

# 684 N Harbor City Blvd

MELBOURNE, FLORIDA 32935

1.0-4.86 ACRES AVAILABLE FOR LEASE



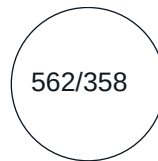
For those  
ready for  
what's next



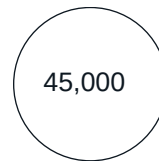
LEASE RATE (\$)



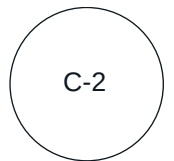
LOT SIZE (AC)



FRONTAGE (FT)



TRAFFIC COUNT



ZONING

National Realty Commercial Associates is pleased to offer this prime commercial land available for lease along US-1 in Melbourne, FL. Offering 1.0 to 4.86 acres with over 500 feet of highway frontage and visibility to more than 45,000 vehicles per day, this site is less than half a mile from Melbourne Orlando International Airport and surrounded by major employers including Northrop Grumman, Embraer, and L3Harris. Zoned for a wide variety of uses, the property is ideally suited for hotel, restaurant, or other high-traffic concepts in one of the city's most dynamic business corridors.



**ALAN KING, CCIM**

COMMERCIAL ASSOCIATE

321.480.4673

alan.king133@gmail.com



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## Key Features:

- **1.0 – 4.86 acres available** for lease
- **500+ feet of US-1 frontage** with excellent visibility
- **High traffic counts:** 45,000+ vehicles per day
- **Prime location** less than 0.5 miles from Melbourne Orlando International Airport
- **Surrounded by 20,000+ employees** at Northrop Grumman, Embraer, L3Harris, GE, Collins Aerospace & more
- **Zoned C-2** – wide variety of commercial uses (hotel, restaurant, retail, hospitality)
- **Between the Airport and Indian River** – strategic corridor for growth





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