

Property Report

1780 Croton Rd, Melbourne, FL 32935



Presented by

Jay Ashta | Broker Associate

HC HARBOR CITY
BB Business Brokers
Brevard's Leading Business Broker

Mobile: (321) 251-5300

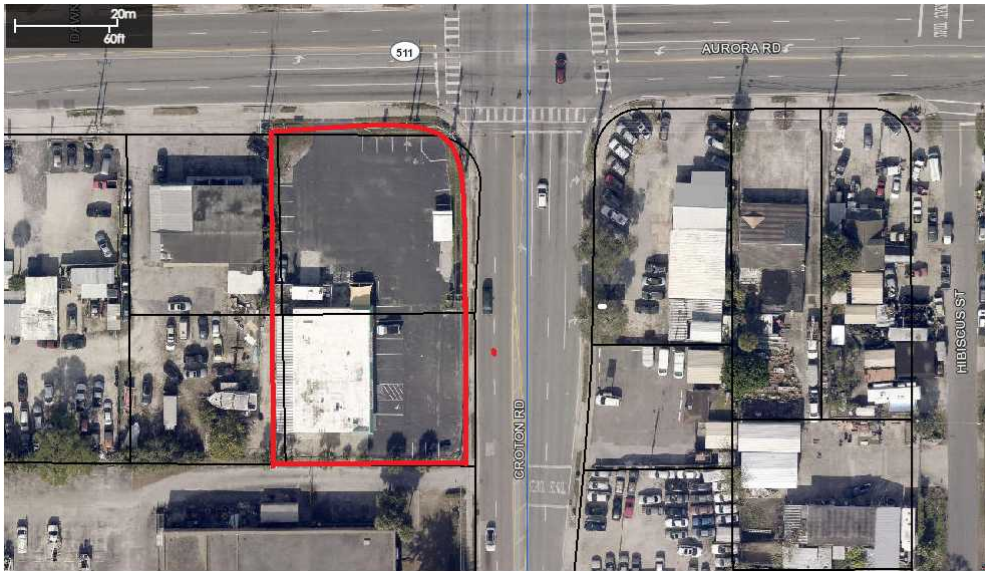
Main: JayRealty1@gmail.com

Office: (321) 752-5252 | Fax: (321) 752-4545

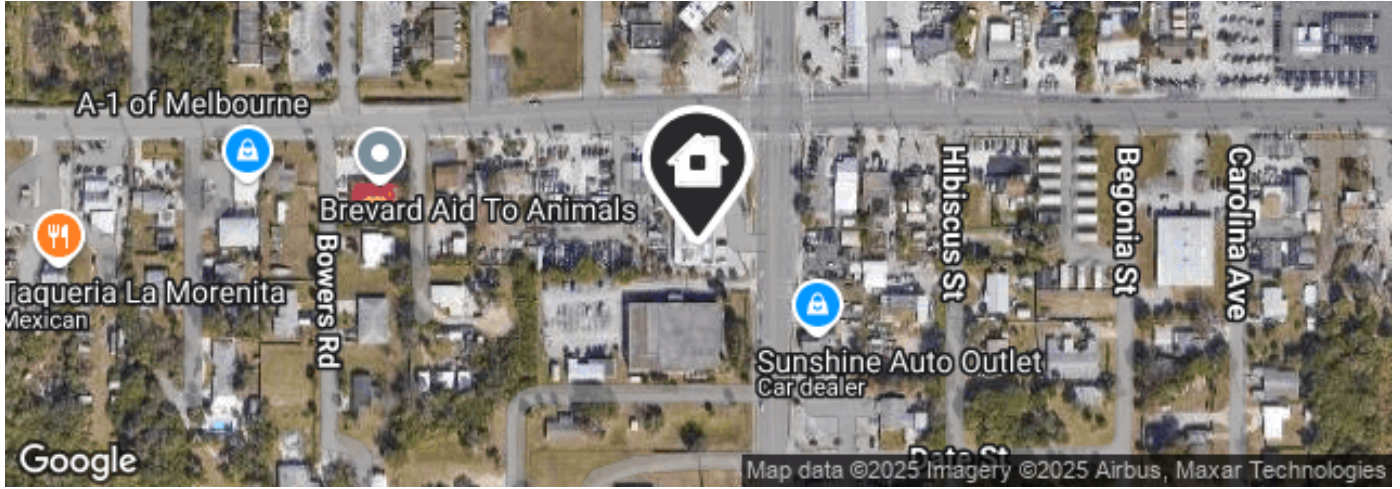
Harbor City Business Brokers

1209 N. Harbor City Blvd
Melbourne, FL 32935

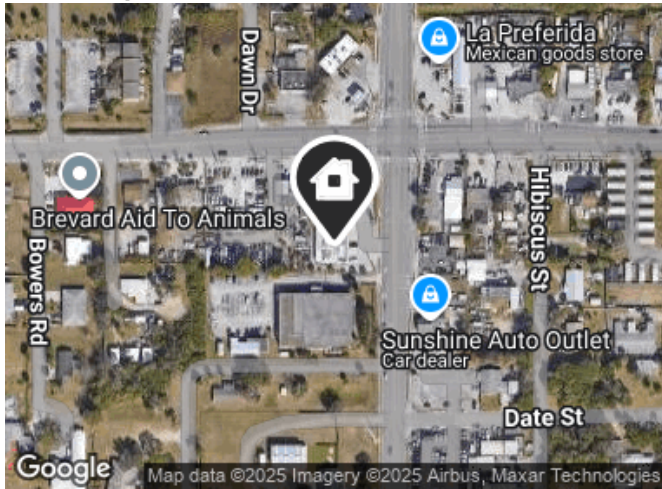
Property Photos



