

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL 32935



Cassandra Hartford, CRES

Reach Commercial

321-514-0876

License: 3296024

casshartfordsales@gmail.com

2

Property Info & Disclaimer

3

Property Description

5

Property Photos

10

Floorplan

11

Demographic Analysis

14

Aerial & Location Report

TABLE OF CONTENTS

**HBCA
PROFESSIONAL
SUITES**



PROPERTY INFORMATION

\$400-\$600

PROPERTY ADDRESS

1500 W Eau Gallie Blvd, Melbourne, FL 32935

RENTABLE AREA

2,231 Sq. Ft.

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie
Blvd Melbourne, FL
32935

PROPERTY OVERVIEW

HBCA's renovated office units in Melbourne offer the perfect professional space for your business needs. We have several 100-150 square foot spaces for rent starting at just \$400/mo, including power and water, you can move in and start working right away. Plus, with a plug-and-play setup and ample parking available, it's hassle-free.

If you're growing in the space coast, HBCA's office location is perfect for you, Melbourne Orlando International Airport just 1.3 miles away. Roughly 30-minute proximity to Kennedy Space Center, SpaceX, and Blue Origin. There are also over 200 tech firms and aviation defense contractors within 20 miles. Florida Institute of Technology just 5.5 miles away and 6,500 students within 10 miles.



HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL 32935



PROPERTY DETAILS

Don't miss out on the opportunity to lease one of HBCA's available office units in a prime location in one of the busiest areas in Melbourne. The offices are available between 100 sqft -150 sqft and are open and ready to suit your business needs. Rent starts from \$400 per month and includes power and water, making it an affordable option for small businesses. Additionally, there's ample parking available on site for all tenants.

This is an excellent building for any growing business, with a plug-and-play setup that allows you to move in and get to work immediately. The location is perfect for businesses looking to establish a presence in a busy and thriving area of Melbourne.

Lease today and move in tomorrow! Call us today to schedule a showing and see these office spaces for yourself. 321-514-0876

Property Location Highlights -

1.4 Miles to Melbourne Orlando International Airport

Traffic Counts: HWY US1: ± 23,000.

Roughly 30 min proximity to Kennedy Space Center / SpaceX / Blue Origin.

200 Tech firms and Aviation Defense contractors within 20 miles.

5.5 Miles to Florida Institute of Technology - 6,500 students within 10 miles.

Melbourne, FL Employment Highlights -

Unemployment rate: As of March 2021, the unemployment rate in Melbourne, FL was 4.4%, which is slightly lower than the national average.

Job growth: Over the past year, job growth in Melbourne, FL has been relatively flat. However, the city has experienced job growth in industries such as healthcare, manufacturing, and technology.

Top employers: Some of the largest employers in Melbourne, FL include Harris Corporation, Northrop Grumman, Health First, and the Brevard County School District.

Median salary: The median salary for workers in Melbourne, FL is approximately \$50,000 per year, which is slightly below the national median.

Industry makeup: The largest industries in Melbourne, FL are aerospace engineering, manufacturing and social assistance and retail trade

Education level: Approximately 29% of the population in Melbourne, FL holds a Bachelor's degree or higher, which is slightly higher than the national average.

