

CORNER LOT WAREHOUSE

1107 Prospect Ave. Melbourne FL 32901



FOR SALE | \$599,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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Matt Crady

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PROPERTY OVERVIEW

- Excellent vacant warehouse property located near the Downtown Melbourne area.
- Site features about 1,000 square feet of office space in the front and 2,111 sf of warehouse space in the rear with a 1,000 sf loft space, gated access, 1 drive-in roll up door, and a pedestrian door.
- Ideal for a variety of uses ranging from professional services, retailer, wholesale, and others.
- Quick access to US-1 and minutes away from the Melbourne Causeway and the I-95 access ramp.



PRICE	\$599,000
BUILDING SIZE	3,111 SF
BUILDING TYPE	Warehouse
ACREAGE	0.19 AC
FRONTAGE	103'
TRAFFIC COUNT	7,500 ADT
YEAR BUILT	1945
CONSTRUCTION TYPE	Masonry/Steel
ZONING	C2
LAND USE	Mixed Use
PARCEL ID	28-37-02-79-*-30

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ADDITIONAL PHOTO



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,058	1 Mile	\$46,744	1 Mile	44.5
3 Mile	124,975	3 Mile	\$73,491	3 Mile	44.8
5 Mile	297,729	5 Mile	\$78,594	5 Mile	44.0
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,444	1 Mile	\$24,419	1 Mile	45.3
3 Mile	134,855	3 Mile	\$53,974	3 Mile	46.3
5 Mile	320,893	5 Mile	\$57,430	5 Mile	45.6

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ZONING INFORMATION

Uses	C-2				
Amusement center*	P	Laboratories (research, medical & dental) and clinics	P	Schools*	P
Agricultural uses*	N	Landfill for non-household waste	N	School, non-academic instruction	P
Assembly, light*	C	Manufacturing, heavy	N	Service, vehicle*	C
Assisted living facilities	P	Manufacturing, light	N	Service, business	P
Bars (see art. VI, sale of alcohol)*	C	Marinas*	C	Service, major vehicle*	N
Bed and breakfast	P	Medical marijuana treatment center dispensing facilities	N	Service, personal	P
Brewpub*	P	Micro-brewery	C	Soup kitchens*	C
Building, contractor and equipment storage (outdoor) 1	N	Micro-distillery	C	Studio, art	P
Car wash establishments, freestanding*	C	Mini-storage facilities	C	Temporary labor agency*	P
Child care facilities	P	Nursing and convalescent homes*	P	Transitional homeless shelter*	C
Clubs and lodges	P	Office/financial institutions	P	Vehicle impounding yard*	C
Community center building	P	Outdoor display (see article VII, section 2(G))	N	Vehicle sales and rental with accessory services*	P
Convenience stores with gas pumps/gas stations*	C	Parking facilities as a principal use	P	Veterinary facility*	P
Day shelter*	C	Plant nurseries*	N	Warehousing and wholesaling ⁶	N
Domestic violence shelter*	P	Public use*	P	Wholesaling from sample stocks.	P
Dormitory	P	Public utility service facilities*	C		
Drive-in theaters*	N	Recovery home/halfway house*	C		
Electronic assembly	P	Recreation, indoor	P		
Group home facilities	C	Recreation, outdoor	N		
Hospitals	P	Recreational vehicle (RV) parks*	N		
Hotels, motels 2	P	Recycling facility*	N		
House of worship*	P	Restaurants*	P		
Kennel	C	Retail	P ⁵		

