

# OFFICE SPACE FOR LEASE

Eau Gallie Blvd. Office Space • 2351 W Eau Gallie Blvd Melbourne, FL 32935



## OFFERING SUMMARY

<b>Available SF:</b>	1,200 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (MG)
<b>Lot Size:</b>	0.94 Acres
<b>Year Built:</b>	1995
<b>Building Size:</b>	10,010 SF
<b>Zoning:</b>	RP
<b>Market:</b>	Brevard

## PROPERTY OVERVIEW

This is a well maintained, multi-tenant, Office Building located on the busy Eau Gallie Blvd in Melbourne, Florida.

Suite #6, a former CPA suite is built-out as follows...

- Four (4) Private Offices
- Large, open, Conference Area
- Combined Reception and Waiting Area
- Efficient Kitchenette
- Dedicated Restroom
- Excellent Signage Opportunities

## PROPERTY HIGHLIGHTS

- Convenient location
- Ample parking
- Easy access
- Surrounded by residential neighborhoods
- Nearby shopping & restaurants

### ROB BECKNER, SIOR

Principal  
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### Lightle Beckner Robison, Inc.

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# AVAILABLE SPACES

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**Lease Rate:** \$16.00 SF/YR (MG)      **Total Space:** 1,200 SF  
**Lease Type:** MG      **Lease Term:** Negotiable - Call to discuss

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2351 W Eau Gallie #6	Office Building	\$16.00 SF/YR	Modified Gross	1,200 SF	Negotiable	This is a former CPA space located on the busy Eau Gallie Blvd.

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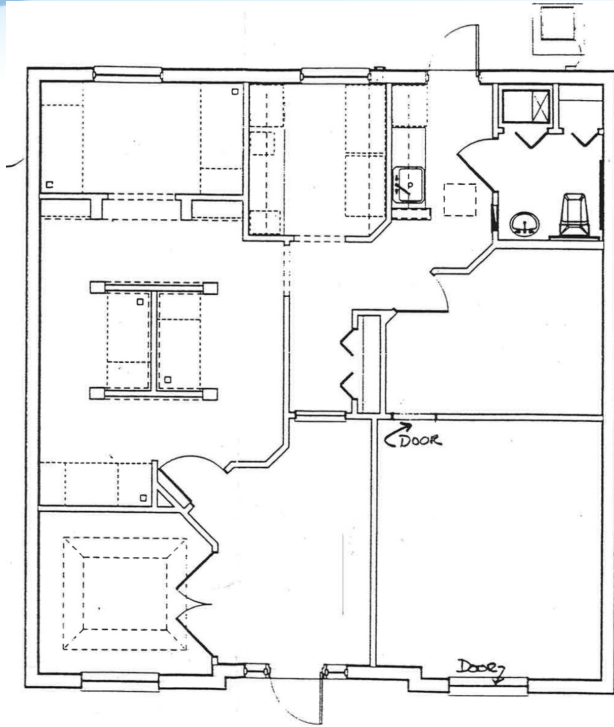
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# ADDITIONAL PHOTOS

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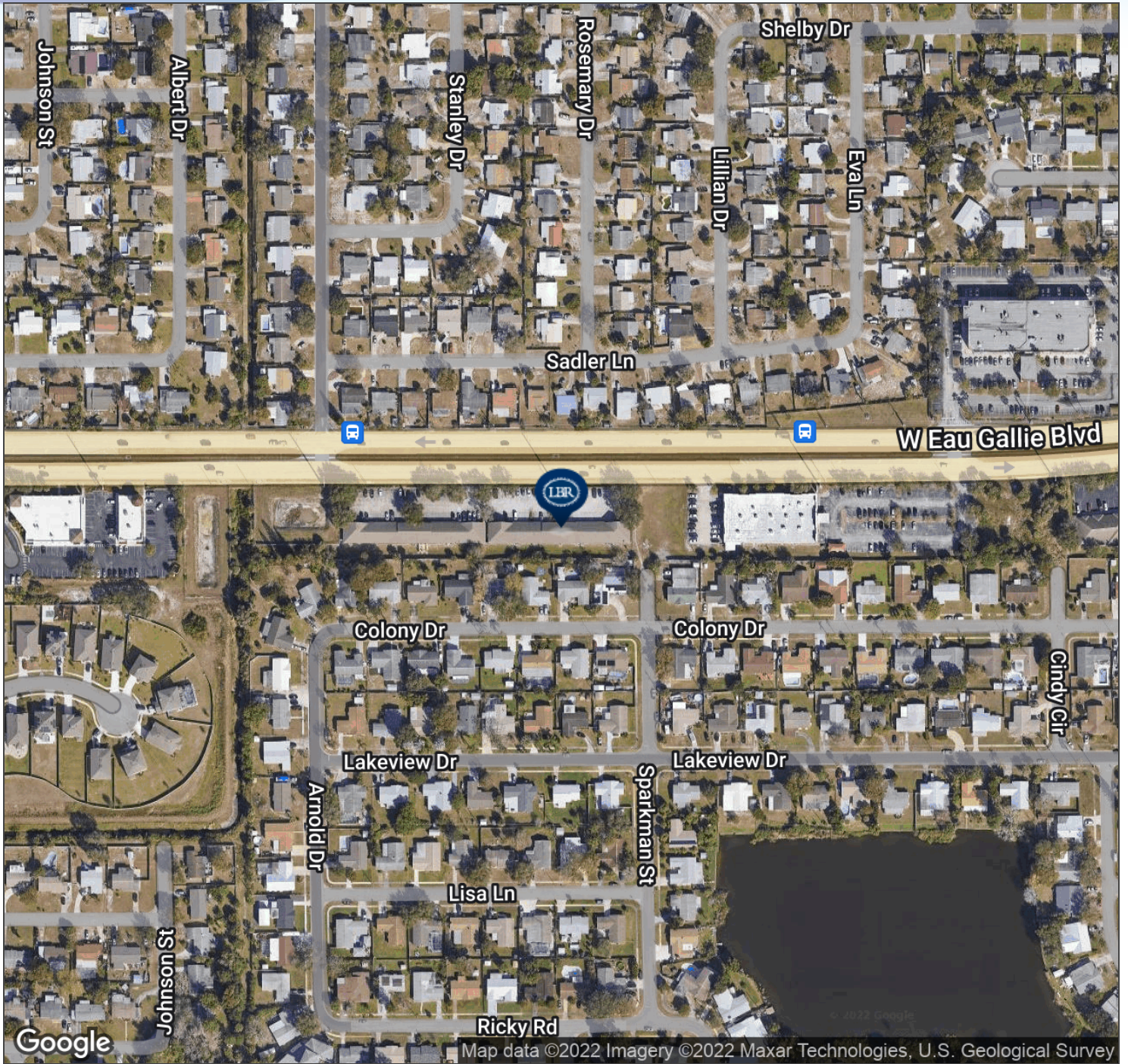
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# AERIAL MAP

