

FOR SALE

\$748,000

Express Oil Lube Center NNN Lease

1435 W New Haven Ave. West Melbourne FL, 32904



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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PRICE	\$748,000
NOI	\$48,000
ANNUAL INCREASES	10% increases every 5 years
BUILDING SIZE	3,518 SF
BUILDING TYPE	Auto Service
ACREAGE	0.42 AC
FRONTAGE	+/- 91.2'
TRAFFIC COUNT	37,000 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	+/- 10
ZONING	I-B Integrated Business
LAND USE	Auto Repair
UTILITIES	Undisclosed

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- Hard to find low price point NNN property!
- 10 Year lease (expires March 30th, 2029)
- NNN Lease guaranteed by experience multi-unit operator of Express Oil Lube Centers.
- Site is located in the high traffic area of US 192 surrounded by major retailers, restaurants and across the street from the Melbourne Square Mall.
- Access roads from the west include the Beachline Expressway and I-95.



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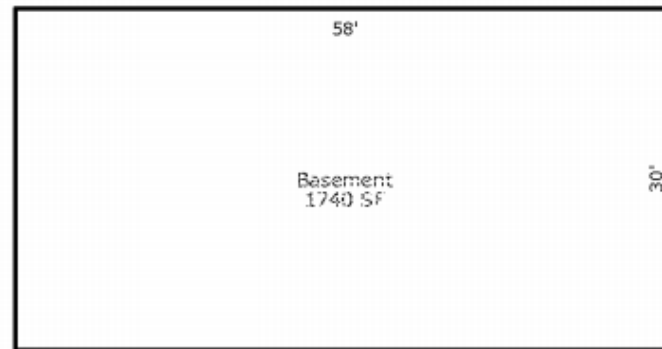
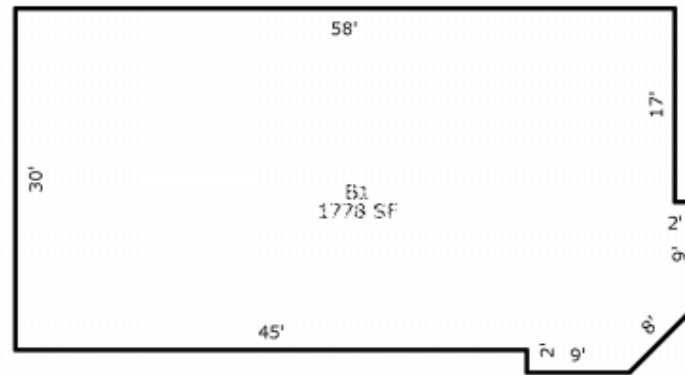
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Floor Plan

