

A flexible OP-zoned corner parcel with an existing residence — ready to convert to professional office.



\$359,900

\$203 / SF

BUILDING

1,776 SF

LOT

0.54 Acres

ZONING

Office Professional (OP)

PROPERTY SNAPSHOT

Address	6070 Minton Rd NW
Building Size	1,776 SF
Lot Size	0.54 AC (Corner)
Year Built	1982
Existing Use	Single-Family Residence
Zoning	Office Professional (OP)
Frontage	Minton Road
Parking	4 Spaces (Meets Code)
Garage	Attached 2-Car
Price / SF	\$203

OP ZONING — PERMITTED USES

By right: professional & general offices, banks and financial institutions. By special exception: educational institutions, places of worship, veterinary (no boarding), and government uses. A clean, low-conflict district built for professional office occupiers.

INVESTMENT HIGHLIGHTS

- ◆ **Corner parcel with multiple points of ingress & egress** — the standout feature of the site, offering easy access and superior circulation for an office user or client traffic.
- ◆ **Strong Minton Road frontage & visibility** on one of Palm Bay's primary north-south arterials — built-in exposure for a professional practice or service business.
- ◆ **Turnkey owner-user conversion** — an existing 1,776 SF residence on 0.54 acres with an attached 2-car garage; own your space instead of leasing at \$23+/SF.
- ◆ **OP zoning already in place** — no rezoning required for professional office use; parking already satisfies code at 4 spaces.
- ◆ **Priced to the market** at \$203/SF — in line with the South Brevard office median, with the corner/access premium as upside.
- ◆ **Room to grow** — 0.54-acre corner lot offers flexibility for parking, signage, and site improvements.

5.3%

MARKET OFFICE VACANCY

\$23.39

AVG ASKING RENT / SF

+1.8%

RENT GROWTH YOY

LOCATION, TRAFFIC & TRADE AREA

6070 Minton Road NW fronts one of Palm Bay's primary north-south arterials, linking the city to West Melbourne with direct access to Malabar Road, I-95, and US-1 — high visibility in Brevard County's largest and fastest-growing city.

MINTON ROAD FRONTAGE — DAILY TRAFFIC

27,500 vehicles/day

Source: 2025 FDOT count (Minton Rd - Americana Blvd)

TRADE AREA DEMOGRAPHICS — ZIP 32907 (U.S. CENSUS / ACS)

44,432

POPULATION

\$71,827

MEDIAN HH INCOME

16,585

HOUSEHOLDS

\$253,700

MEDIAN HOME VALUE

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