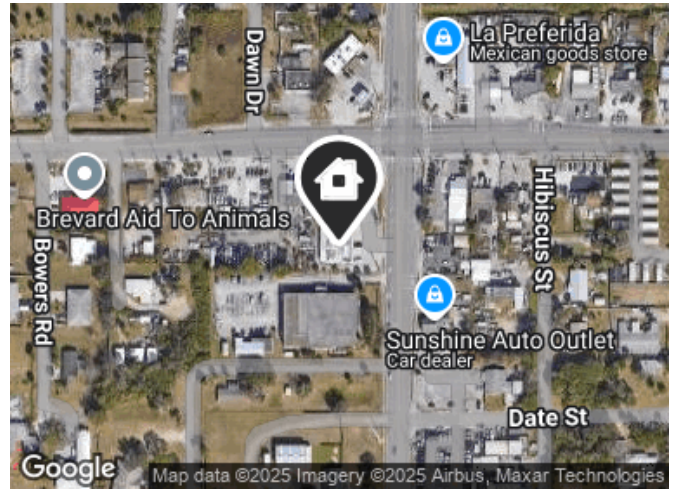
Maps



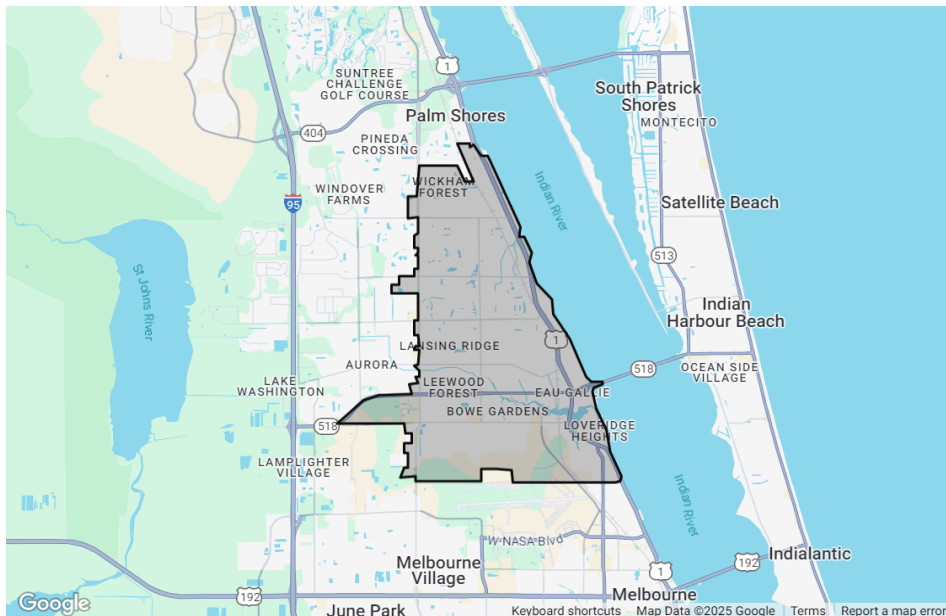
Legend: Subject Property



Legend: Subject Property



Legend: Subject Property



Historical/Old Photos





Listing Facts and Details

Listing Details

List Price : \$950,000

Listing ID: 1040483

Listing Source: Space Coast MLS

Listing Agreement Type: Exclusive Right to Sell(ER)

Possession :Close Of Escrow

Occupants: Vacant

Details:

Prime Commercial Property for Sale - High-Exposure Corner Lot.