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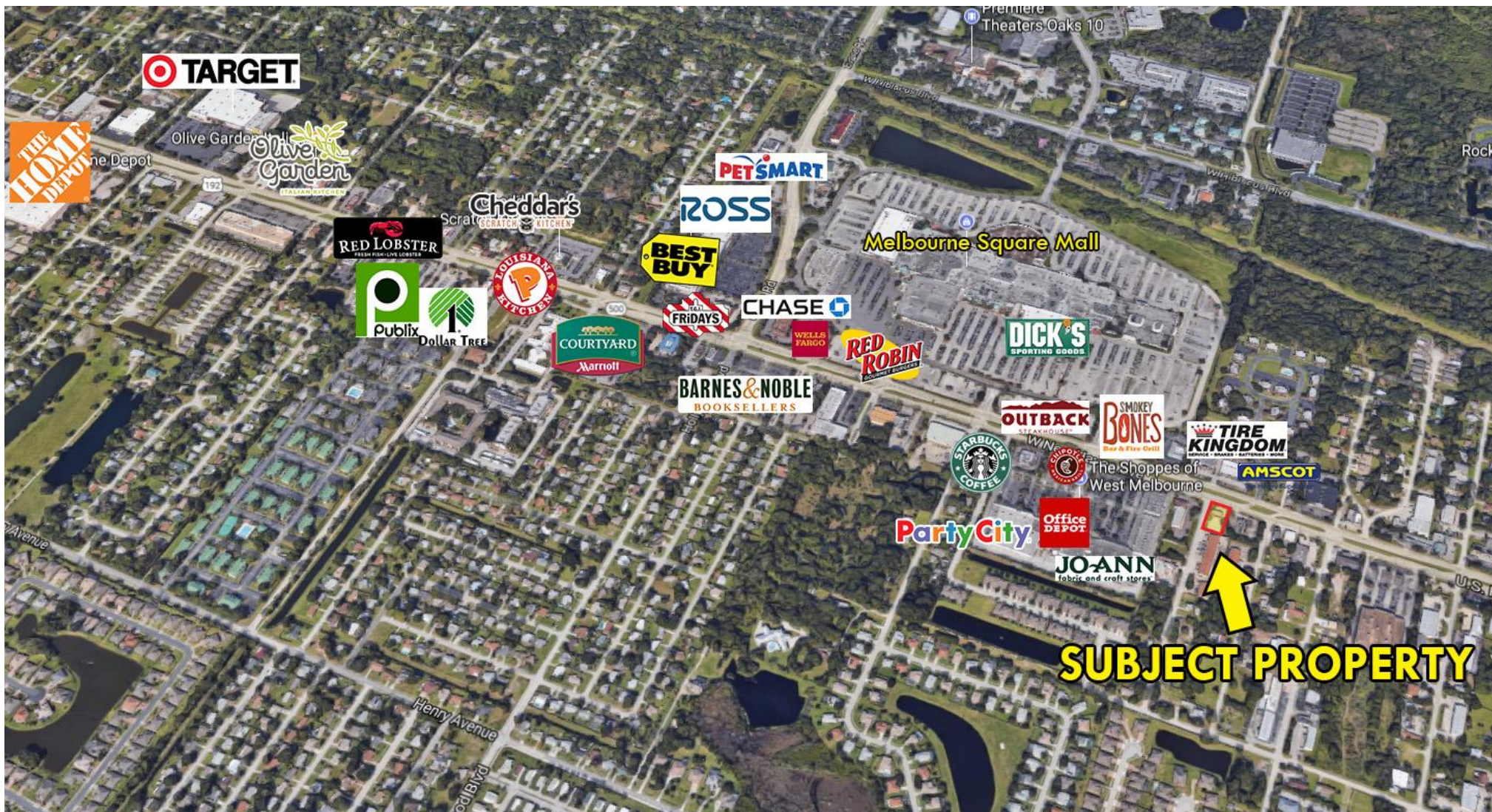
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Property Aerial

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Property Demographics

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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	7,130	1 Mile	\$69,840	1 Mile	45.90
3 Mile	62,282	3 Mile	\$61,303	3 Mile	44.10
5 Mile	144,549	5 Mile	\$64,115	5 Mile	43.80

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	7,706	1 Mile	\$53,267	1 Mile	48.20
3 Mile	68,483	3 Mile	\$45,706	3 Mile	45.40
5 Mile	157,325	5 Mile	\$46,796	5 Mile	45.90

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Zoning Information

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CIB - Integrated Business

Sec. 98-820. - Principal uses and structures.

The principal uses and structures in the IB district can be present on one site or on separate distinct sites. The following are the four allowed land use groups:

(1) Commercial.

- a. Retail stores, sales and display rooms, and wholesaling establishments.
- b. Personal service establishments such as barber shops and beauty shops, laundry, dry cleaning and similar uses.
- c. Service and repair establishments such as household appliances, radio and television and similar uses.
- d. Automobile repair including body and upholstery or painting.
- e. Automotive sales and rental.
- f. Hotels, motels.
- g. Offices.
- h. Medical and dental clinics.
- i. Studios.
- j. Restaurants (without drive-through).
- k. Financial institutions without drive-through lanes.
- l. Vocational and trade schools.
- m. Veterinary hospitals and clinics.

- n. Indoor recreation and training centers.
- o. Communication facilities mounted to existing buildings and structures.
- p. Plant nurseries and greenhouses.
- q. Public and private parking lots and garages.
- r. Day cares located on an arterial road.
- s. Clubs, lodges and fraternal organizations located on an arterial road.



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