

OFFICE PROFESSIONAL | FOR SALE

OWNER-USER OPPORTUNITY

6070 Minton Rd NW
Palm Bay, FL 32907



**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE
INC.

Meili Viera Porter

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(321) 244-7653

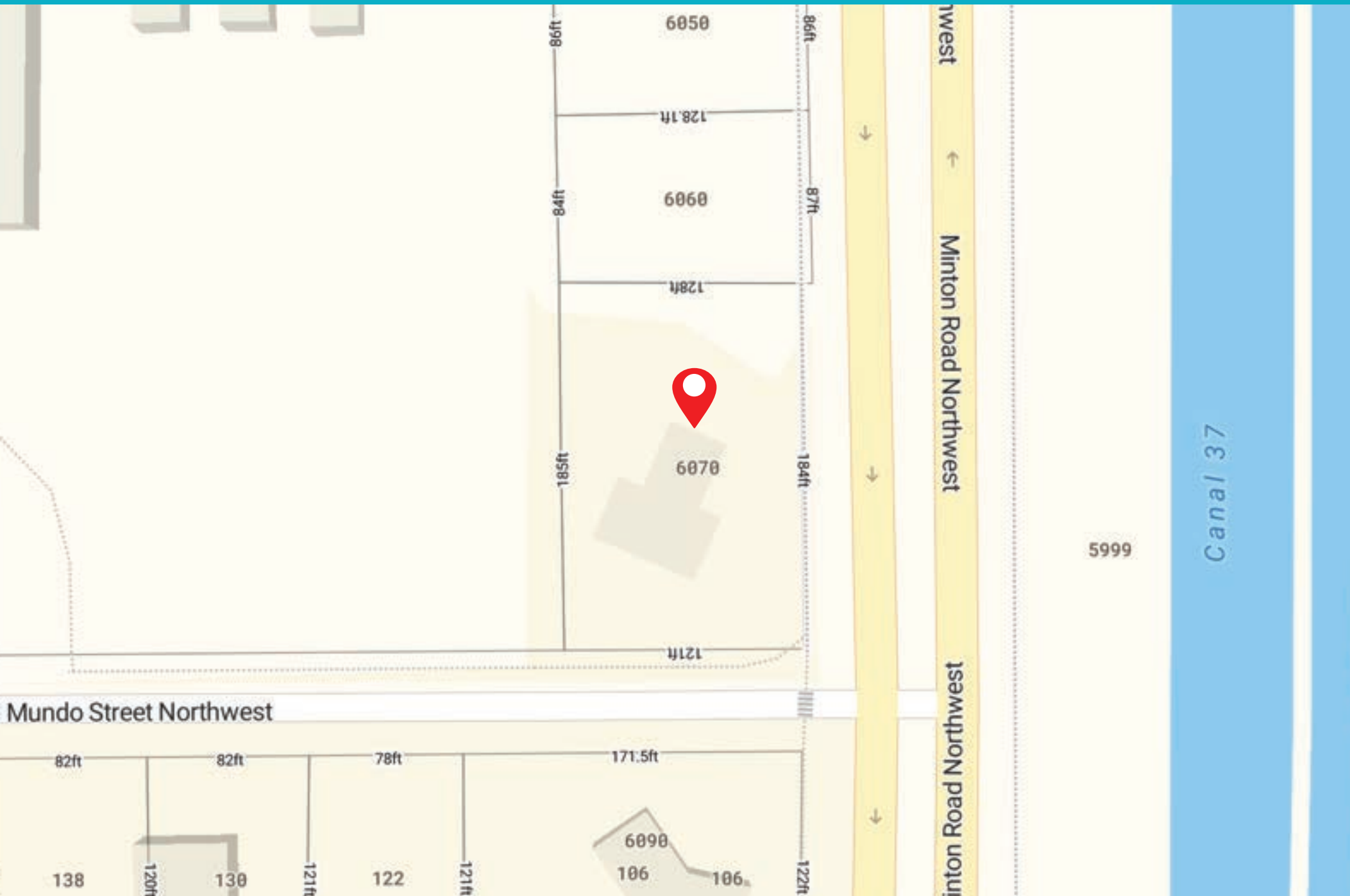
meili@mvpsalesgroup.com



PRICE	\$359,900
ACRES	0.54 AC (Corner)
ZONING	Office Professional (OP)
PARKING	4 Spaces
PARCEL ID's	28-36-36-EX-618-18

Prominently positioned on a high-visibility corner along Minton Road, this property offers exceptional access, exposure, and owner-user potential. The existing 1,776 SF building is ready for office conversion, with OP zoning already in place and code-compliant parking. Multiple ingress and egress points enhance site circulation, while the 0.54-acre corner lot provides room for future parking, signage, or other site improvements. Priced at \$203/SF, the property offers a compelling opportunity to own in line with the South Brevard office market while benefiting from a premium corner location.

