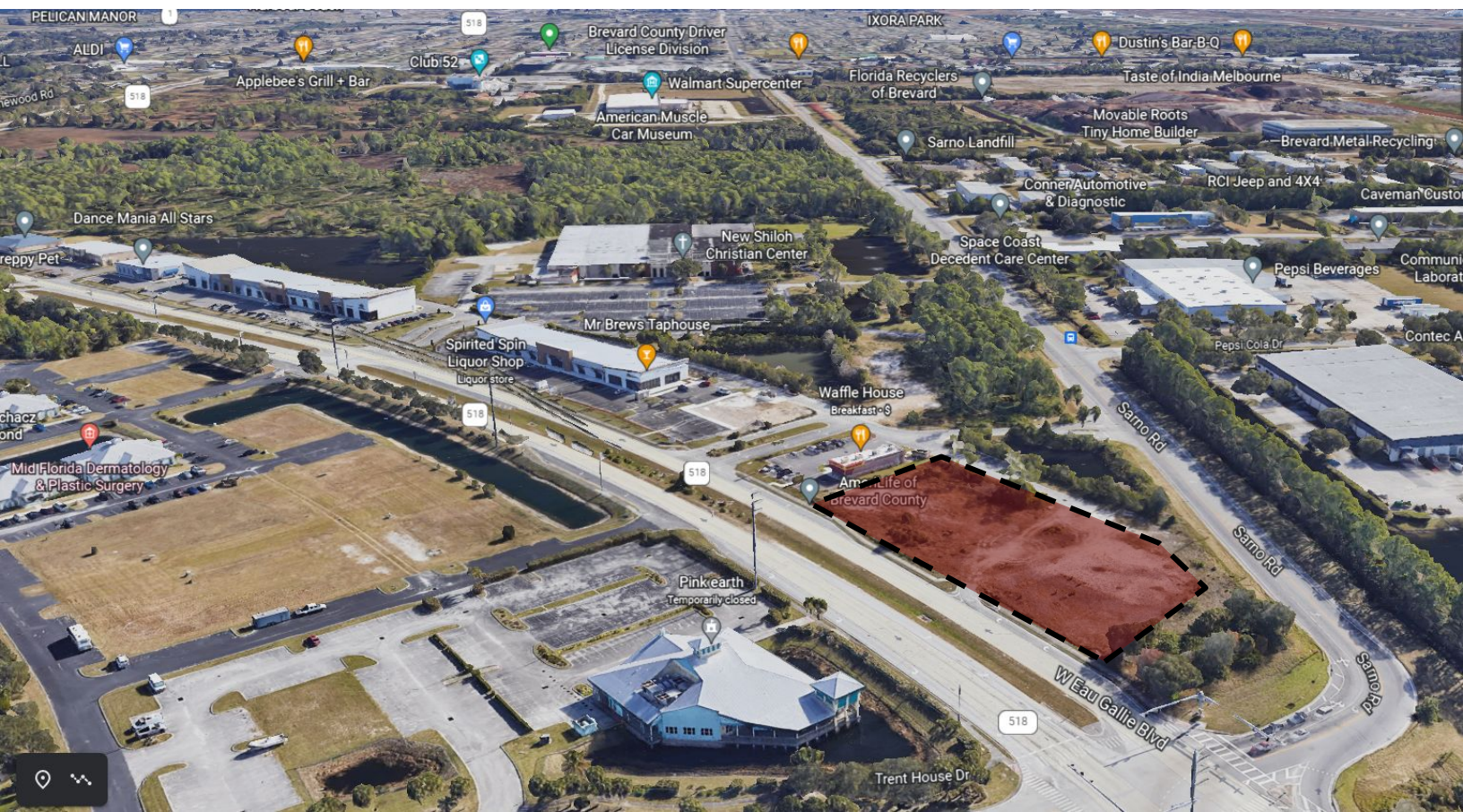


4025 W EAU GALLIE BLVD, MELBOURNE, FL 32934

EDGE 5 | LOT 1 | 1.91 ACRES (27-36-23-07-* -1)