This is a rare opportunity to own a high-visibility retail property on the corner of Croton Rd and Aurora Rd in Melbourne, FL! This prime location boasts exceptional exposure, high daily traffic, and ample parking, making it ideal for a variety of businesses.

Property Highlights: -

- Retail space with excellent frontage.
- High-traffic intersection with strong visibility.
- Plenty of parking spaces for customers and employees.
- Sale includes the building AND adjacent lot (0.34 Acres) for future expansion or additional use.
- Surrounded by established businesses.

Perfect for investors or business owners looking for a high-potential commercial property. Contact us today for more details or to schedule a showing!

Legal Description

Parcel Number	27-37-18-00-00772.0-0000.00 01
Tax ID	2719388
County	Brevard County
Census Tract	120090643.012026
Carrier Route	C013
Abbreviated Description	BLK:772 SEC/TWN/RNG/MER:SEC 18 TWN 27S RNG 37E PART OF NE 1/4 OF SE 1/4 AS DES IN ORB 525 PG 490 EXC RD R/W
FIPS Parcel Number	1200927-37-18-00-00772.0-0000.00 01
Building Name	
General Use	Shopping Center Or Mall
Overall Use	RETAIL
Current Use	Retail



Extended Property Facts

Structure Details

Roofing	Membrane
Number of Levels	1
Construction Features	Block, Concrete, Other, Stucco
Parking Features	Parking Lot, Additional Parking

Property Features

Construction Features	Block, Concrete, Other, Stucco
Levels	1
Occupant Features	Vacant
Roof Features	Membrane
Fence	Wire Fencing
Parking	Parking Lot, Additional Parking
Sewer	Public Sewer
Lot Size Features	Other, Corner Lot
Cooling	Central Building A/C, Central Air
Floor	Tile, Concrete, Other
Water	Public
Bathrooms	2

Interior Details

1st Floor Finished	3623 sq ft
Base Area	3623 sq ft
Porch - Open	559 sq ft

Exterior Details

Lot Size - Square Feet	12,197 sq ft
Lot Size - Acres	0.28 acres
Neighborhood Code	510000
Roof Type	Rigid Frame Bar Joist

Location Details

Directions to Property	Aurora Road & Croton Road. SW Corner of the Intersection.
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Other Details

Effective Year Built	1990
Building Quality	C
Patio	1078
Chain Link Fence	40
Wood Fence	24
Asphalt Paving	5700
Concrete Paving	1600

