

Property Summary



PROPERTY DESCRIPTION

Sitework is completed on three (3) lots located on Minton Road and Heritage Oaks Blvd in West Melbourne.

- Lot 1 \$600,000
- Lot 2 \$600,000
- Lot 3 \$2,300,000

PROPERTY HIGHLIGHTS

- Pad sites ready for building design and construction
- Buyer will benefit from common areas including drive isle between Minton Rd (Northbound) and access to the light at Heritage Oaks Blvd
- All buildings will be Highly Visible from Minton Rd with signage opportunity
- Property is accessible from the signalized intersection of Minton Rd and Heritage Oaks Blvd

OFFERING SUMMARY

Sale Price:	\$23.00 / SF
Lot Size:	4.55 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,206	61,585	132,512
Total Population	8,393	149,418	318,757
Average HH Income	\$109,604	\$83,054	\$95,250



ROB BECKNER, SIOR

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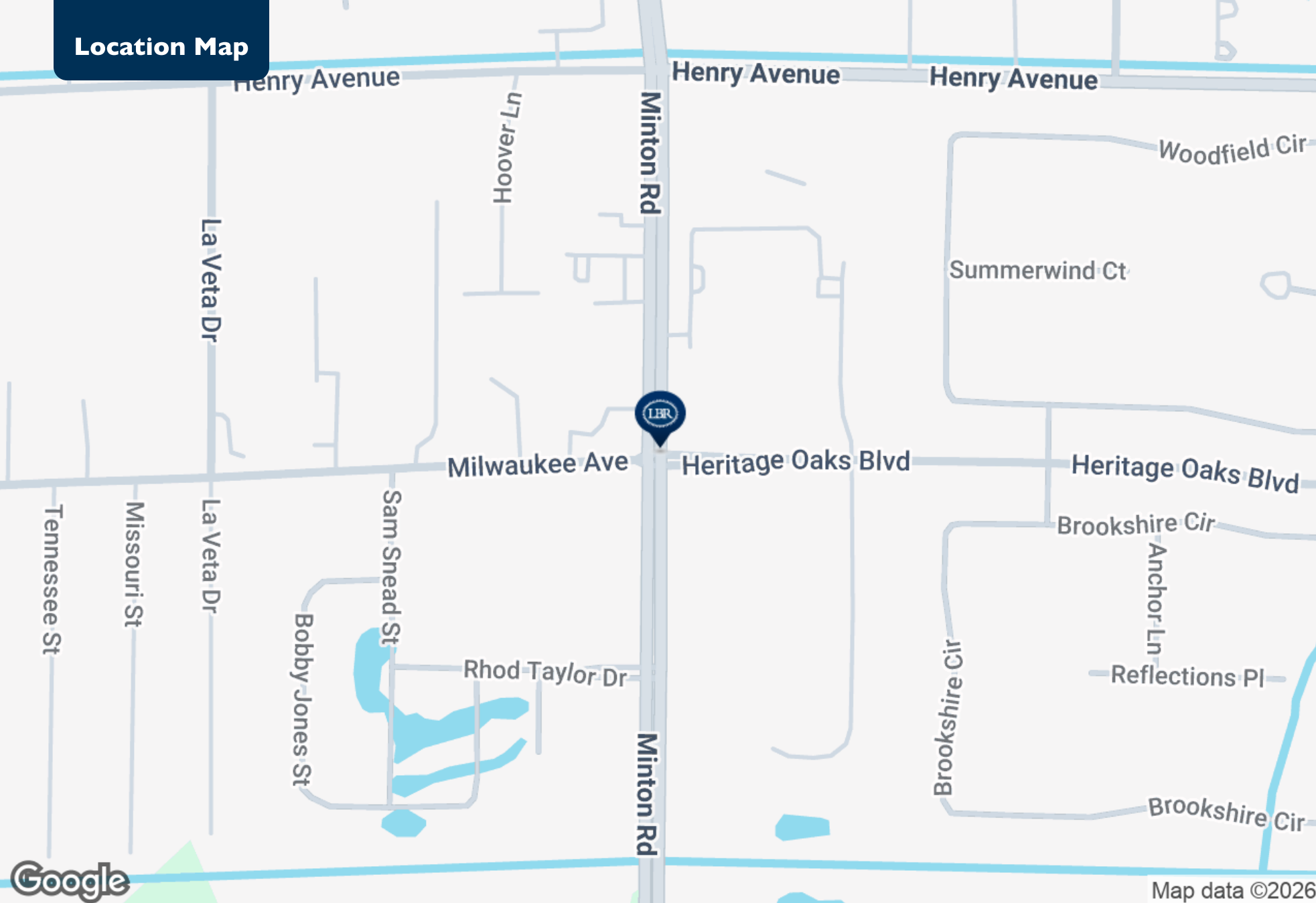
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map