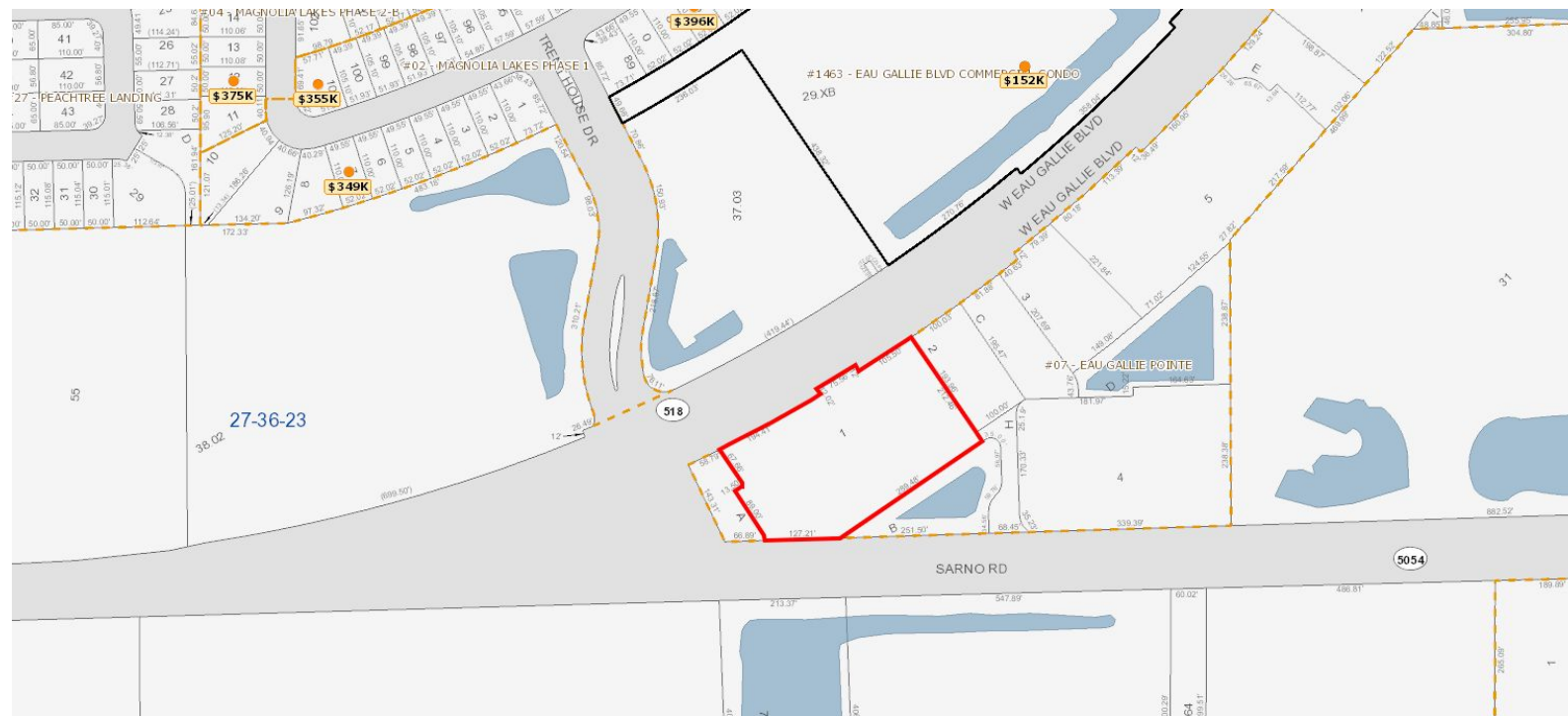
LEASE | BUILT - TO - SUIT | LAND FOR SALE



FOR SALE | SOLICITING OFFERS



SUMMARY



Hardy World's final prime lot, totaling 1.91 acres, is available in Melbourne's premiere commercial subdivision of Eau Gallie Point. Contemporary finishes and modern architecture would fulfill all your needs on a build-to-suit basis.

With its excellent location, the market's skilled workforce, and the subdivision's surrounding multifaceted demand generators, Eau Gallie Point attracts successful technology companies and national brands.

As an experienced development company, Hardy World has the expertise to custom build a world-class facility to suit your needs. The developer has a proven track record in the City of Melbourne and focuses on establishing dynamic workplaces and developments on Florida's Space Coast.