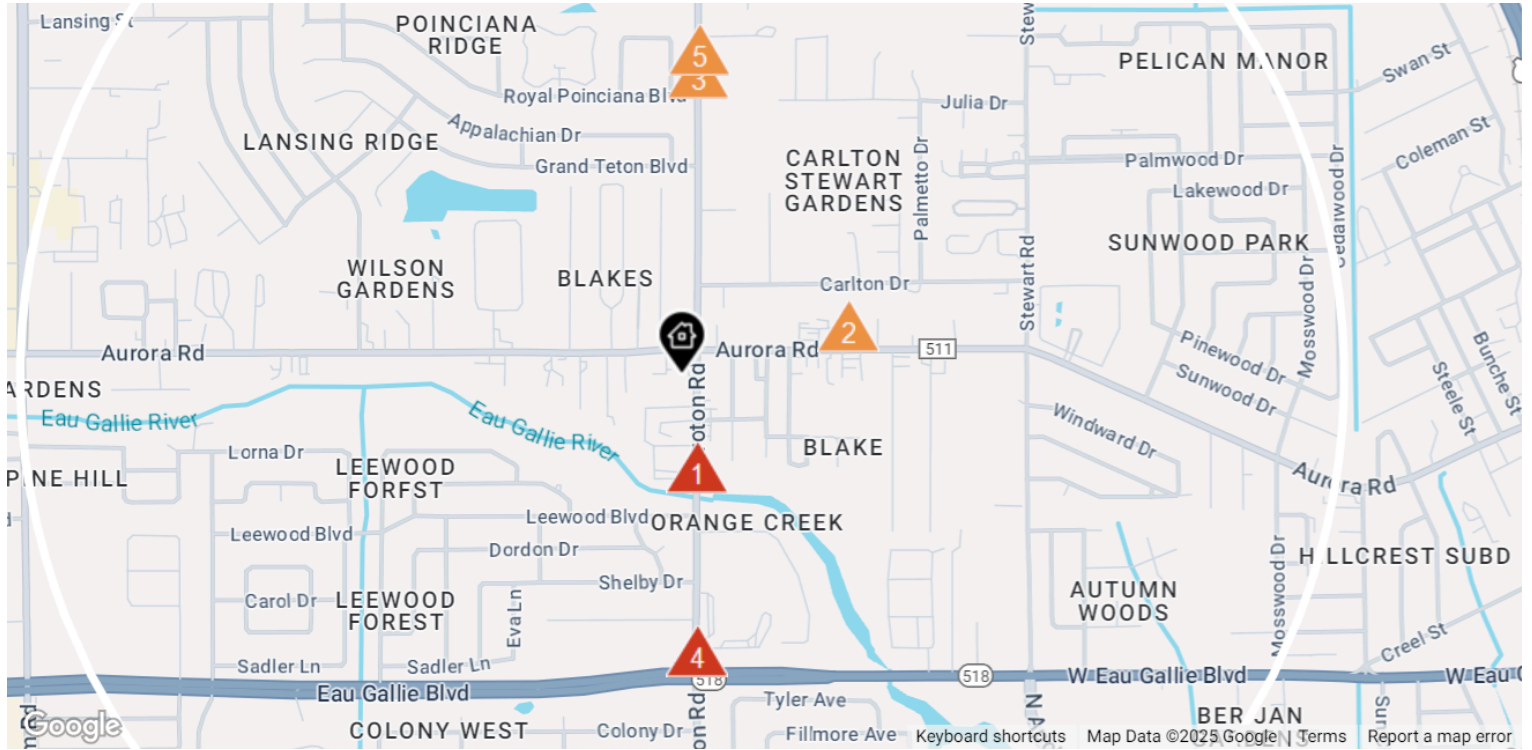
1780 Croton Rd, Melbourne, FL 32935

● Active

Property Facts	Public Facts	Listing Facts
Property Type	Shopping Center	Retail
Property Subtype	Neighborhood: Shopping Center	Retail
Number of Units	2	-
Number of Stories	1	1
Total Baths	-	2
Full Baths	-	2
Building Area (sq ft)	3,623	-
Lot Size	0.28 acres	0.28 acres
Lot Dimensions	12197 SF	-
Year Built	1962	1962
Roofing	Built-Up	Membrane
Cooling	-	Central Air, Central Building A/C
Garage (spaces)	0	-
Construction	Masonry	Block, Concrete, Other, Stucco
Exterior Walls	Other	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Traffic Counts