PROPERTY PHOTOS



HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL 32935



**PROPERTY
PHOTOS**

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL 32935



PROPERTY PHOTOS



HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL 32935



PROPERTY PHOTOS

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL 32935



PROPERTY PHOTOS



HBCA PROFESSIONAL SUITES

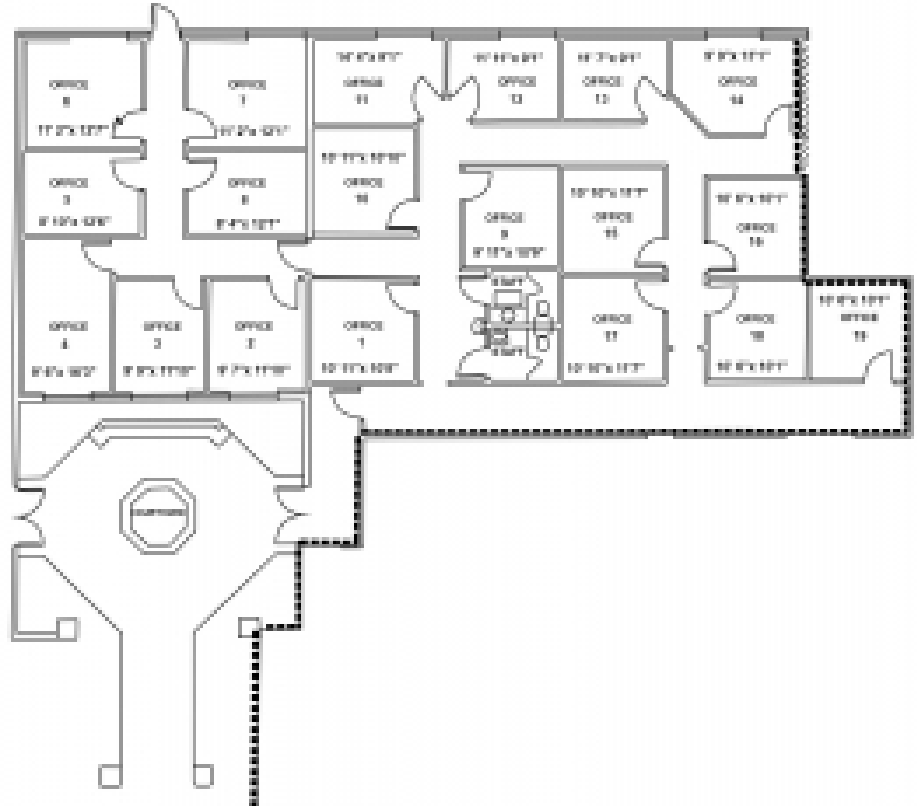
1500 W Eau Gallie Blvd, Melbourne, FL 32935



FLOORPLAN

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL, 32935



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

132,494

Population



2.3

Average Household Size

48.9

Median Age

\$58,364

Median Household Income

EDUCATION

7%

No High School Diploma



26%

High School Graduate



32%

Some College



35%

Bachelor's/Grad/Pr of Degree

BUSINESS



8,043

Total Businesses



74,042

Total Employees

EMPLOYMENT



71%

White Collar



17%

Blue Collar



12%

Services

3.3%

Unemployment Rate

INCOME



\$58,364

Median Household Income



\$37,013

Per Capita Income



\$183,798

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$150,000 - \$199,999 (6.6%)

Indicator	Value	Difference	
<\$15,000	7.6%	-0.2%	<div style="width: 7.6%;"></div>
\$15,000 - \$24,999	9.0%	+0.1%	<div style="width: 9.0%;"></div>
\$25,000 - \$34,999	9.2%	-0.7%	<div style="width: 9.2%;"></div>
\$35,000 - \$49,999	16.3%	0	<div style="width: 16.3%;"></div>
\$50,000 - \$74,999	18.2%	-0.6%	<div style="width: 18.2%;"></div>
\$75,000 - \$99,999	11.9%	-0.8%	<div style="width: 11.9%;"></div>
\$100,000 - \$149,999	14.4%	+0.8%	<div style="width: 14.4%;"></div>
\$150,000 - \$199,999	6.6%	+0.1%	<div style="width: 6.6%;"></div>
\$200,000+	6.6%	+1.1%	<div style="width: 6.6%;"></div>

Bars show deviation from 12009 (Brevard County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL, 32935



