

MINI STORAGE SPACES

820 E Lincoln Ave. Melbourne, FL 32901



FOR LEASE | \$15.00/sf Modified Gross

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Fantastic chance to rent a mini storage space on Lincoln Ave, just a stone's throw from downtown Melbourne.
- Constructed with CBS and equipped with spacious rollup doors.
- Unit sizes vary from 200 sf to 600 sf.
- The site is undergoing upgrades, highlighted by a recently painted exterior.
- Ideally situated in close proximity to US1 & New Haven Ave, a few blocks away from downtown Melbourne and under 3 miles from Indialantic.



PRICE	\$15.00/sf Modified Gross
BUILDING SIZE	21,940 sf (combined)
BUILDING TYPE	Mini Storage Warehouse
ACREAGE	1.07 ac
FRONTAGE	133' Fee Ave 193' Lincoln 70' Tangerine ST
TRAFFIC COUNT	1900 ADT Fee Ave
YEAR BUILT	1979 1984
CONSTRUCTION TYPE	Masonry Concrete
ZONING	C-1 Neighborhood Commercial District
LAND USE	4810 - MINI-WAREHOUSING
PARCEL ID	28-37-03-FC-29-2

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,215	1 Mile	\$58,390	1 Mile	49
3 Mile	131,993	3 Mile	\$74,701	3 Mile	47
5 Mile	301,183	5 Mile	\$80,150	5 Mile	47

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,370	1 Mile	\$39,476	1 Mile	47.10
3 Mile	136,847	3 Mile	\$54,143	3 Mile	45.50
5 Mile	311,999	5 Mile	\$58,606	5 Mile	45.50

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ZONING INFORMATION

Table 1B. Table of Uses, Nonresidential Districts	
Uses	C-1
Amusement center*	C
Agricultural uses*	N
Assembly, light*	N
Assisted living facilities	P
Bars (see art. VI, sale of alcohol)*	C
Bed and breakfast	P
Brewpub*	P
Building, contractor and equipment storage (outdoor) ¹	N
Car wash establishments, freestanding*	N
Child care facilities	P
Clubs and lodges	P
Community center building	C
Convenience stores with gas pumps/gas stations*	N
Day shelter*	N
Domestic violence shelter*	P
Dormitory	P
Drive-in theaters*	N
Dwellings, accessory (see art. VI, section 1(A))*	P/A
Dwellings, multifamily (see art. VI, section 1(K))*	P
Dwellings, single-family (see art. VI, section 1(K))*	P
Dwellings, two-family/duplex (see art. VI, section 1(K))*	P
Electronic assembly	N
Group home facilities	C

Hospitals	P
Hotels, motels ²	P
House of worship*	P
Kennel	N
Laboratories (research, medical & dental) and clinics	P
Landfill for non-household waste	N
Manufacturing, heavy	N
Manufacturing, light	N
Marinas*	C
Medical marijuana treatment center dispensing facilities	N
Micro-brewery	N
Micro-distillery	N
Mini-storage facilities	C
Nursing and convalescent homes*	P
Office/financial institutions	P
Outdoor display (see article VII, section 2(G))	N
Parking facilities as a principal use	P
Plant nurseries*	N
Public use*	C
Public utility service facilities*	C

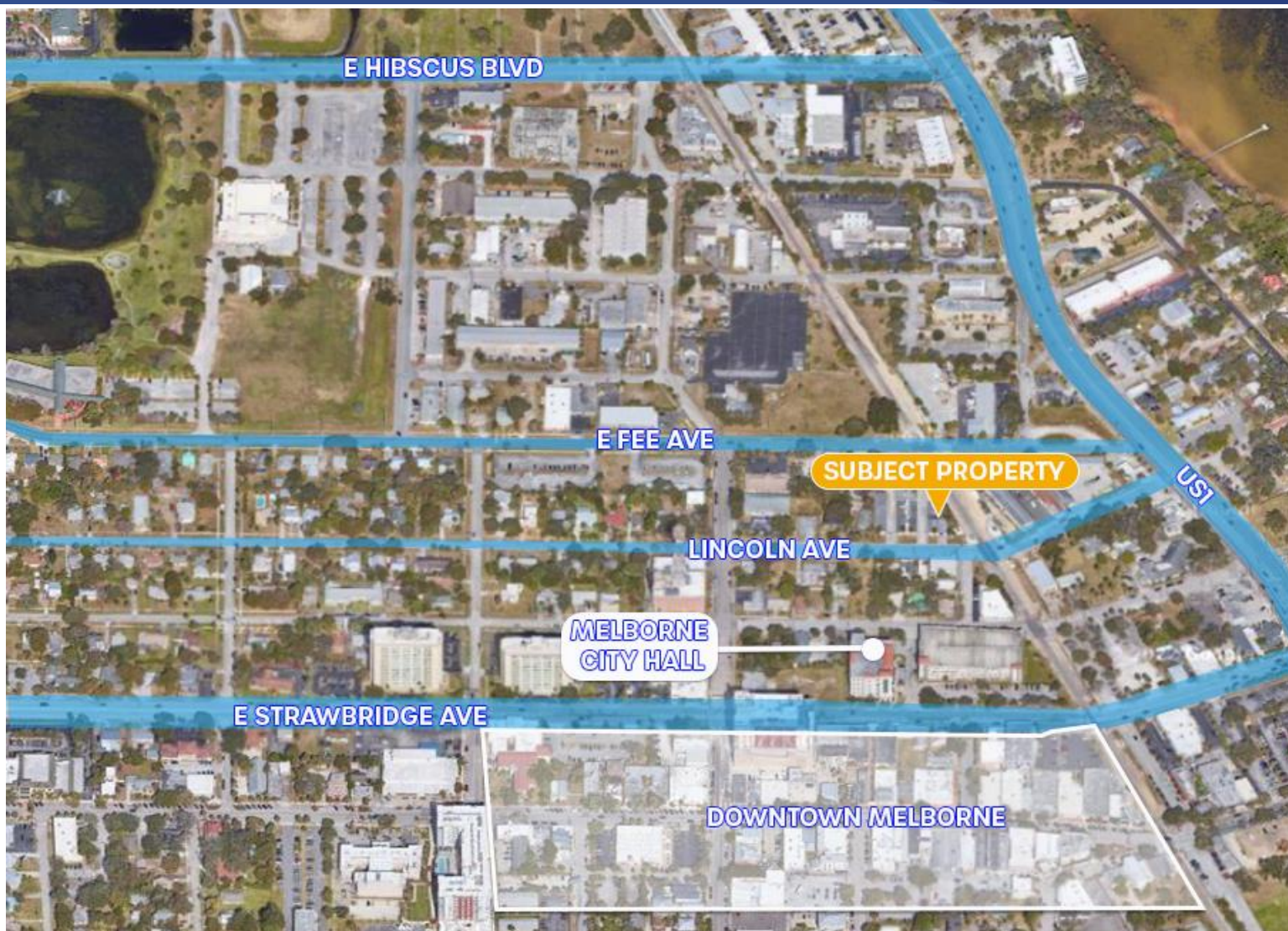
For more info visit: library.municode.com/fl/melbourne/codes/

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TRADE AREA MAP



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