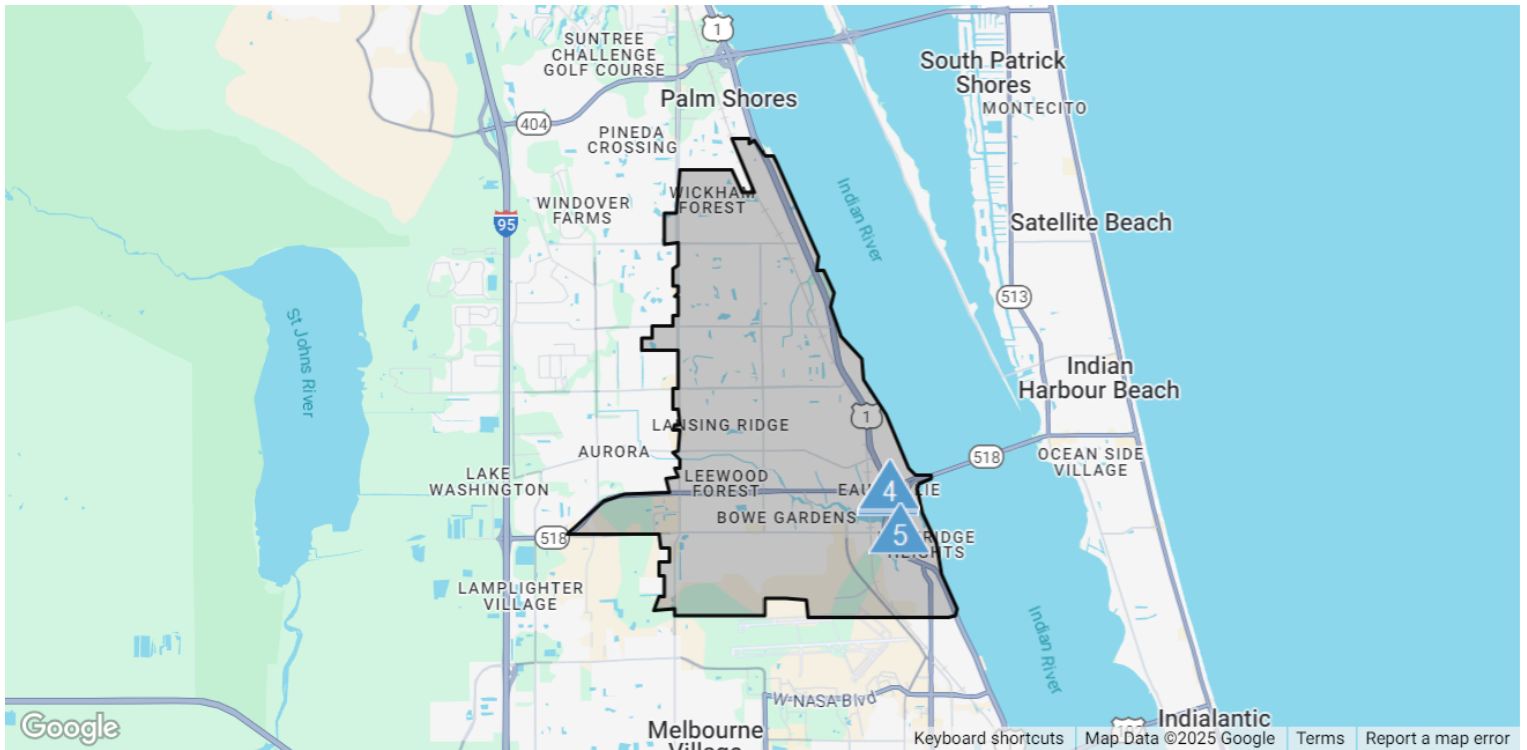


Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

Location	2024 Est. daily traffic counts	Street	Cross	Cross Dir	Dist	Historical counts																		
1	15,517	Croton Rd	Leewood Blvd	S	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2008</td><td>15,360</td><td>AADT</td></tr> <tr><td>2001</td><td>16,020</td><td>ADT</td></tr> <tr><td>1997</td><td>16,194</td><td>ADT</td></tr> </tbody> </table>	Year	Count	Type	2008	15,360	AADT	2001	16,020	ADT	1997	16,194	ADT						
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2001	16,020	ADT																						
1997	16,194	ADT																						
2	11,749	Aurora Rd	Seneca Dr	E	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2008</td><td>11,630</td><td>AADT</td></tr> <tr><td>2001</td><td>13,539</td><td>ADT</td></tr> <tr><td>1997</td><td>12,958</td><td>ADT</td></tr> </tbody> </table>	Year	Count	Type	2008	11,630	AADT	2001	13,539	ADT	1997	12,958	ADT						
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3	10,667	Croton Road	Royal Poinciana	N	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2022</td><td>9,800</td><td>AADT</td></tr> <tr><td>2021</td><td>9,800</td><td>AADT</td></tr> <tr><td>2020</td><td>9,800</td><td>AADT</td></tr> <tr><td>2019</td><td>13,100</td><td>AADT</td></tr> <tr><td>2018</td><td>12,900</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2022	9,800	AADT	2021	9,800	AADT	2020	9,800	AADT	2019	13,100	AADT	2018	12,900	AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
55,604

2024 Est. daily traffic counts

Street: NE Dixie Hwy
Cross: Azalea
Cross Dir: N
Dist: -

Historical counts

Year	Count	Type

2
55,000

2021 Est. daily traffic counts

Street: North Harbor City Boulevard
Cross: Azalea
Cross Dir: N
Dist: 0.02 miles

Historical counts

Year	Count	Type
2020	▲ 54,000	AADT
1998	▲ 53,500	AADT
1997	▲ 53,500	AADT
1996	▲ 54,500	AADT

3
55,000

2022 Est. daily traffic counts

Street: North Harbor City Boulevard
Cross: Azalea
Cross Dir: N
Dist: 0.08 miles

Historical counts

Year	Count	Type
2019	▲ 55,000	AADT
2018	▲ 54,000	AADT
2008	▲ 57,000	AADT
2005	▲ 60,000	AADT