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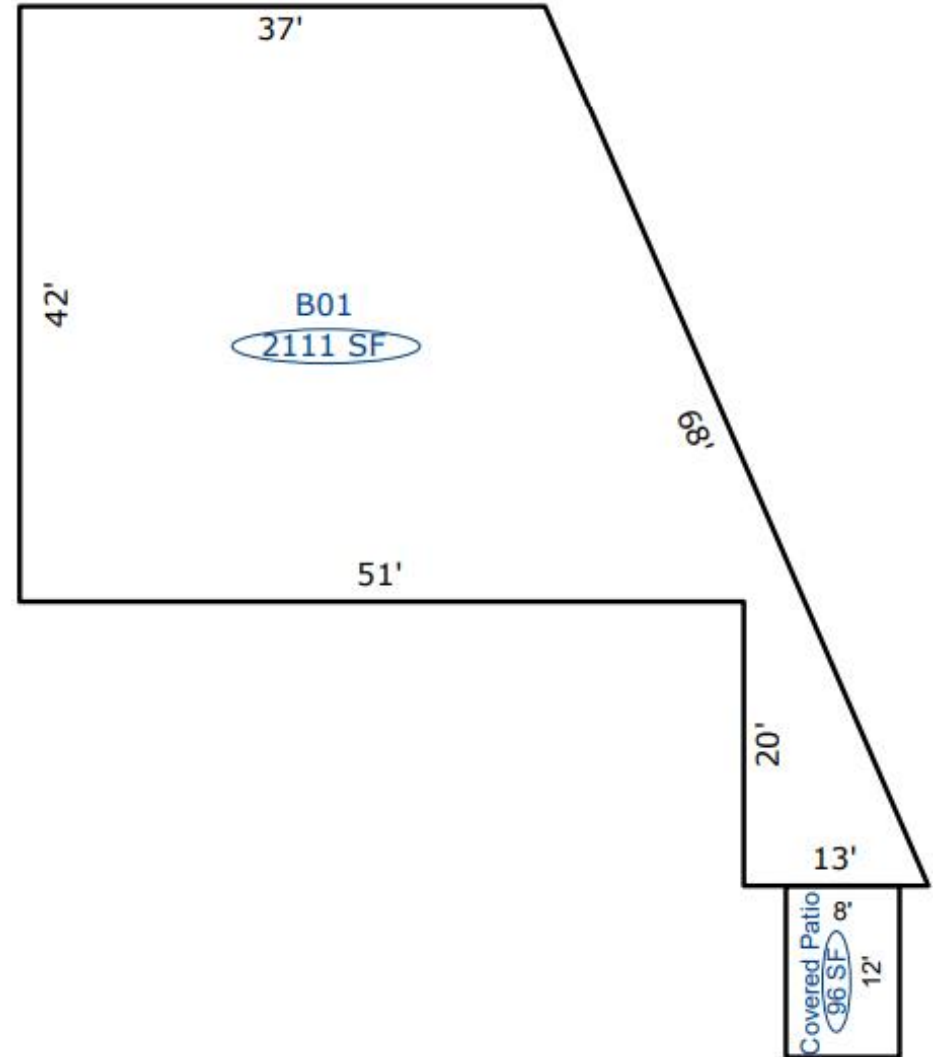
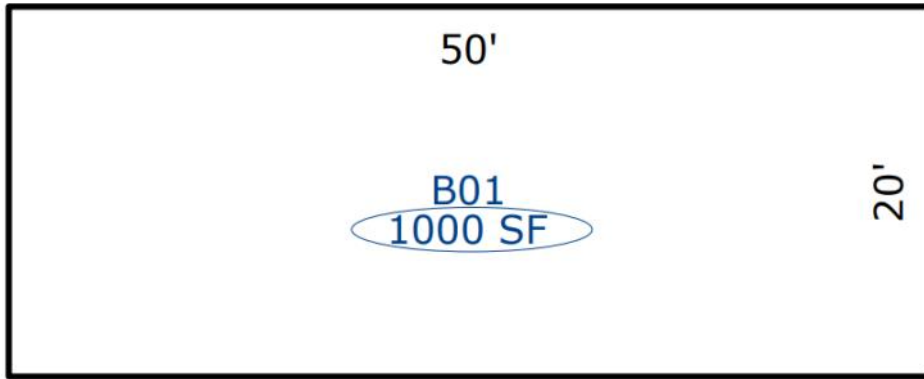
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FLOOR SKETCH



