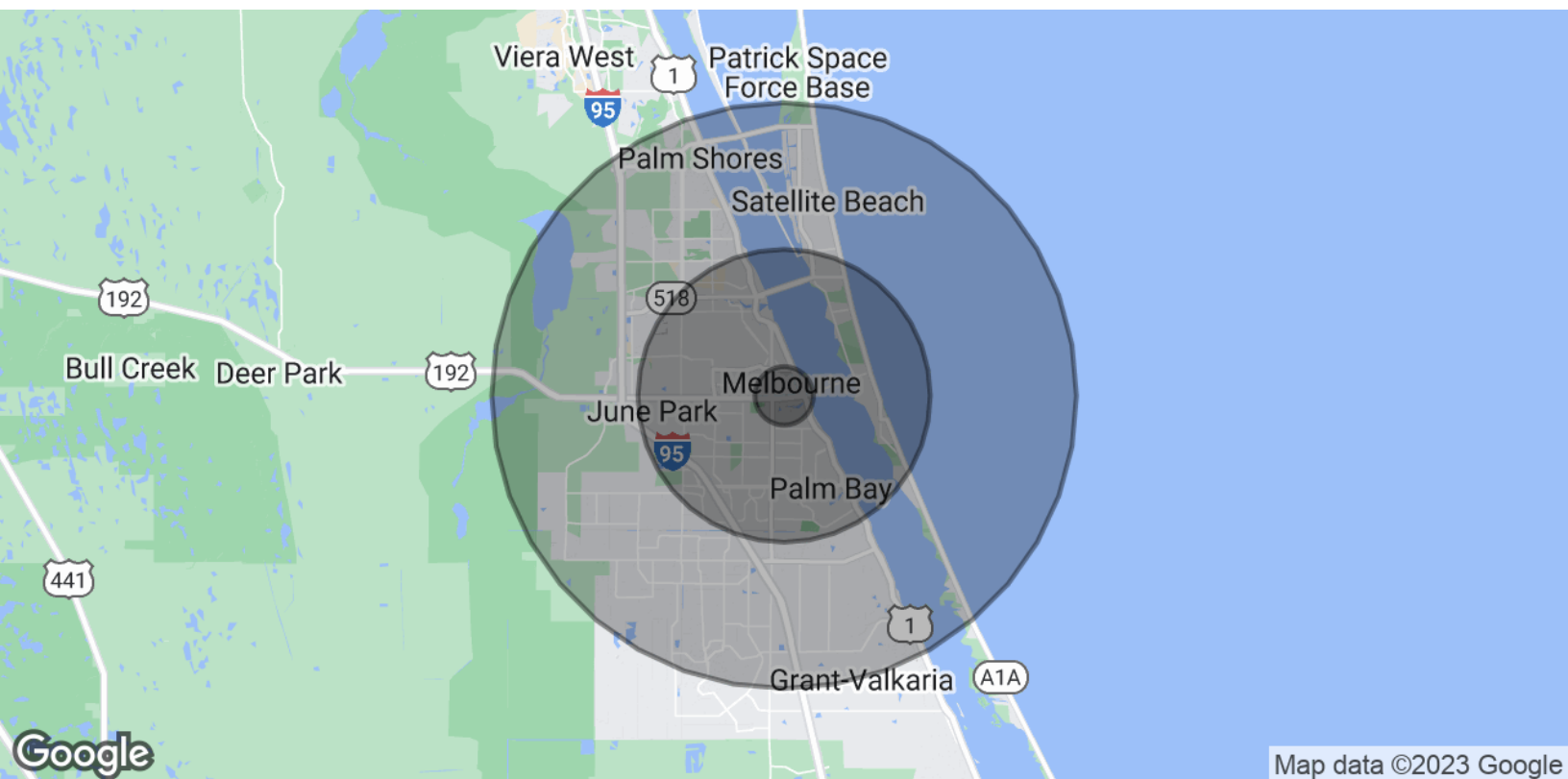
dave.fine@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 308 E Strawbridge Ave

Melbourne, FL 32901



Population	1 Mile	5 Miles	10 Miles
Total Population	5,925	131,559	284,141
Average Age	41.8	44.3	45.0
Average Age (Male)	38.4	41.8	42.8
Average Age (Female)	46.1	46.7	46.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,891	61,632	124,287
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$41,382	\$63,511	\$69,688
Average House Value	\$213,843	\$207,701	\$224,078

* Demographic data derived from 2020 ACS - US Census

Dave Fine

954.218.4138

dave.fine@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.