

COMMERCIAL DEVELOPMENT SITE

4400 Eau Gallie Blvd. Melbourne, FL 32934

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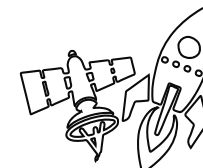
E: Dan@FCPG.com
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For Sale: \$3,199,000

± 8.46 Acres

Zoning: 1000 - Vacant Commercial

Parcel: 27-36-23-01-*55



**30 MINUTES FROM
 CAPE CANAVERAL**

± 8.46 AC of vacant commercial land with 667 ft of frontage along Eau Gallie Blvd (40,000 AADT)

City of Melbourne Commercial Parkway (C-P) zoning permits a wide array of uses intended to serve motorists adjacent to a main highway. [Click here for a list of allowable uses.](#)

Situated between signalized intersections at John Rodes Blvd and Trent House Dr. Site also benefits from a median break on Eau Gallie Blvd for increased access from east-bound traffic

Strategically located 2,500 ft from I-95, 3 miles from Orlando Health Melbourne Hospital, and 6 miles from Melbourne Orlando International Airport and Northrop Grumman

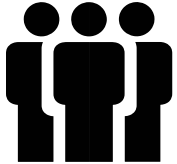
Directly across from Eau Gallie Town Center, a planned 600 unit multifamily development

Brevard County has grown 9% since 2020, driven by the Space Coast's aerospace and advanced manufacturing expansion

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

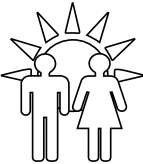
DEMOGRAPHICS



**EMPLOYMENT
POPULATION**
± 31,945
(10 min drive time)



MEDIAN AGE
45.4
(10 min drive time)



**DAYTIME
POPULATION**
± 54,048
(10 min drive time)

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2026	6,015	1,597	2,552	\$110,119
10 mins	2026	45,874	12,033	19,416	\$106,654
15 mins	2026	143,376	39,339	62,511	\$115,515



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THE NEIGHBORHOOD



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LOCATION

Drive Times & Traffic Counts



1 minute
(0.5 miles)



5 minutes
(3.2 miles)



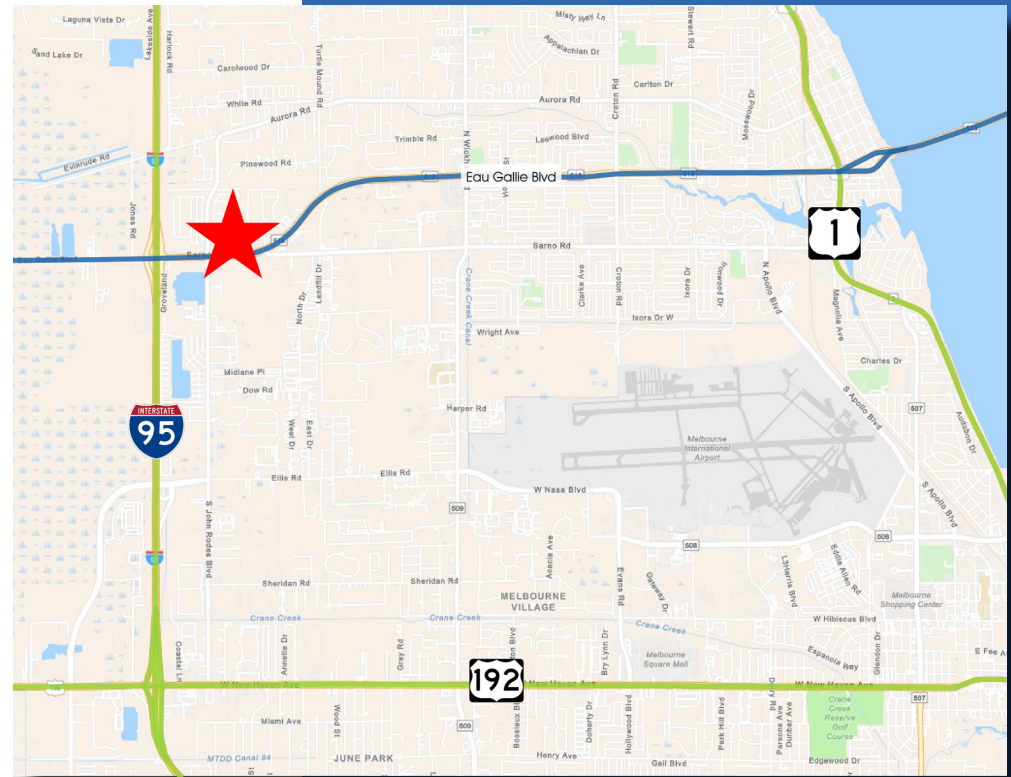
6 minutes
(5.2 miles)



7 minutes
(4.2 miles)



14 minutes
(7.4 miles)



Average Annual Daily Trips

2025

Eau Gallie Blvd	40,000
I-95	112,000
US-1	55,500

Surrounding Businesses

2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	30	397	1,105
Food & Drink Businesses	5	50	131

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MELBOURNE, FLORIDA

BUILDING ON AEROSPACE STRENGTH

Melbourne's growth runs on aerospace and defense. L3Harris is headquartered here and anchors a cluster of employers that includes Northrop Grumman, Leonardo DRS, and Lockheed Martin, with Florida Tech supplying a steady STEM talent pipeline. The pace picked up again this past year. Dassault Aviation opened its Melbourne facility in October 2025, adding about 400 jobs. Extant Aerospace broke ground in July 2026 on a \$75 million, 376,000-square-foot plant expected to bring roughly 200 more. Assured Space Access is standing up a Phased Array Center of Excellence projected to add over 200 high-tech positions within two years.

That hiring is pulling new residential and commercial construction across Brevard County. Downtown, the city is reworking the New Haven Avenue streetscape and studying a public-private hotel and parking garage in the Eau Gallie Arts District. A Margaritaville resort is in the works, and residential development continues along both the mainland and the beaches. Melbourne heads into the next few years with expanding payrolls and steady demand for housing.



52,404
TOTAL FAMILIES



48.9
MEDIAN AGE



222,229
TOTAL DAYTIME POPULATION



108,369
TOTAL EMPLOYEES



LIVING BETWEEN LAGOON AND SEA

Melbourne is home to more than 80,000 residents across about 38 square miles in the heart of Brevard County. The city runs from the Indian River Lagoon on the mainland to the barrier-island beaches at Indialantic and Melbourne Beach, a few minutes apart across the causeways. Historic Downtown Melbourne along East New Haven Avenue and the Eau Gallie Arts District give residents walkable shopping, galleries, and restaurants, while waterfront parks like Ballard and Rotary open onto the lagoon for fishing and kayaking. Florida Tech sits minutes from downtown, and Melbourne Orlando International Airport puts commercial flights within reach, so the market works for both living and working. It adds up to real coastal living without South Florida prices, which keeps drawing families, young professionals, and retirees to the Space Coast.