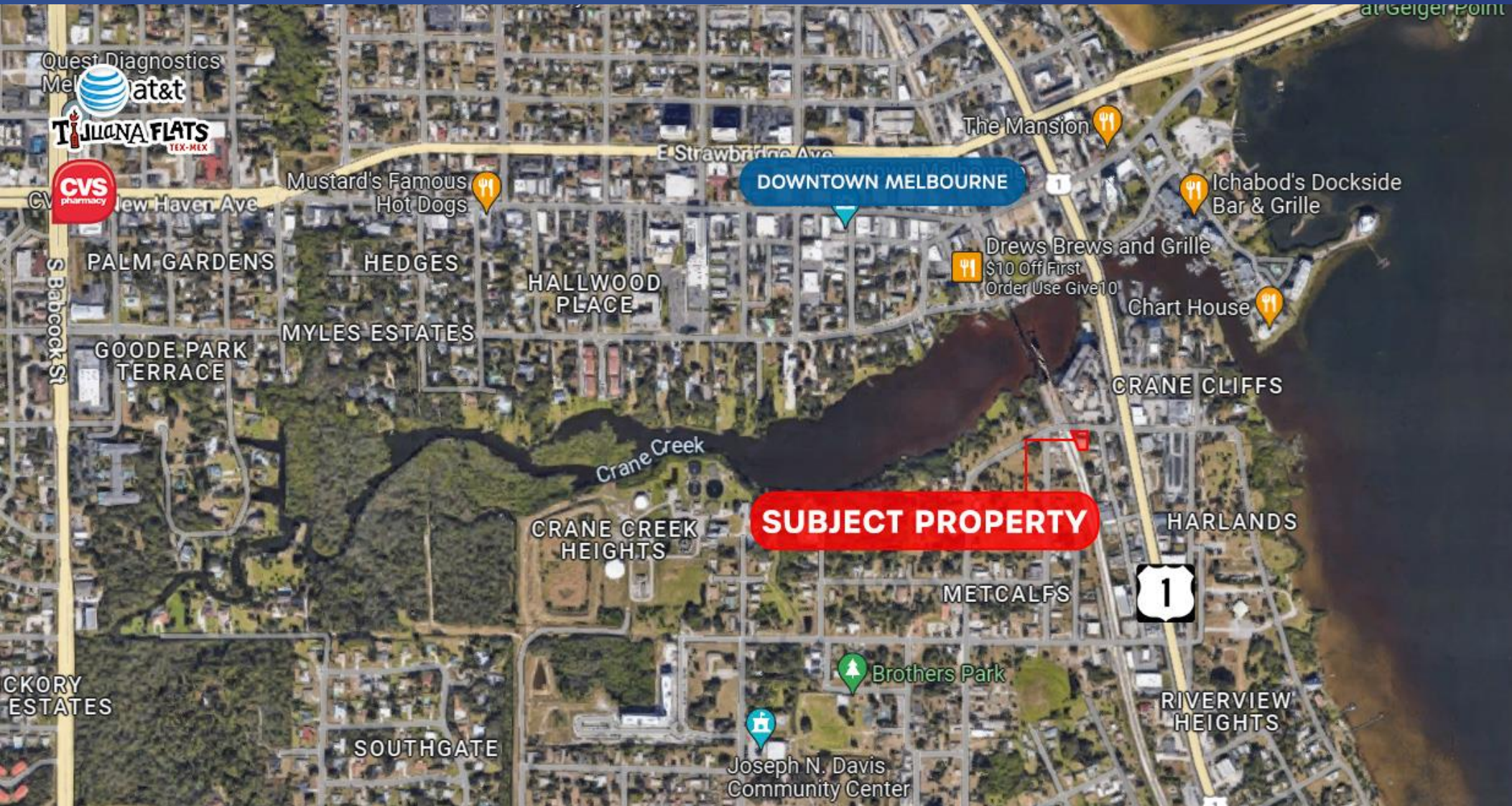
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TRADE AREA MAP