| Minton Rd & Heritage Oaks Blvd, West Melbourne, FL 32904

Google

Map data ©2026



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Demographics Map & Report

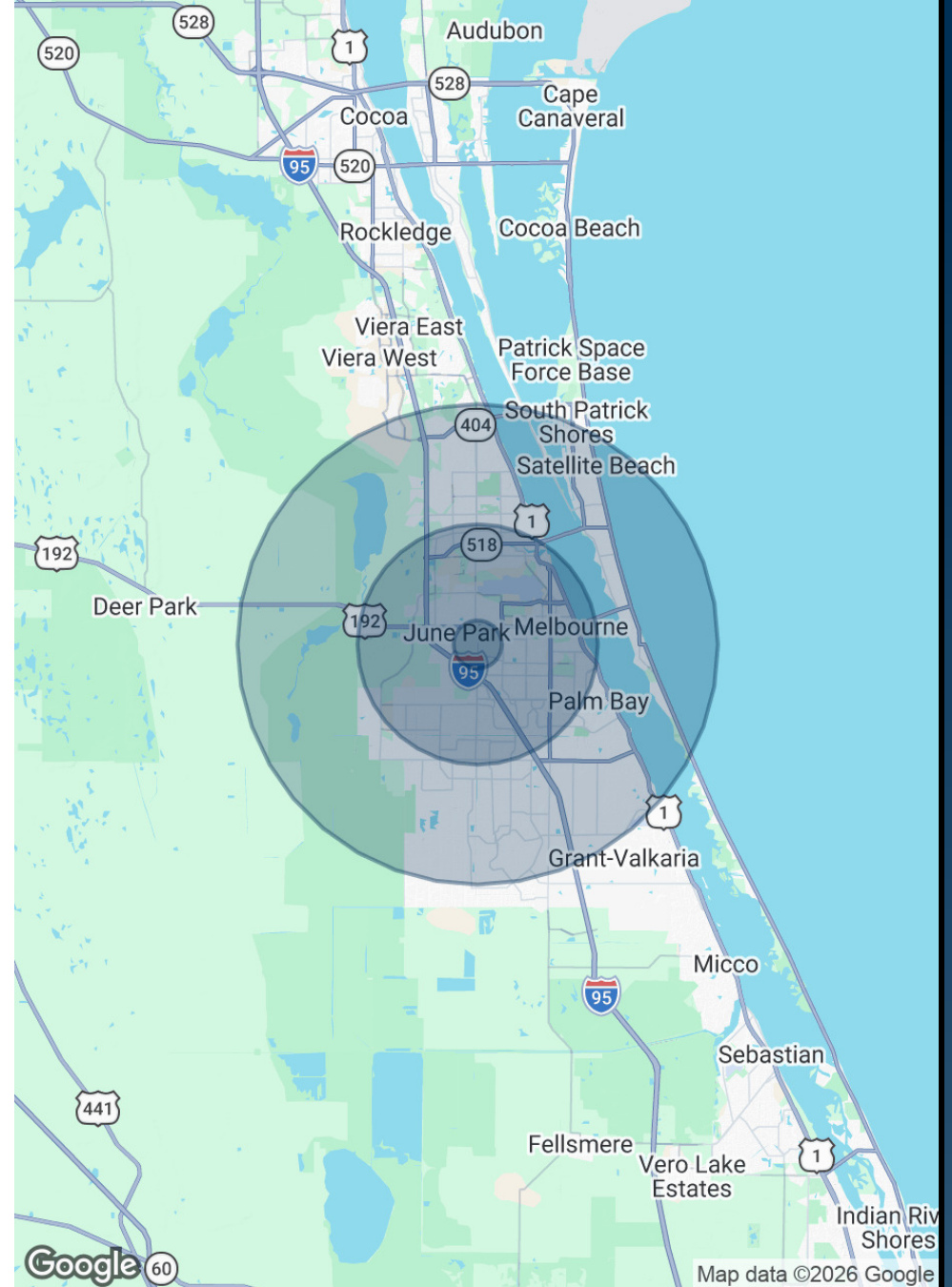
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,393	149,418	318,757
Average Age	43	45	45
Average Age (Male)	41	43	44
Average Age (Female)	44	46	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,206	61,585	132,512
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$109,604	\$83,054	\$95,250
Average House Value	\$372,837	\$301,568	\$362,119

2020 American Community Survey (ACS)



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