Parcel Info - 27-36-23-07-*-1

M-1 Zoning

BTS, Ground Lease or Sale

Master Retention Pond

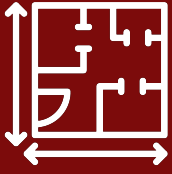
All Utilities are available on site

80K SF built by LL with excellent tenant profile

VPD: 20,200 Eau Gallie Blvd, 16,200 Sarno Road

Existing master plan development. Outstanding visibility

KEY FACTS



83,200 SF
1.91 ACRES
LOT SIZE



M-1 ZONING
MELBOURNE
Multiple uses allowed

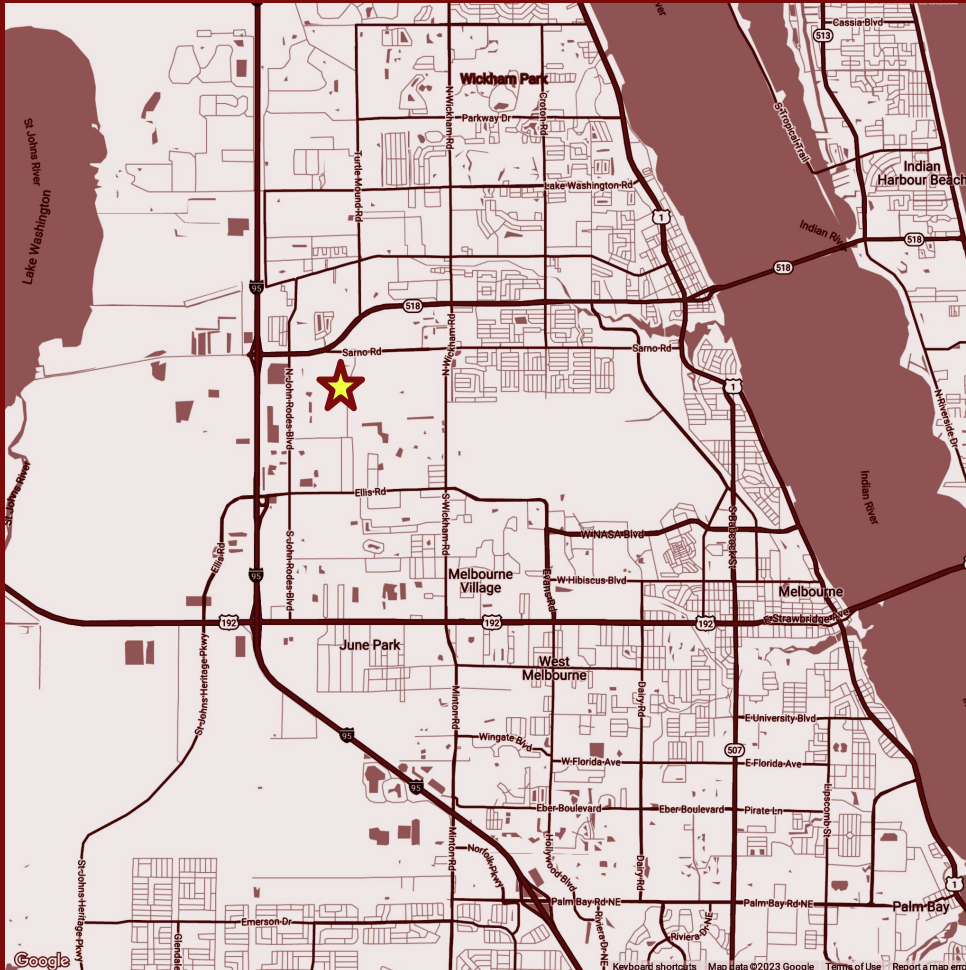


EXISTING 80K SQ FT
DEVELOPED BY
SELLER



LOW MAINTENANCE
& CAM CHARGES

LOCATION



DISTANCES TO MAJOR CITIES

ORLANDO- 63.6 Mi | 59 Min
WEST PALM - 117 Mi | 106 Min
BOCA RATON -140 Mi | 126 Min
TAMPA BAY- 138 Mi | 134 Min
JACKSONVILLE -171 Mi |150 Min
FORT LAUDERDALE -159Mi | 158 Min
GAINESVILLE - 174 Mi | 160 Min
MIAMI - 178 Mi | 180 Min
SAVANNAH - 307 Mi | 270 Min
TALLAHASSEE - 319 Mi |283 Min
ATLANTA 500 Mi | 432 Min