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# LOCATION MAPS

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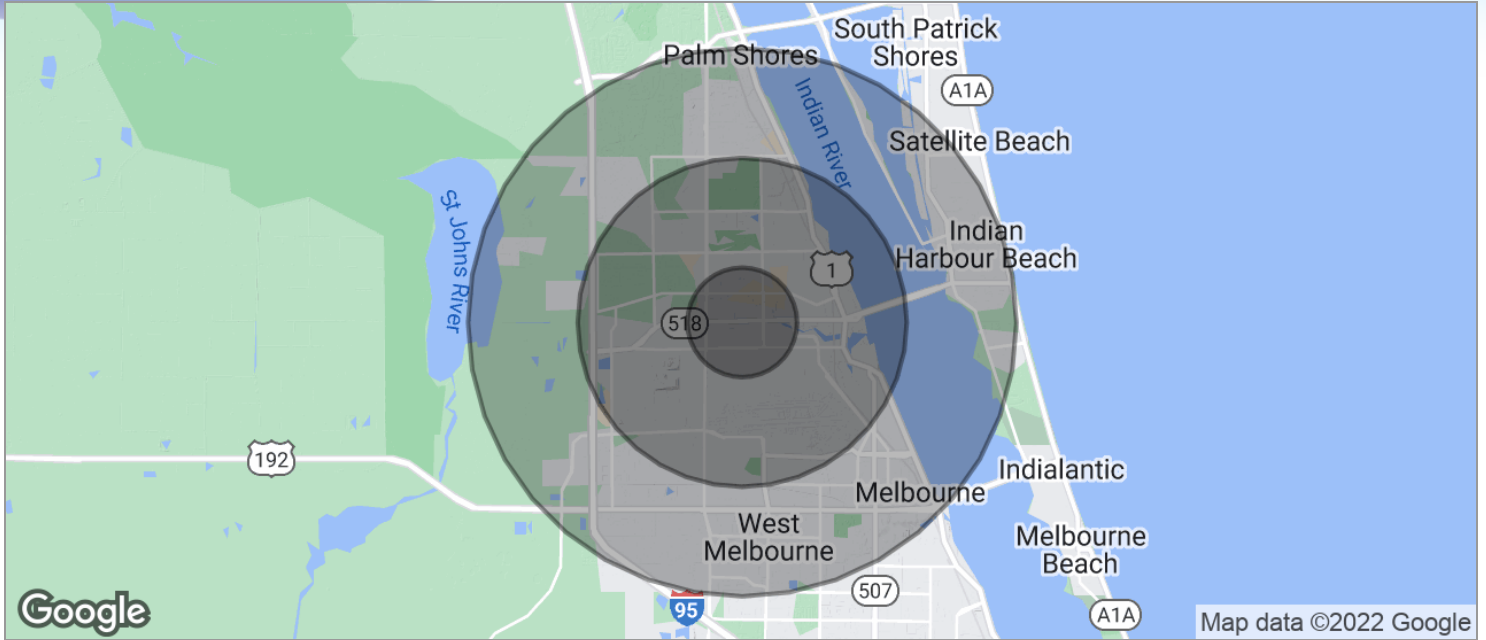
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	12,821	54,866	112,411
MEDIAN AGE	40.6	44.6	45.0
MEDIAN AGE (MALE)	37.6	42.2	43.1
MEDIAN AGE (FEMALE)	43.6	46.7	46.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,322	23,986	47,872
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$48,273	\$53,496	\$63,500
AVERAGE HOUSE VALUE	\$138,382	\$170,689	\$233,380

\* Demographic data derived from 2020 ACS - US Census

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