4
54,734

2024 Est. daily traffic counts

Street: NE Dixie Hwy
Cross: Azalea
Cross Dir: N
Dist: -

Historical counts

Year	Count	Type

5
51,795

2024 Est. daily traffic counts

Street: NE Dixie Hwy
Cross: Thomas Barbour Dr
Cross Dir: SE
Dist: -

Historical counts

Year	Count	Type
2018	▲ 51,500	AADT
1998	▲ 41,000	AADT
1997	▲ 43,500	AADT
1996	▲ 46,000	AADT
1995	▲ 46,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Criteria Used for Analysis

Median Household Income
\$58,782

Median Age
45.6

Total Population
42,871

1st Dominant Segment
Manufacturing Traditions

Consumer Segmentation

<p>Life Mode</p> <p>What are the people like that live in this area?</p>	<p>GenXurban</p> <p>Gen X in middle age; families with fewer kids and a mortgage</p>	<p>Urbanization</p> <p>Where do people like this usually live?</p>	<p>Urban Periphery</p> <p>City life for starting families in neighborhoods that fringe major cities</p>
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Top Tapestry Segments	Manufacturing Traditions	Midlife Constants	Traditional Living	Old and Newcomers	Set to Impress
% of Households	4,231 (21.8%)	3,401 (17.5%)	3,127 (16.1%)	3,105 (16.0%)	1,768 (9.1%)
% of Melbourne	5,175 (13.5%)	5,149 (13.4%)	4,362 (11.4%)	7,256 (18.9%)	1,768 (4.6%)
Lifestyle Group	GenXurban	GenXurban	Hometown	Middle Ground	Midtown Singles
Urbanization Group	Urban Periphery	Suburban Periphery	Metro Cities	Metro Cities	Metro Cities
Residence Type	Single Family	Single Family	Single Family	Single Family; Multi-Units	Multi-Unit Rentals; Single Family
Household Type	Married Couples	Married Couples w/No Kids	Married Couples	Singles	Singles
Average Household Size	2.42	2.3	2.43	2.11	2.06
Median Age	40	48	36.6	40.5	35.1
Diversity Index	60.2	48	65.8	62.3	72.4
Median Household Income	\$62,900	\$56,700	\$49,600	\$55,400	\$44,700
Median Net Worth	\$155,800	\$57,800	\$68,300	\$63,100	\$17,000
Median Home Value	\$176,700	\$215,400	\$110,800	\$242,900	\$207,900
Homeownership	72.5 %	75.2 %	60.3 %	49.3 %	31.3 %
Employment	Professional or Services	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Services	Services or Professional
Education	High School Diploma	High School Diploma	High School Diploma	Some College No Degree	High School Diploma
Preferred Activities	Value time spent at home . Watching television and gaming are common pastimes.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.	Enjoy outdoor activities and taking trips to the zoo . Fast-food devotees.	Strong sense of community volunteer for charities . Food features convenience, frozen and fast food.	Maintain close relationships with family . Enjoy going to rock concerts, night clubs, and the zoo.
Financial	Budget aware shoppers	42% receive Social Security, 27% also receive retirement income	Carry credit card balances, have personal loans	Price aware and coupon clippers, but open to impulse buys	Prefer name brands, buy generic when it's a better deal
Media	Read newspapers, especially Sunday editions	After TV, Radio and newspapers are medias of choice	TV is seen as the most trusted media	Features the Internet, listening to country music and read the paper	Use the Internet for social media, video games and watching TV
Vehicle	Own 2-3 vehicles	Own domestic SUVs, trucks	Own 1-2 vehicles	View car as transportation only	Own used, imported vehicles

Melbourne, FL 32935: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 32935



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 32935

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 2023

■ 2028 (Projected)

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 2023

■ 2028 (Projected)

