EXECUTIVE SUMMARY
• 1320 Culver Dr. NE, Unit 5 Palm Bay, FL 32907

OFFERING SUMMARY

Available SF: 2,760 SF

Lease Rate: $16.00 SF/yr ($3.49/NNN)

Lot Size: 2.0 Acres

Year Built: 2007

Building Size: 27,610 SF

Zoning: CC

Submarket: South Brevard

PROPERTY OVERVIEW

Beautiful flex space available in great location with rollup door at the rear of the space.

Plaza surrounded by dense residential in the Lockmar Area. Property is located near many national retailers and a central commercial district along Palm Bay Road.

Last unit available at this property with flex space in high demand. This space will not last long!

High traffic counts: 45,850 (18) from Culver Dr. to I-95 ramp

LOCATION OVERVIEW

Located off NE Palm Bay Rd with dedicated stop light

Less than 1 mile from the I-95 interchange

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AVAILABLE SPACES

• 1320 Culver Dr. NE, Unit 5 Palm Bay, FL 32907

Lease Rate:	$16.00 SF/YR ($3.49/NNN)	**Total Space**	2,760 SF
Lease Type:	$3.49/NNN	**Lease Term:**	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 5		$16.00 SF/YR	$3.49/NNN	2,760 SF	Negotiable	Previous cross fit gym