DISTANCE TO MAJOR ROADWAYS

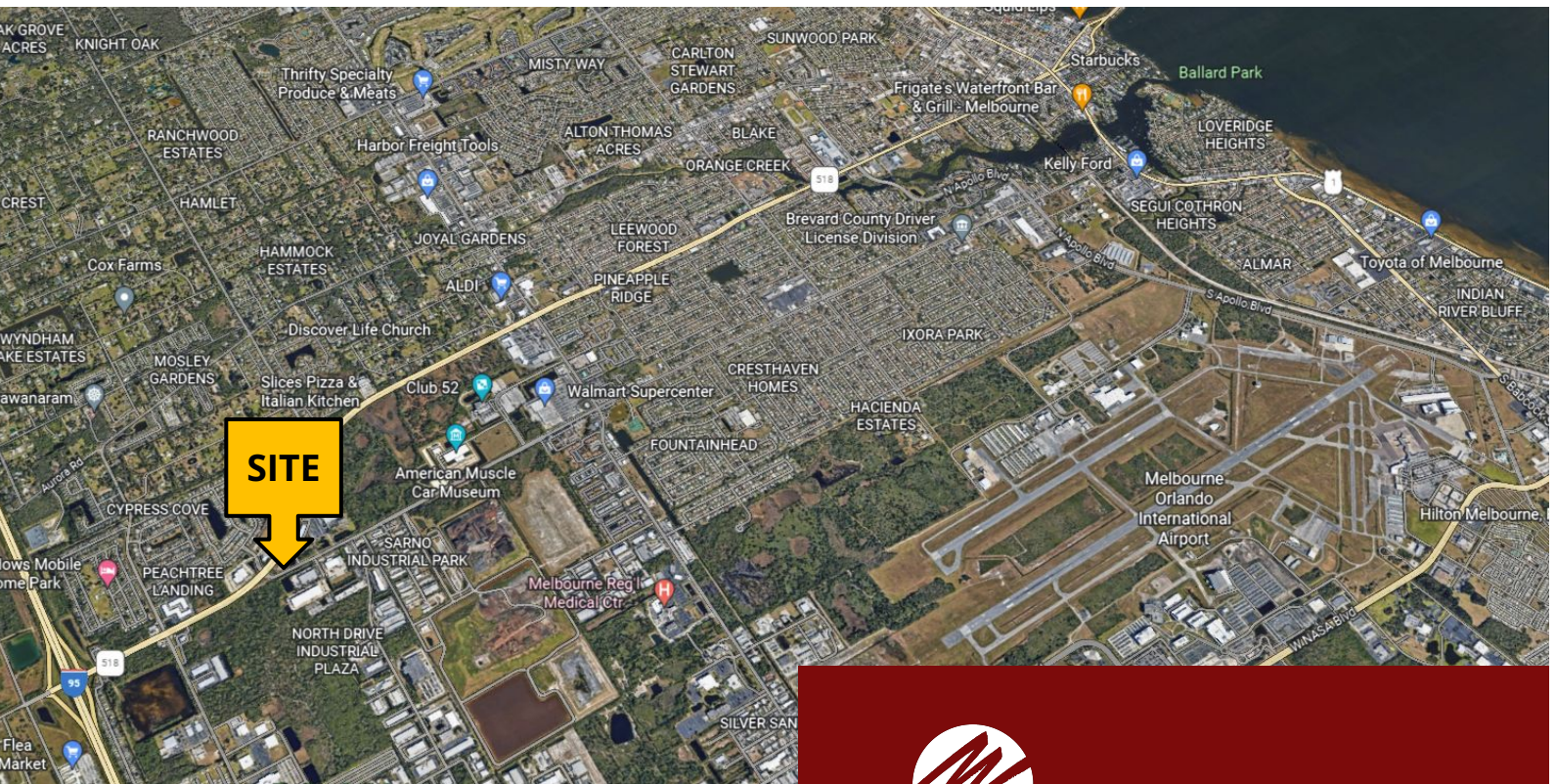
I 95 - 1 Mi | 4 Min
US 1 - 4.2 Mi | 9 Min
A1A - 7.4 Mi | 17 Min

