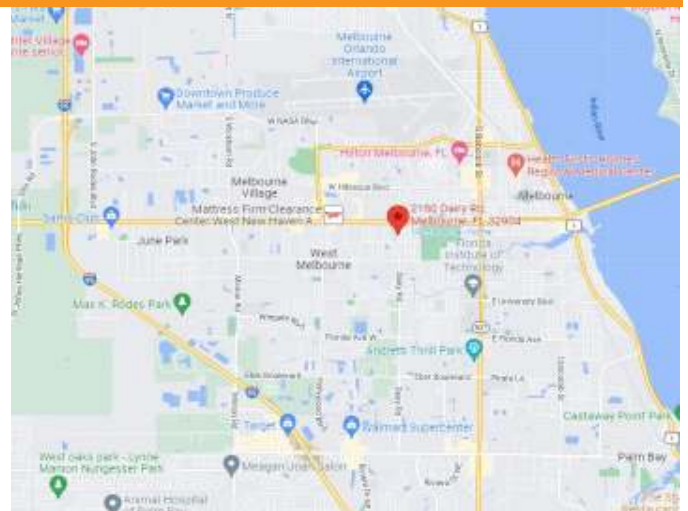


COMMERCIAL BUILDING FOR LEASE

2150 Dairy Road West Melbourne, FL 32904



- 9,288 SF Block Building Includes Full Commercial Kitchen, Large Bar Area, Banquet Room, Meeting Rooms, Etc.
- Approximately 1 Acre or 1.97 Acres
- Amazing Possibilities at this Location with the Current Zoning
- Located on Busy Dairy Road, Just 200 Yards from US-192
- Over 35,000 Vehicles per day Pass through the Intersection of Dairy Road and US-192 (FDOT)
- Building Only \$10.75/SF/YR (\$100,000/Year)
Building & Lot \$12.95/SF/YR (\$120,000/Year)
(Owner will not lease lot only)



Contact:

Tom Donnelly

RE/MAX Alternative Realty, Inc.

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Tom.V.Donnelly@gmail.com

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COMMERCIAL
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Contact:

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Rob@JMRealEstate.com

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COMMERCIAL BUILDING FOR LEASE

2150 Dairy Road
West Melbourne, FL 32904



Zoning: **I-B Integrated Business**

Permitted uses include the following:

- **Commercial** - Retail, Office, Restaurants, Medical, Etc
- **Industrial** - Research, Light Manufacturing, Warehouse, Etc
- **Institutional** - Churches, Community Centers, Etc
- **Residential** Single and Multi-Family Dwellings (13-20 units/Acre)



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2150 Dairy Road West Melbourne, FL 32904



Central Location:

- Located 1.5 miles from Melbourne Orlando International Airport
- Less than 1 mile to Melbourn Square Mall
- Less than 2 miles to Historic Downtown Melbourne
- Easy access to I-95 and to the Beaches



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Population	1 mile	3 mile	5 mile
2010 Population	8,021	49,716	124,511
2021 Population	8,737	57,867	141,241
2026 Population Projection	9,206	61,572	149,733
Annual Growth 2010-2021	0.8%	1.5%	1.2%
Annual Growth 2021-2026	1.1%	1.3%	1.2%
Median Age	49.8	44.4	46
Bachelor's Degree or Higher	20%	27%	27%
U.S. Armed Forces	0	125	223



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