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2022	2027	
Population	119,672		130,579		132,961	135,264	
Households	52,731		56,486		57,557	58,661	
Families	31,737		-		33,927	34,411	
Average Household Size	2.23		2.25		2.25	2.25	
Owner Occupied Housing Units	36,522		-		41,061	42,195	
Renter Occupied Housing Units	16,208		-		16,496	16,467	
Median Age	45.9		-		48.9	49.4	
Trends: 2022-2027 Annual Rate	Area		State		National		
Population	0.34%		0.61%		0.25%		
Households	0.38%		0.62%		0.31%		
Families	0.28%		0.59%		0.28%		
Owner HHs	0.55%		0.83%		0.53%		
Median Household Income	3.82%		3.75%		3.12%		
Households by Income			2022		2027		
			Number	Percent	Number	Percent	
<\$15,000			3,711	6.4%	2,853	4.9%	
\$15,000 - \$24,999			4,382	7.6%	3,590	6.1%	
\$25,000 - \$34,999			4,589	8.0%	3,591	6.1%	
\$35,000 - \$49,999			8,639	15.0%	6,888	11.7%	
\$50,000 - \$74,999			10,306	17.9%	10,380	17.7%	
\$75,000 - \$99,999			7,405	12.9%	8,458	14.4%	
\$100,000 - \$149,999			9,513	16.5%	11,443	19.5%	
\$150,000 - \$199,999			4,539	7.9%	6,286	10.7%	
\$200,000+			4,475	7.8%	5,172	8.8%	
Median Household Income			\$66,105		\$79,734		
Average Household Income			\$97,410		\$112,601		
Per Capita Income			\$42,201		\$48,868		
Population by Age	Census 2010		2022		2027		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	5,407	4.5%	5,258	4.0%	5,399	4.0%	
5 - 9	5,745	4.8%	5,708	4.3%	5,722	4.2%	
10 - 14	6,522	5.4%	6,295	4.7%	6,231	4.6%	
15 - 19	7,560	6.3%	6,981	5.3%	6,930	5.1%	
20 - 24	6,696	5.6%	6,689	5.0%	6,326	4.7%	
25 - 34	12,474	10.4%	15,143	11.4%	14,256	10.5%	
35 - 44	13,580	11.3%	14,502	10.9%	16,053	11.9%	
45 - 54	20,032	16.7%	16,359	12.3%	15,562	11.5%	
55 - 64	16,434	13.7%	20,971	15.8%	19,164	14.2%	
65 - 74	12,289	10.3%	18,202	13.7%	20,225	15.0%	
75 - 84	9,219	7.7%	11,711	8.8%	13,947	10.3%	
85+	3,714	3.1%	5,142	3.9%	5,448	4.0%	
Race and Ethnicity	Census 2010		Census 2020		2022		2027
	Number	Percent	Number	Percent	Number	Percent	Number
White Alone	104,647	87.4%	101,591	77.8%	102,605	77.2%	102,003
Black Alone	6,297	5.3%	6,999	5.4%	7,061	5.3%	7,262
American Indian Alone	380	0.3%	527	0.4%	539	0.4%	556
Asian Alone	3,187	2.7%	4,388	3.4%	4,509	3.4%	4,875
Pacific Islander Alone	81	0.1%	100	0.1%	103	0.1%	107
Some Other Race Alone	1,869	1.6%	4,085	3.1%	4,328	3.3%	4,787
Two or More Races	3,211	2.7%	12,890	9.9%	13,815	10.4%	15,673
Hispanic Origin (Any Race)	9,036	7.6%	13,985	10.7%	14,723	11.1%	15,859

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

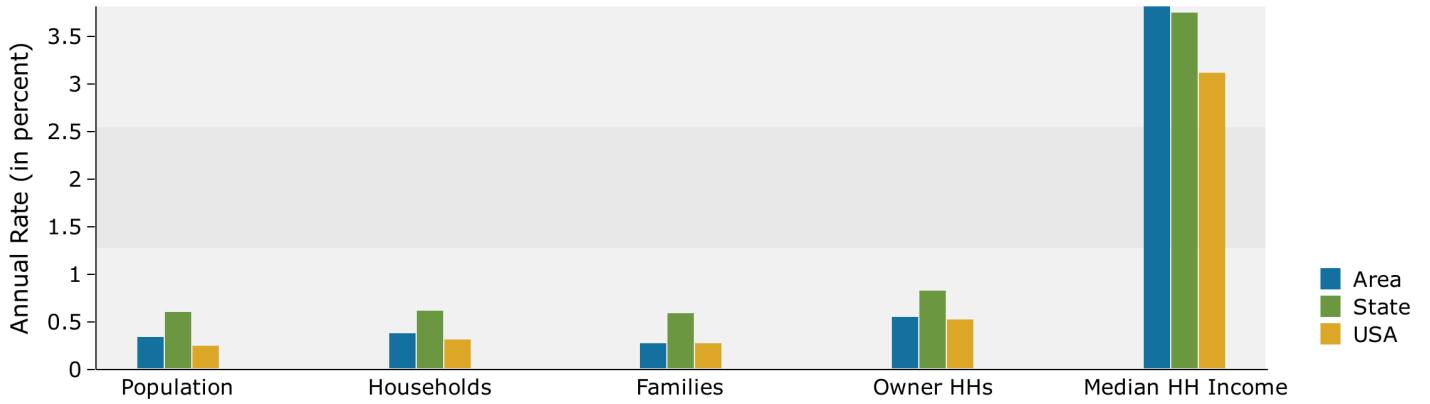
HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL, 32935

