

# EXECUTIVE SUMMARY

• 966 Aurora Rd Melbourne, FL 32935



## OFFERING SUMMARY

**Available SF:** 9,800 SF

**Lease Rate:** \$12.00 SF/yr (Gross)

**Lot Size:** 0.38 Acres

**Year Built:** 1962

**Building Size:** 9,800 SF

**Zoning:** M1

## PROPERTY OVERVIEW

Large flex space available on Aurora Rd  
Fully air conditioned  
3 dock high doors on west side of the building

## LOCATION OVERVIEW

Located on Aurora Rd between Bunch St and Southland Ave.  
0.1 miles from US Hwy-1

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

• 966 Aurora Rd Melbourne, FL 32935



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

## J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

## Lightle Beckner Robison, Inc.

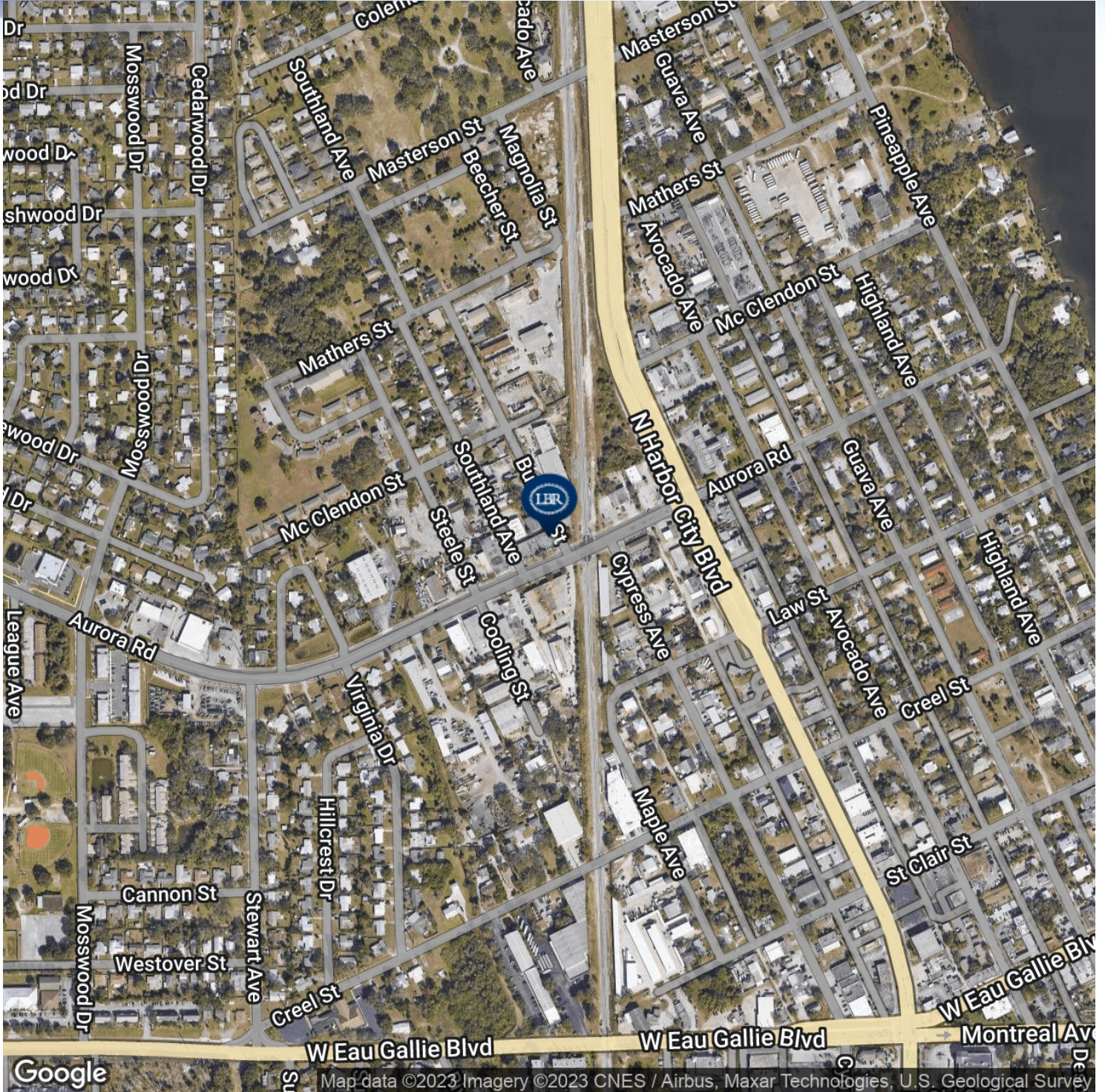
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# LOCATION MAP