INTERSECTION VPD

OVER 40,000

ACCESS TO 60% US POPULATION IN 24 HOUR DRIVE TIME

LOCATION ANALYSIS



EXCLUSIVE BUILD-TO-SUIT
HIGH VISIBILITY
ABUNDANT SIGNAGE
FLEXIBLE ZONING
HIGH GROWTH CORRIDOR
DEVELOPMENT FRIENDLY



FPL
Florida Power and Light



WASTE MANAGEMENT
Waste Removal



City of Melbourne



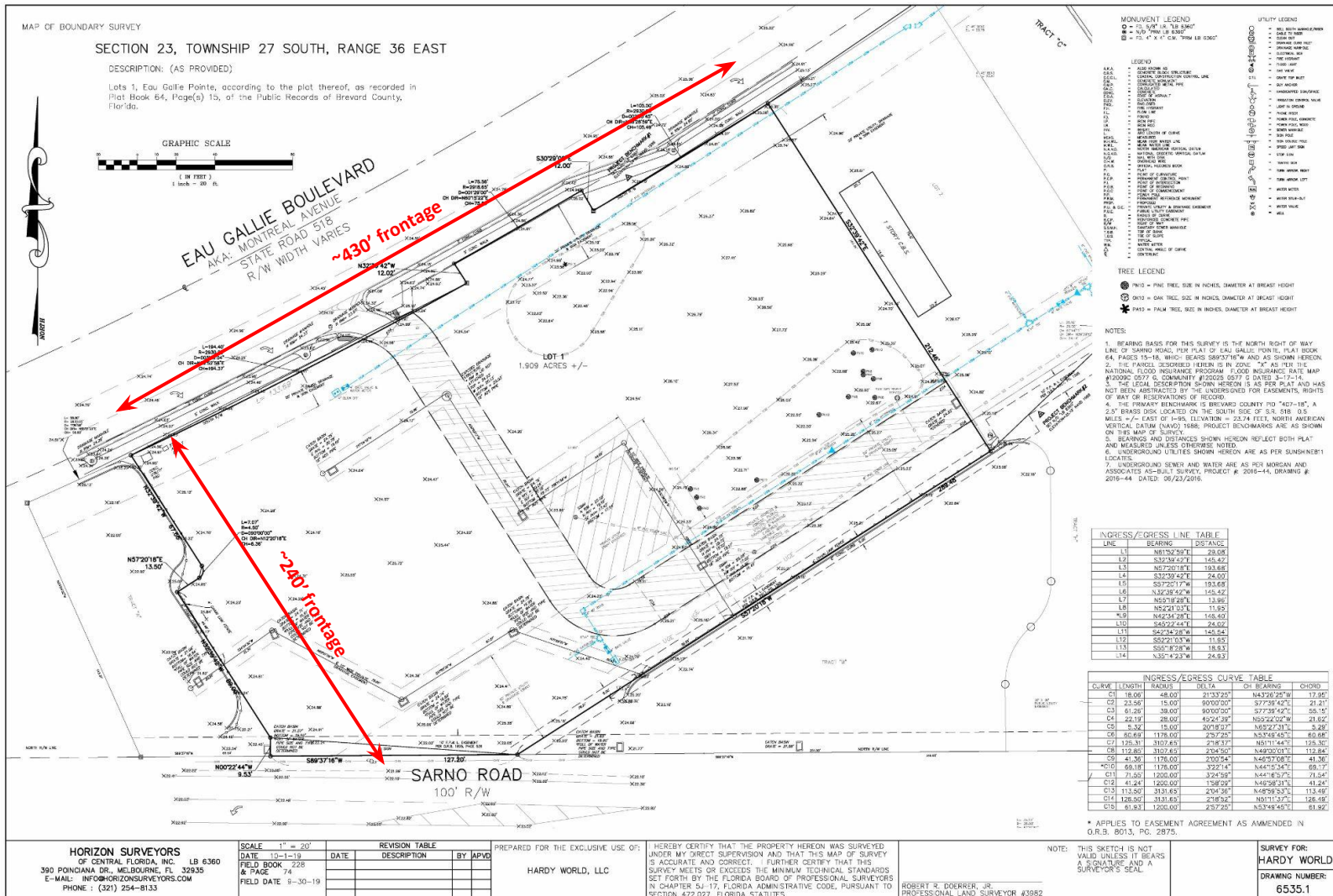
Internet Provider

UTILITIES

FOR SALE

4025 W EAU GALLIE BLVD

SURVEY



Under 1 mile from I-95

Minutes away from Melbourne Airport

Start-up hub and investor friendly market

High market growth potential

Educated workforce and abundant labor pool

With direct access to Sarno Road and Eau Gallie Blvd, Lot 1 will undoubtedly permit superior access to your business.

East heading traffic on Eau Gallie Blvd equally divides between Eau Gallie Blvd and Sarno Road, allowing Lot 1 to capture traffic from BOTH Eau Gallie Blvd & Sarno Road.

