



DUNKIN'



Wickham Rd
27,500 VPD

Evans Rd
24,000 VPD

Babcock St
29,000 VPD

Melbourne International Airport
1.3M Visits 2022
(Placer.ai)

NORTHROP GRUMMAN

Melbourne Square
AMERICAN EAGLE
JCPenney
macy's
LA FITNESS
Chick-fil-A
TILLYS
Dillard's
EXPRESS
HOLLISTER

PET SMART
Burlington
BEST BUY

L3HARRIS
FAST FORWARD

KEISER UNIVERSITY

Walgreens

TD Bank

Melbourne High School
2,210 Students

Hilton
238 Rooms

BIG LOTS
bealls

Pavlov



Downtown Melbourne

39,500 VPD

Winn-Dixie

DUNKIN'



Wendy's



Cheddar's

FRIDAYS

FIRST WATCH

SMOKEY BONES

OUTBACK

Shells

AutoZone

192

36,500 VPD



CVS

Grane Creek Reserve
Golf Course

KANE'S

Wawa

DOLLAR GENERAL

Gordon

POPEYES

Marriott

TACO BELL

146 Rooms

BARNES & NOBLE

Starbucks

Office DEPOT

five BELOW

JOANN

kekes

Jason's deli

ALDI

Office DEPOT

The Reserves
of Melbourne
448 Units

five BELOW

JOANN

kekes

Jason's deli

ALDI

Office DEPOT

Dairy Rd

34,000 VPD

FOR SALE

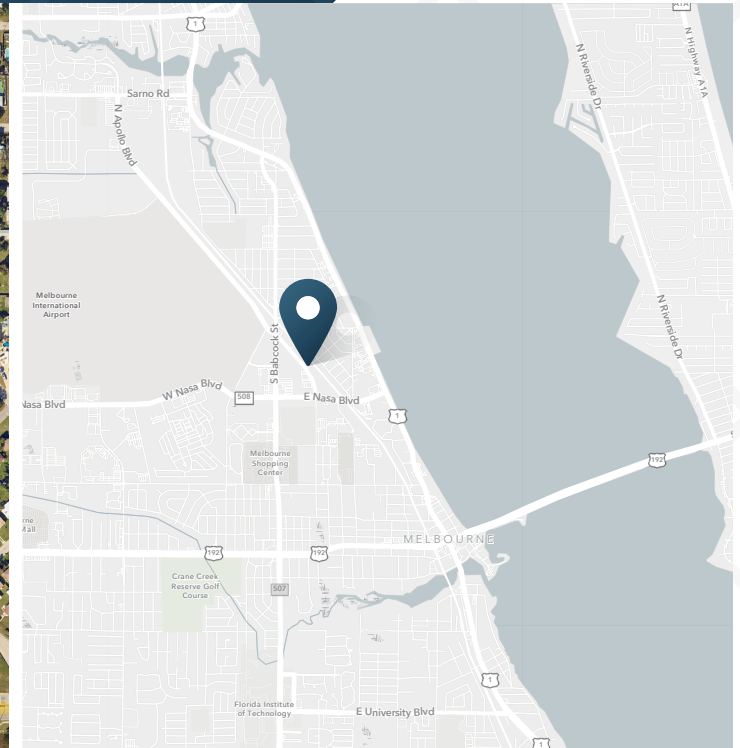
Available Commercial Parcels

901 & 805 S Apollo Blvd | Melbourne, FL



Available Commercial Parcels

901 & 850 S Apollo Blvd | Melbourne, FL 32901



3.79 AC
(901) Available

3.27 AC
(850) Available

Contact
Broker
Price

ABOUT THE PROPERTY

- 2 available commercial parcels - may be combined.
- Former automotive dealerships.
- Located along Apollo Blvd between Babcock St and Nasa Blvd.
- Approved for 4-story, 96,000 SF Self Storage facility and 4-story, 56-unit multifamily development.