• 966 Aurora Rd Melbourne, FL 32935



**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

**VITOR DE SOUSA**

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

**J. BLAKE ROBISON**

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

**Lightle Beckner Robison, Inc.**

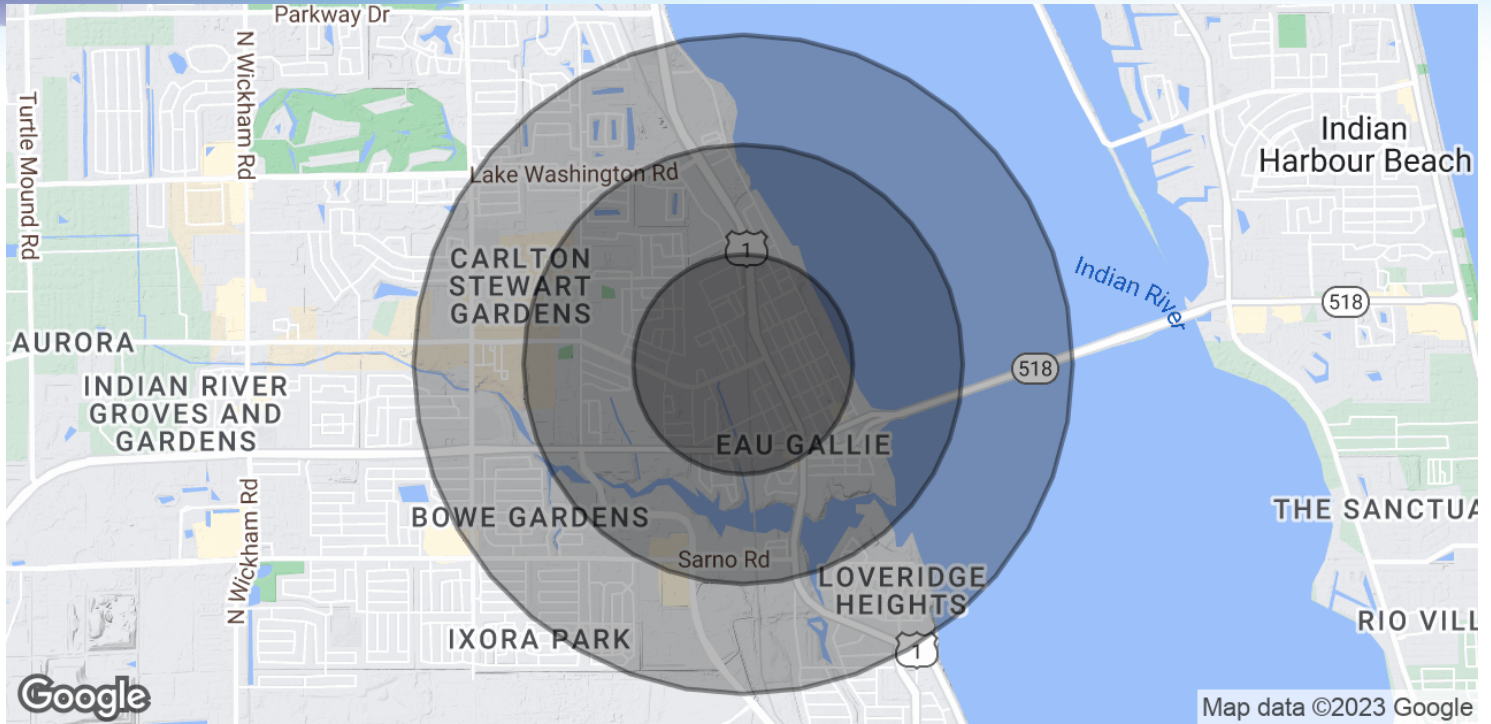
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# DEMOGRAPHICS MAP & REPORT

• 966 Aurora Rd Melbourne, FL 32935



## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,826	7,667	15,326
Average Age	40.1	39.7	40.3
Average Age (Male)	39.4	37.6	37.9
Average Age (Female)	40.1	40.1	41.7

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	768	3,145	6,613
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$46,782	\$57,569	\$59,139
Average House Value	\$144,301	\$154,771	\$166,406

\* Demographic data derived from 2020 ACS - US Census

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.