Melbourne, FL 32935: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



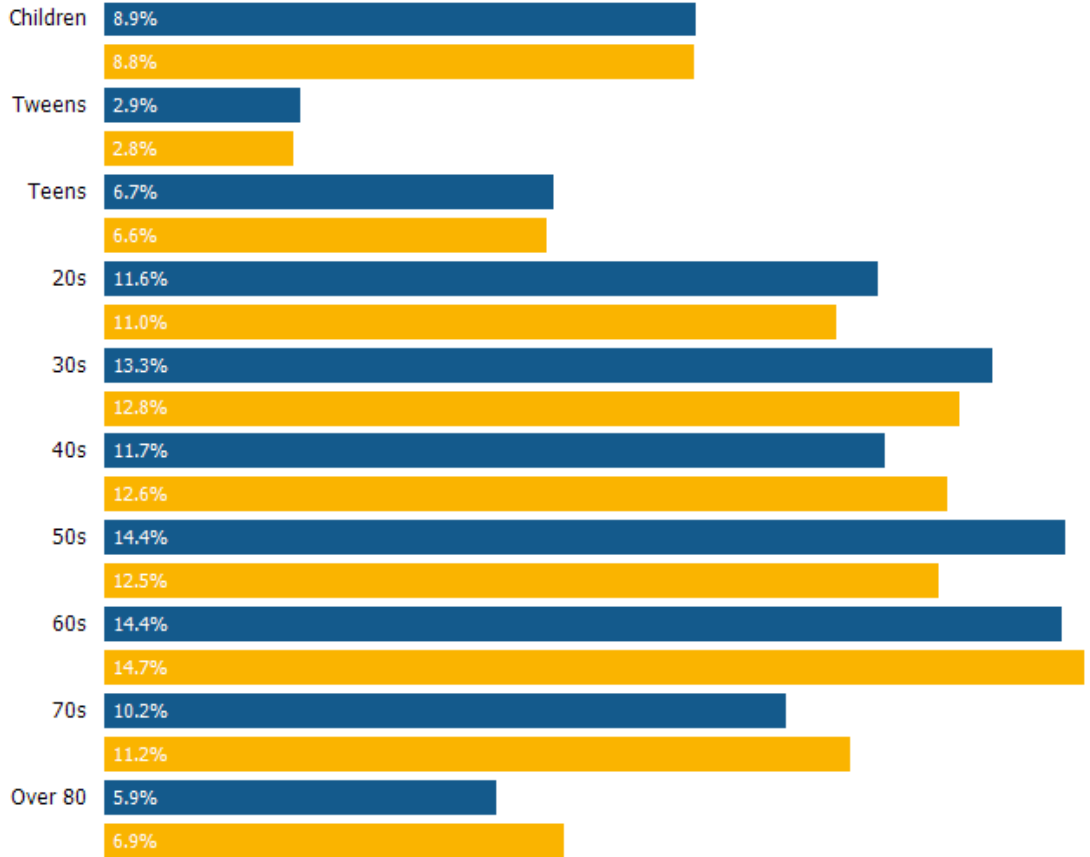
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Melbourne, FL 32935: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



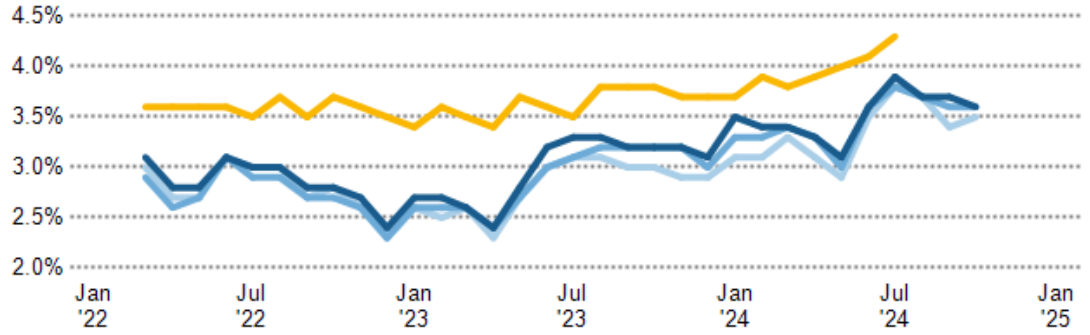
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Melbourne
- Brevard County
- Florida
- USA