LOCATION ANALYSIS



\$80K

AVG HH
INCOME

40K

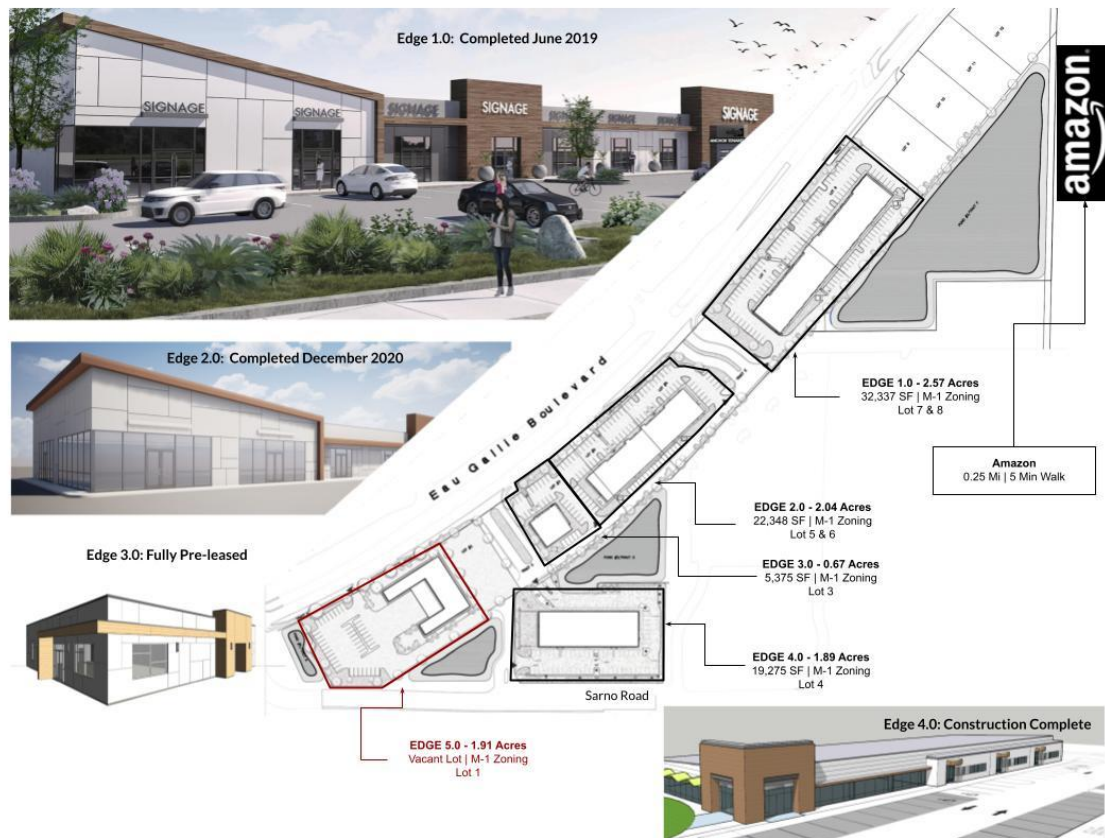
HOUSES
IN 5 MILE RADIUS

300K+

STUDENTS IN
UNIVERSITIES
AND COLLEGES

125+

ONGOING
DEVELOPMENT
PROJECTS



FOR SALE

4025 W EAU GALLIE BLVD

FLORIDA SPACE COAST

Ranked as the #1 place to live in Florida by U.S. News & World Report, Florida's Space Coast is your giant leap to possibilities. The Space Coast offers the right operating climate by combining low operating costs, aggressive and targeted incentives, and a coveted workforce.

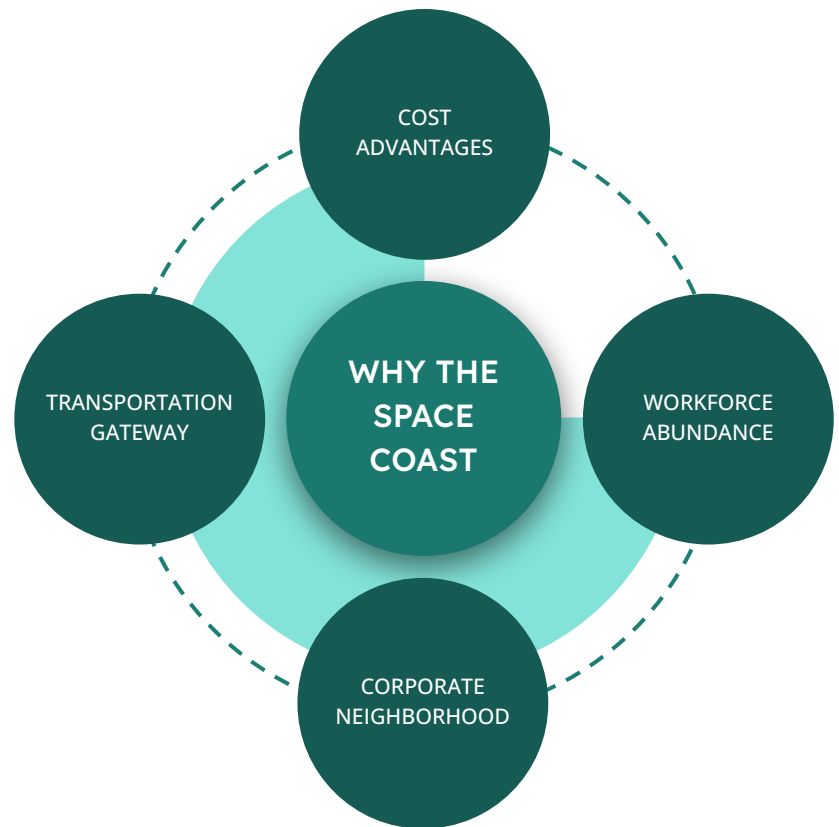
A place where space exploration is in our history, but also in our future, while over 500 manufacturers produce and imagine the impossible.

**10TH HIGH-TECH GDP
CONCENTRATION**

**2.8 TIMES NATIONAL
MANUFACTURING JOB GROWTH**

**5,000+ JOBS ADDED IN LAST
3 YEARS**

**OVER \$ 4 BILLION IN R&D ADDED IN
LAST 5 YEARS**



Your Giant Leap

A giant leap is happening; one prepared by history and poised for the future. A unique mix of game-changing pioneers and legacy powerhouses is reinventing the one-of-a-kind Florida's Space Coast into the high-tech hub of the 21st century. With an unparalleled workforce and high-tech talent pipeline, this 72-mile region is creating a new chapter in history where one small step for man began, and one giant leap for mankind continues.

**YOUR GIANT LEAP IS WAITING. START WITH ONE SMALL STEP
AND DISCOVER FLORIDA'S SPACE COAST**

NEIGHBORHOOD



BREVARD COUNTY

With a GDP of over \$24.3 Billion, Brevard County boasts 300,000+ jobs with a continually decreasing unemployment rate.