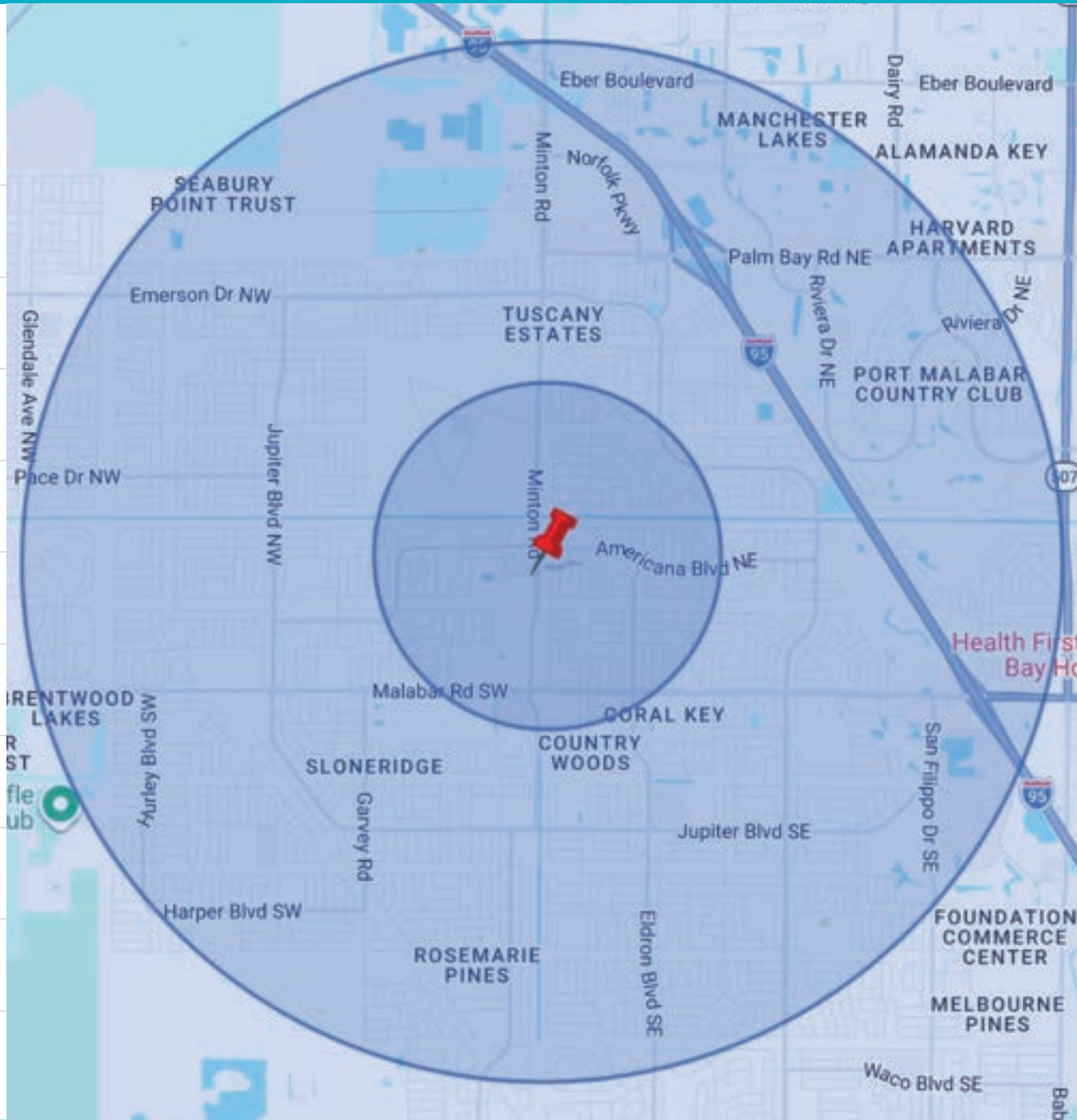


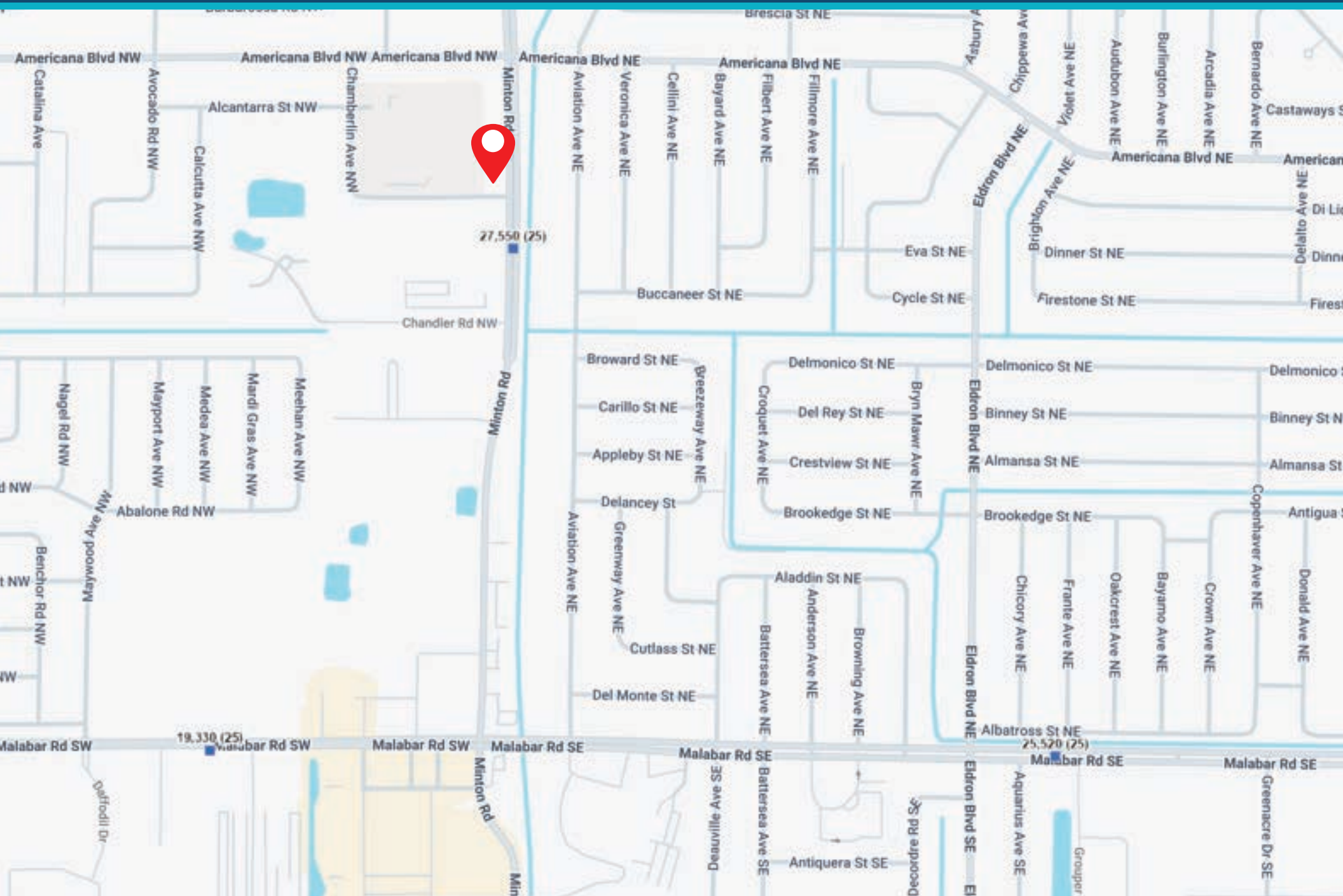


DEMOGRAPHICS

6070 Minton Rd NW
Palm Bay, FL 32907

	1 MILE	3 MILE	5 MILE
2025 Total Population	7,924	70,231	149,944
2030 Population	8,499	75,524	161,258
Pop Growth 2025-2030	+ 7.26%	+ 7.54%	+ 7.55%
Average Age	42	42	42
2025 Total Households	2,859	26,607	58,215
HH Growth 2025-2030	+ 6.89%	+ 7.23%	+ 7.20%
Median Household Inc	\$81,324	\$75,455	\$76,353
Avg Household Size	2.70	2.60	2.50
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$311,399	\$292,802	\$306,556
Median Year Built	1999	1991	1993







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