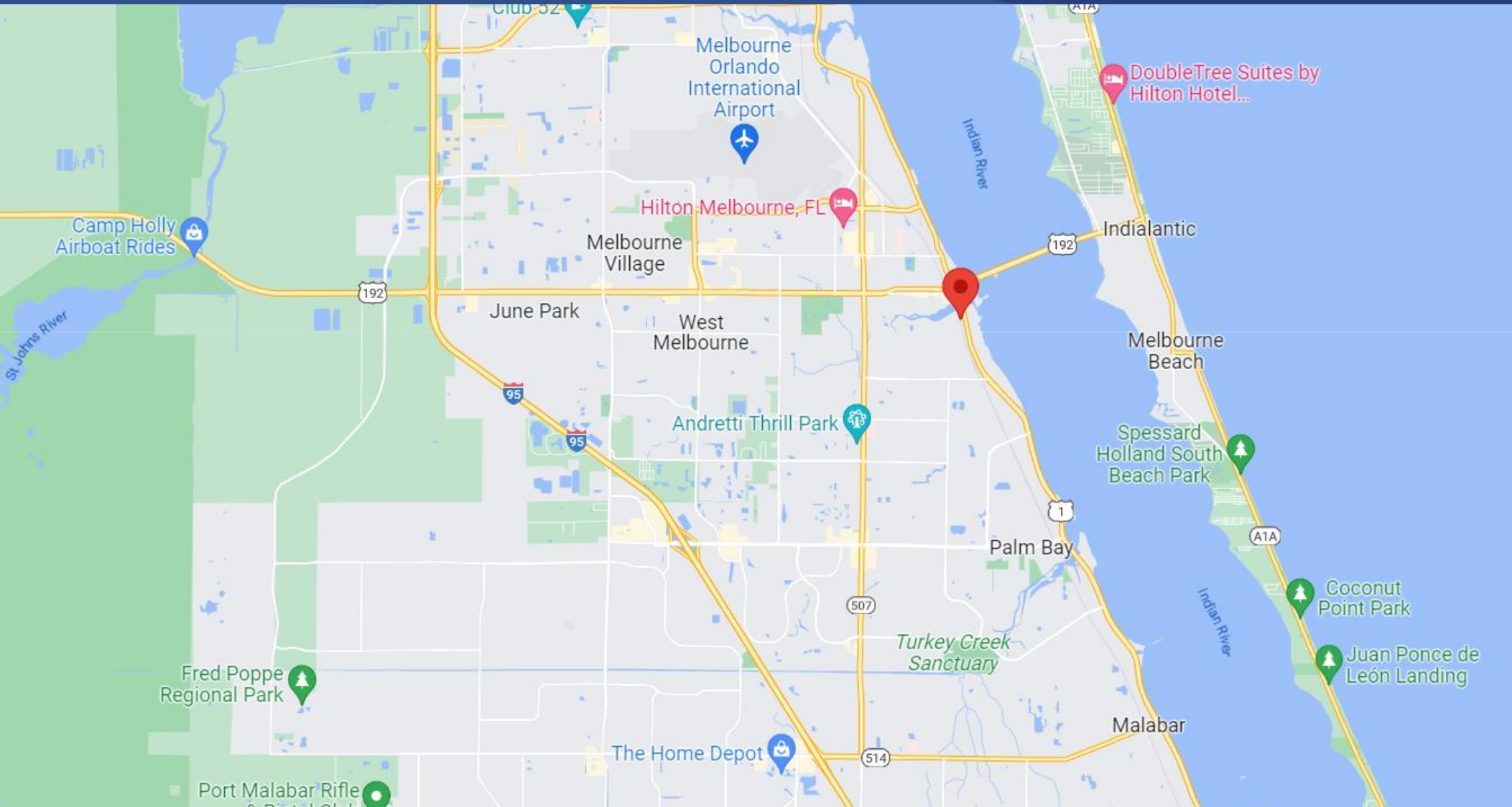
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REGIONAL MAP



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