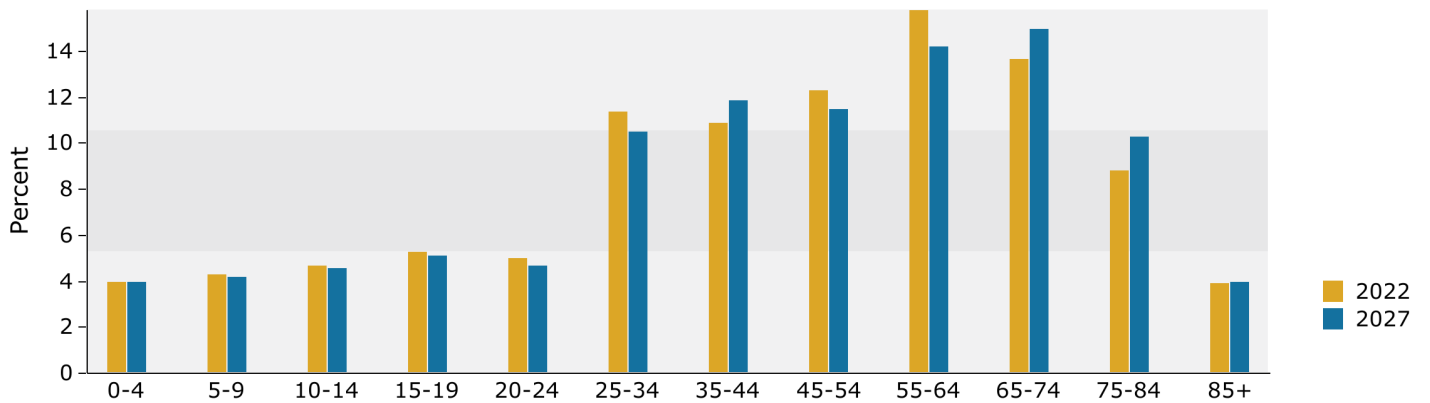


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

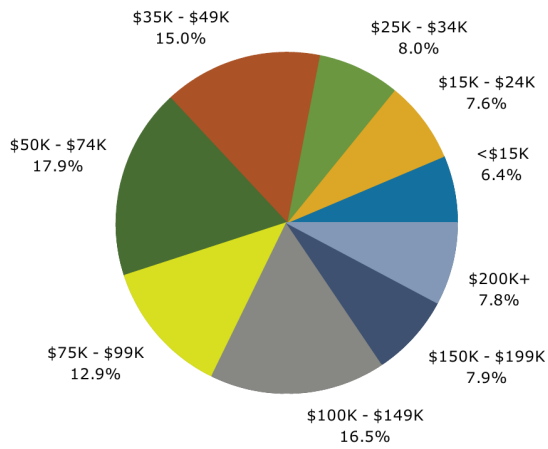
Trends 2022-2027



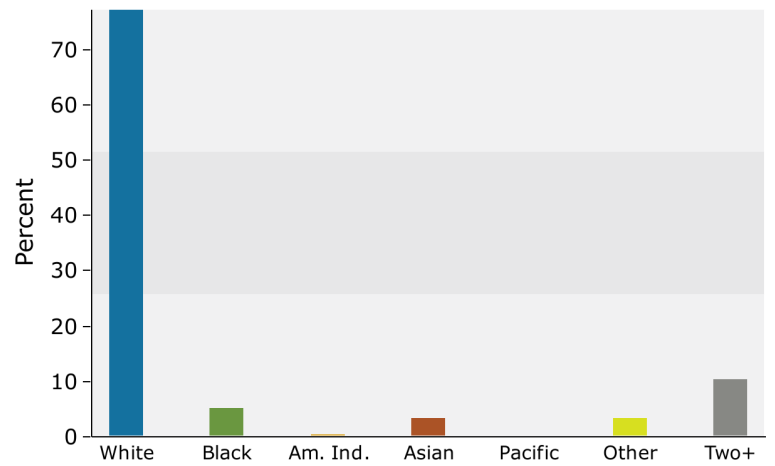
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 11.1%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