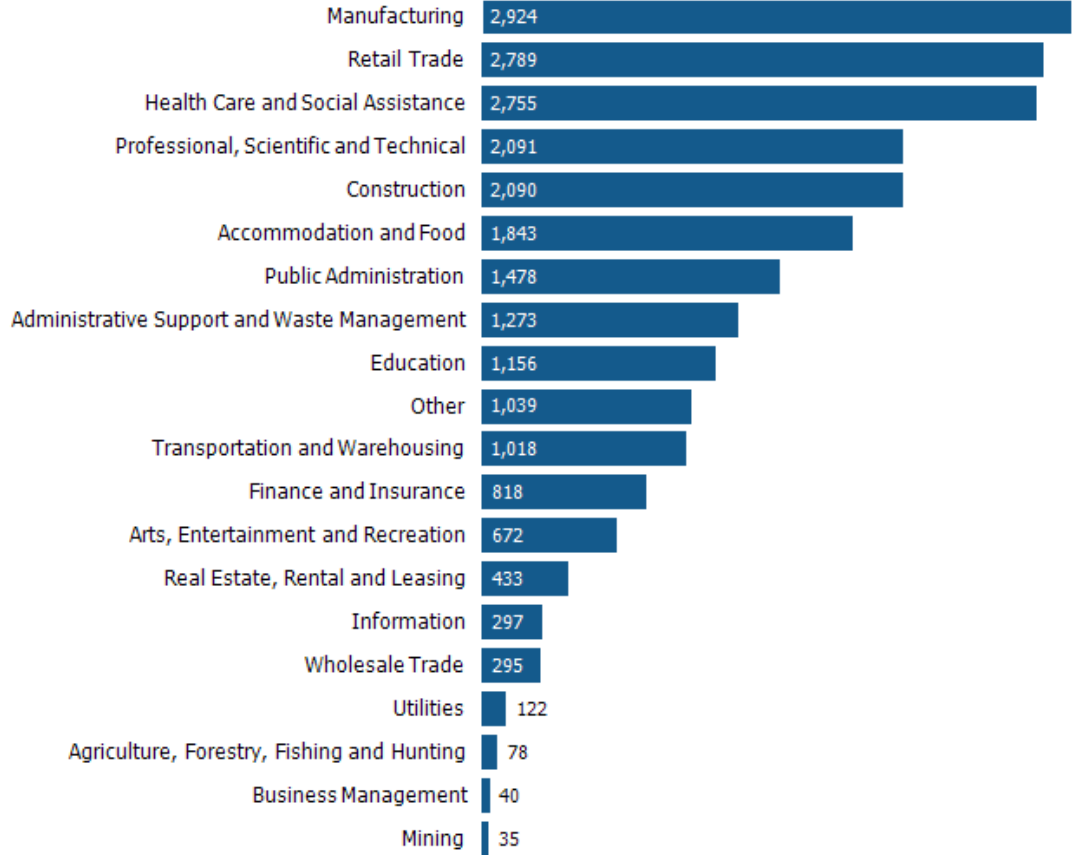


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



Melbourne, FL 32935: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some College



This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Associate Degree



This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Bachelor's Degree



This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Grad/Professional Degree



This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Melbourne, FL 32935: Commute Comparison

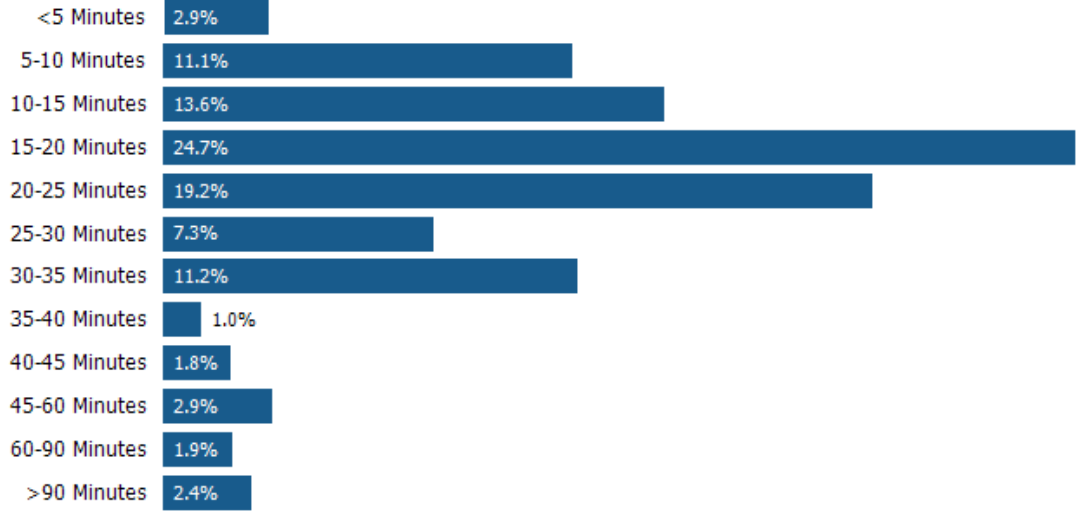
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 32935



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 32935



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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