NEARBY RETAILERS

Publix

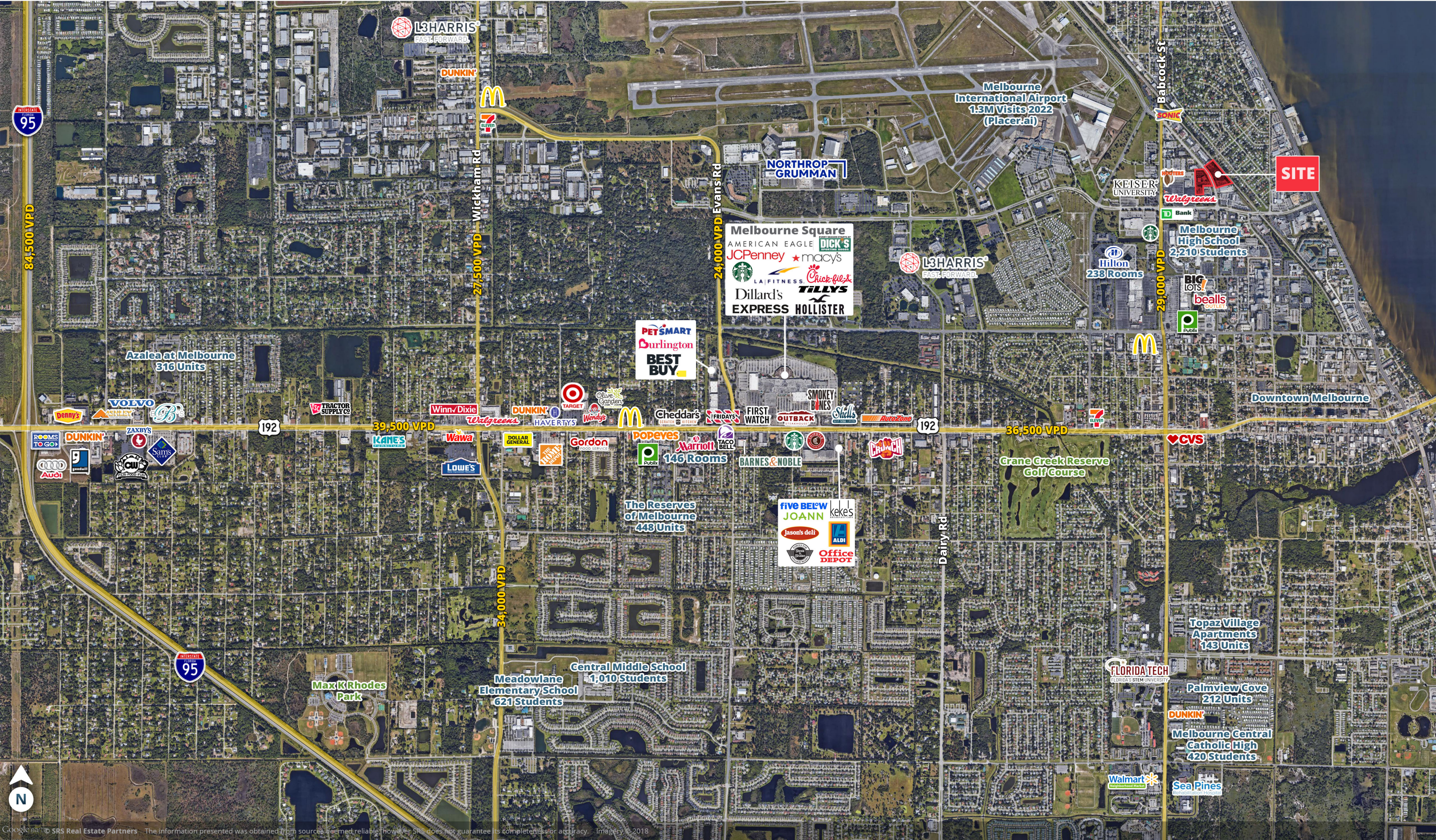
Walgreens



TRAFFIC COUNTS

Babcock St	29,000 VPD
Apollo Blvd	23,000 VPD
Nasa Blvd	18,300 VPD
US 192	36,500 VPD

Year: 2024 | Source: FDOT





Available Commercial Parcels

901 & 850 S Apollo Blvd | Melbourne, FL 32901



DEMOGRAPHIC HIGHLIGHTS

POPULATION	1 MILE	3 MILES	5 MILES
------------	--------	---------	---------

2023 Population	10,520	58,257	99,316
-----------------	--------	--------	--------

2028 Population	10,285	58,090	99,959
-----------------	--------	--------	--------

2023 Median Age	44.5	46.8	49.3
-----------------	------	------	------

HOUSEHOLDS + GROWTH	1 MILE	3 MILES	5 MILES
------------------------	--------	---------	---------

2023 Households	5,121	25,560	43,283
-----------------	-------	--------	--------

2028 Households	5,069	25,752	44,059
-----------------	-------	--------	--------

INCOME	1 MILE	3 MILES	5 MILES
--------	--------	---------	---------

2023 Average Household Income	\$86,020	\$93,441	\$103,649
-------------------------------	----------	----------	-----------

2023 Median Household Income	\$60,535	\$66,656	\$74,572
------------------------------	----------	----------	----------

BUSINESSES & EMPLOYEES	1 MILE	3 MILES	5 MILES
---------------------------	--------	---------	---------

2023 Total Businesses	492	2,745	6,332
-----------------------	-----	-------	-------

2023 Total Employees	2,921	21,160	57,950
----------------------	-------	--------	--------

MELBOURNE, FLORIDA

The city is located on the central east coast of Florida in Brevard County. The City of Melbourne had a population of 86,443 as of July 1, 2023. Melbourne residents enjoy great weather, high-tech employment opportunities, excellent schools, charming downtowns and abundant recreational opportunities. Reasonable housing prices, low traffic, and a strong sense of community make Melbourne one of the best places to live, work and raise a family. The Melbourne Causeway and Eau Gallie Causeway provide easy access across the lagoon to the beaches and waterfront activities.

Melbourne has a diverse economy featuring cutting edge communication, electronics, aerospace, advanced security, emerging technologies, and medical and service industries. Melbourne is home to such progressive companies as Northrop Grumman, Harris Corporation, Rockwell Collins, Embraer Executive Jets, GE Transportation, and Teletex. Health First Holmes Regional Medical Center, Brevard County's only state-accredited Level II trauma center, is also located in Melbourne along with Melbourne Regional Medical Center. Melbourne continues to be a hub for a variety of medical services as specialists and affiliated businesses are located in close proximity to the hospitals.

Melbourne is approximately 35 miles south of the Kennedy Space Center and 65 miles east of Walt Disney World, providing easy access to Central Florida and points beyond via Interstate-95 which runs north/south with east/west access provided by the Beachline Expressway (S.R. 528) and U.S. 192, which runs through Melbourne to the beaches.





SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

Brandon Woulfe

954.703.3604

brandon.woulfe@srsre.com

Mara Frumkin

407.563.6121

mara.frumkin@srsre.com

KC Herbert

407.757.1629

kc.herbert@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.