Business growth numbers have been in double digits for the past 5 years.

NO INCOME TAX

EASE OF BUSINESS

GROWING DEMOGRAPHICS

POSITIVE COMMUNITY OUTREACH

THE EDGE

EDGE 2

EDGE 3

EDGE 5

EDGE 4

EAU GALLIE POINTE

Abutting over 5K households, the masterplan development is proud to have a mix of tenants and growing businesses.

From R&D to space coast suppliers, offices to restaurants, construction companies to daycares, Eau Gallie Pointe is one of the best commercial developments in the city.

With its easy access to I-95, high VPD, well maintained spaces and brand new modern buildings, the location is one of a kind.

DEMOGRAPHICS



POPULATION



MEDIAN INCOME



TOTAL BUSINESSES



Daytime Employment



CONSUMER SPENDING

3 MI | 5 MIN

36,556

\$55,146

3,036

25,204

\$491,554,015

5 MI | 8 MIN

95,512

\$60,943

6,371

53,227

\$1,208,029,819

10 MI | 15 MIN

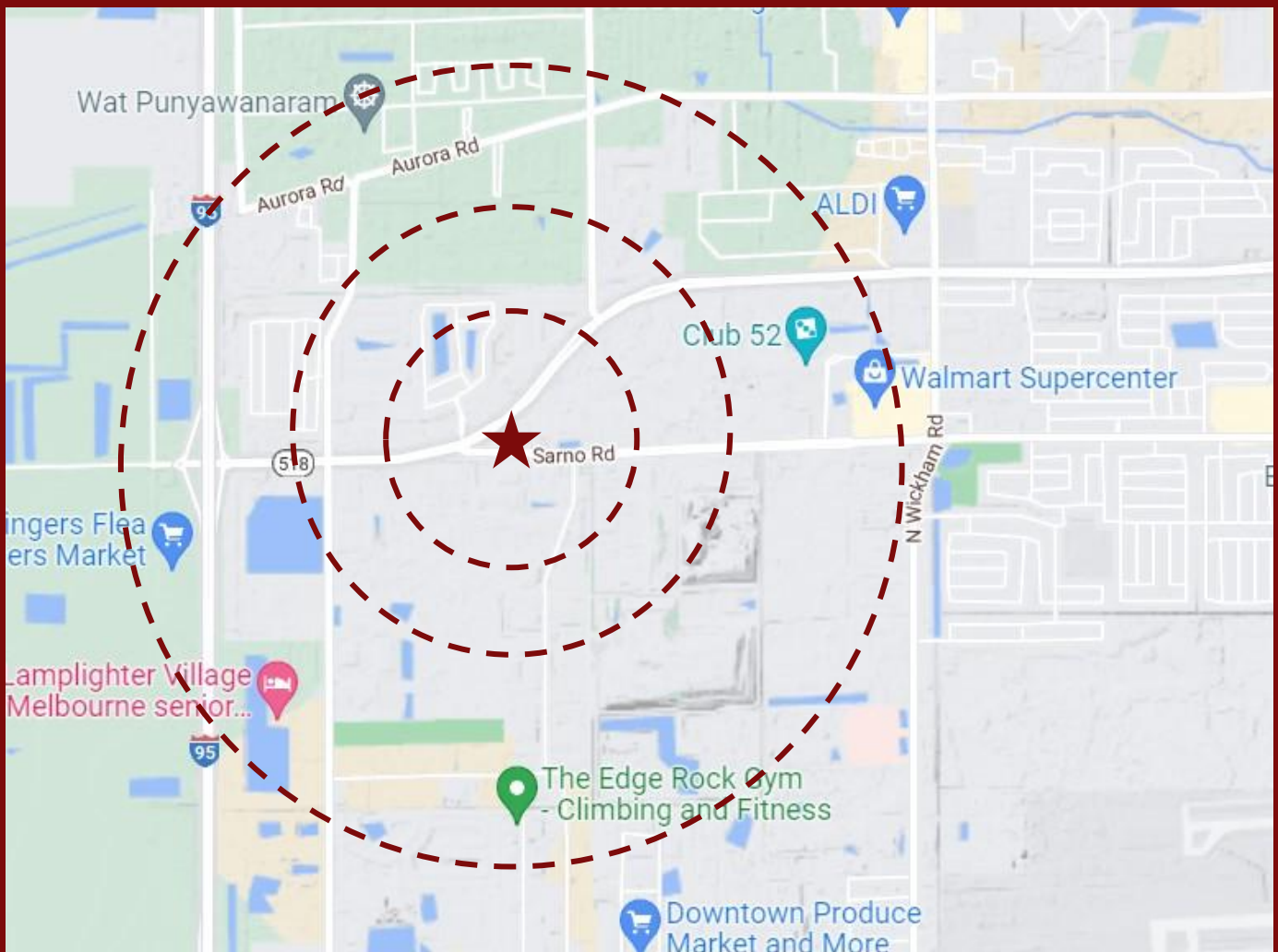
301,877

\$59,881

15,913

125,036

\$3,808,144,650



FOR SALE

4025 W EAU GALLIE BLVD

CONCEPT PLAN



CONCEPT SITE PLAN - EDGE 5

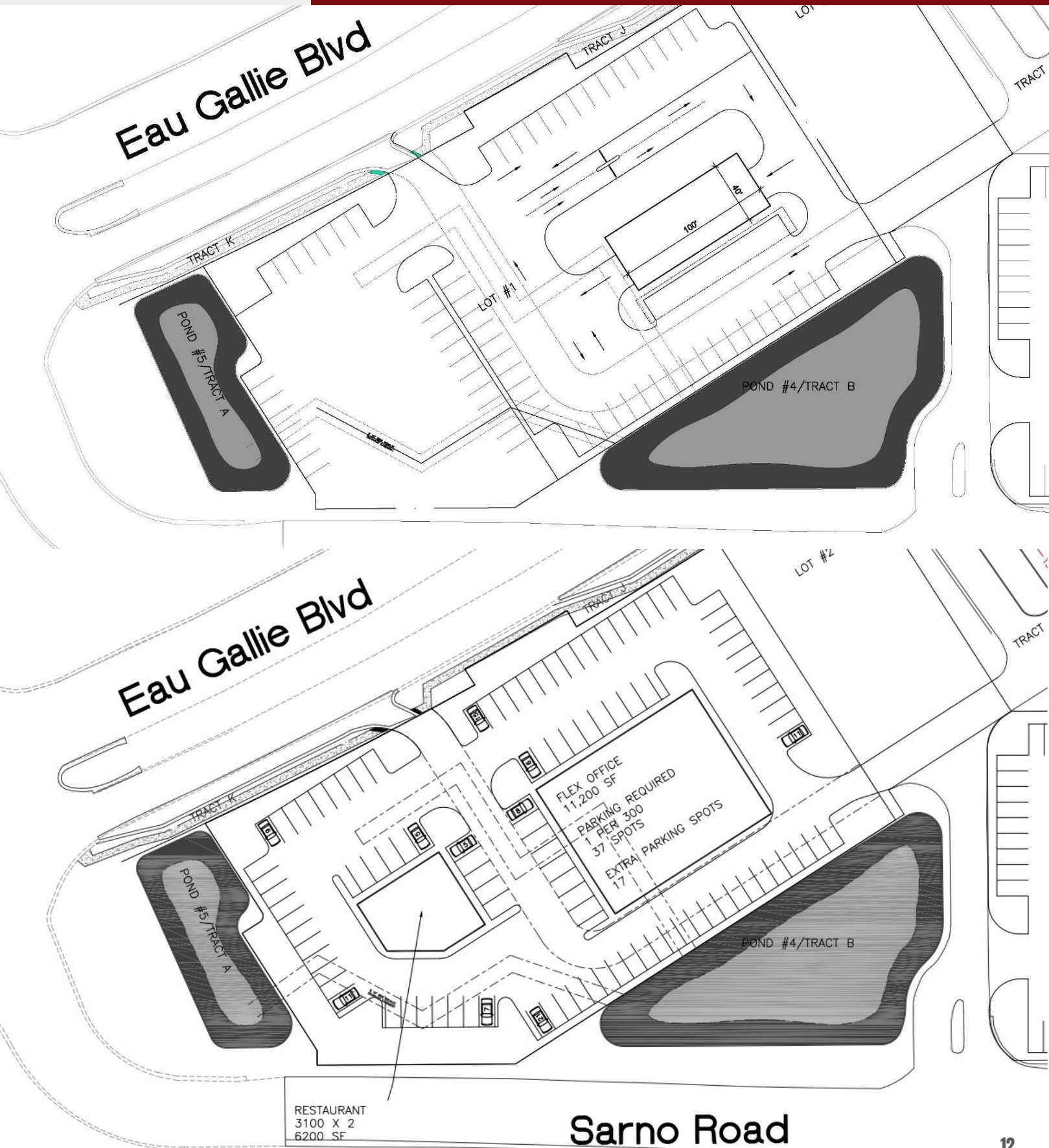
OSTAR 2022



FOR SALE

4025 W EAU GALLIE BLVD

CONCEPT PLAN



EXISTING CONDITIONS



REACH OUT TO US!



HARDY WORLD LLC

61 STATE ROUTE 2044
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

CALL: (724) 201-6600
TEXT: (724) 572-8400

Information provided is reasonably accurate but not guaranteed. More info available upon request.