HBCA PROFESSIONAL SUITES

1500 W Eau Gallie Blvd, Melbourne, FL, 32935



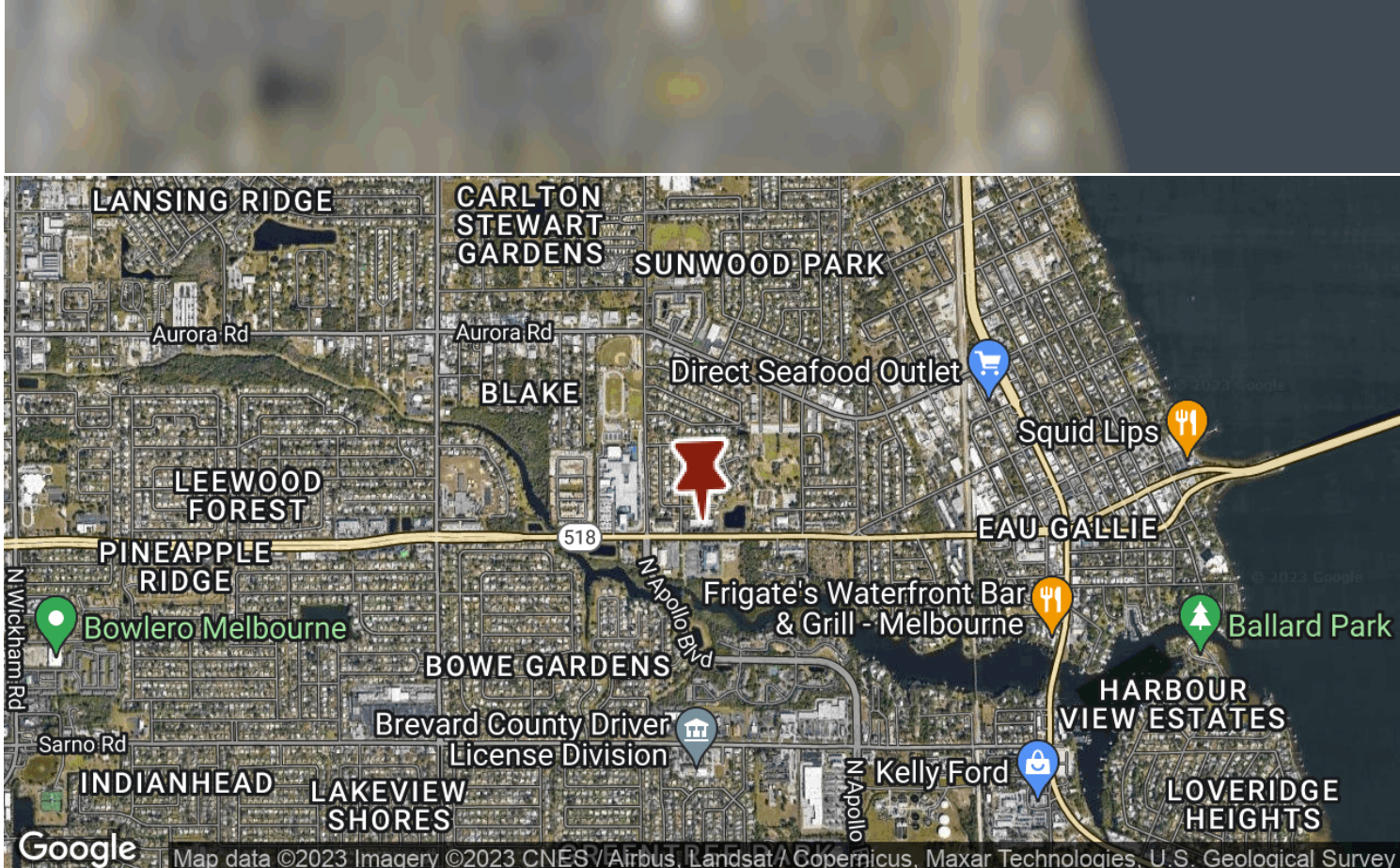
AREA LOCATION MAP



HBCA PROFESSIONAL SUITES

1500 W EAU GALLIE BLVD, MELBOURNE, FL, 32935

AERIAL ANNOTATION MAP



HBCA PROFESSIONAL SUITES

1500 W EAU GALLIE BLVD, MELBOURNE, FL, 32935

STREET VIEW MAP



HBCA PROFESSIONAL SUITES

1500 W EAU GALLIE BLVD, MELBOURNE, FL, 32935

CONTACT



Cassandra Hartford, CRES

Phone: 321-514-0876

Email: casshartfordsales@gmail.com

License: 3296024

HBCA
PROFESSIONAL
SUITES

1500 W Eau Gallie Blvd
Melbourne, FL 32935



321-514-0876



casshartfordsales@gmail.com



921 E New Haven Ave
Melbourne, FL 32901 United States