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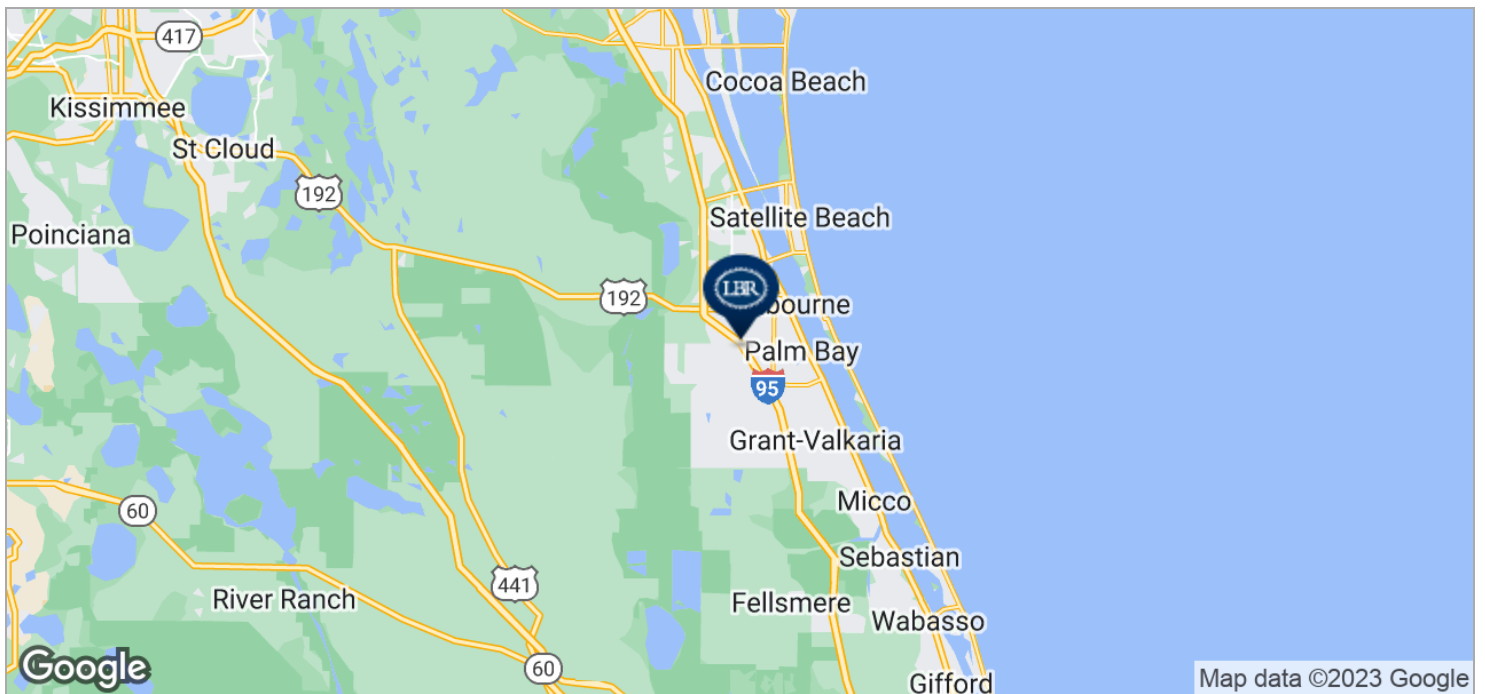
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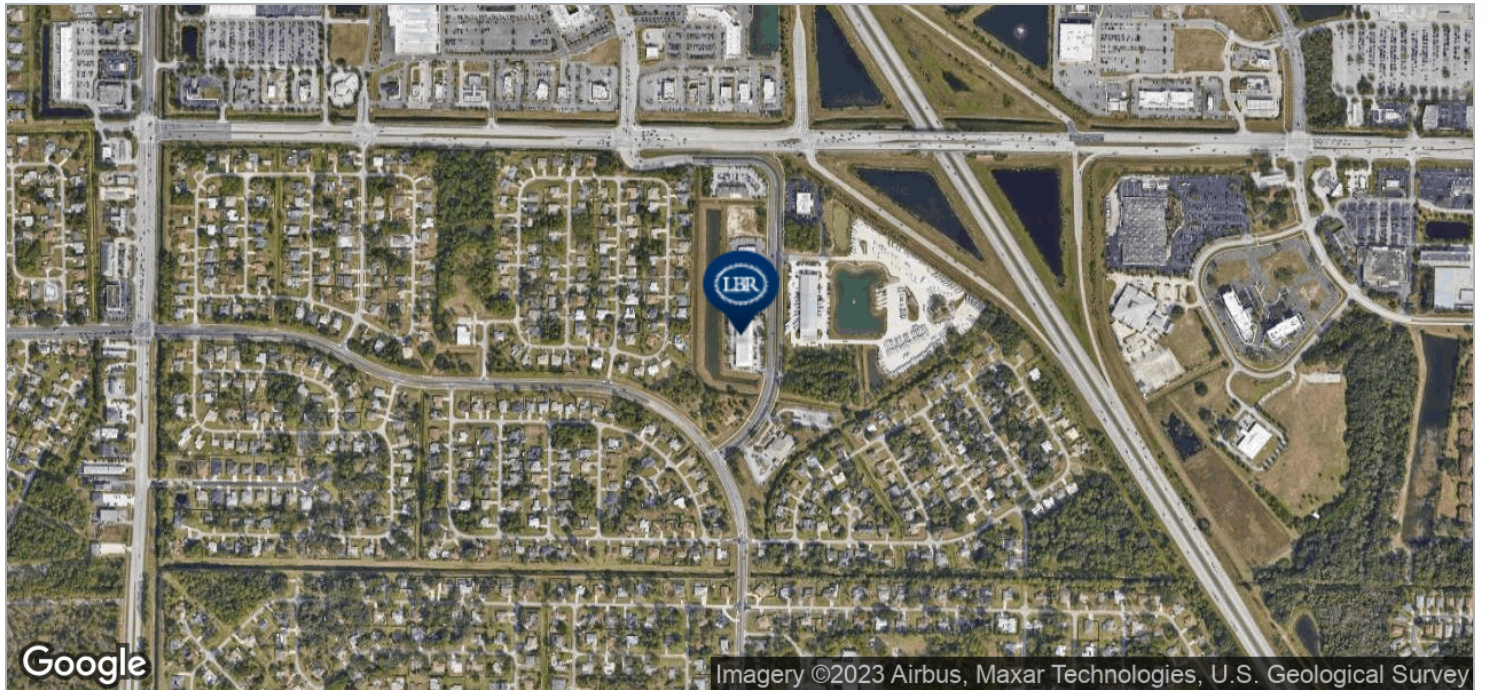blake@teamlbr.com

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LOCATION MAPS
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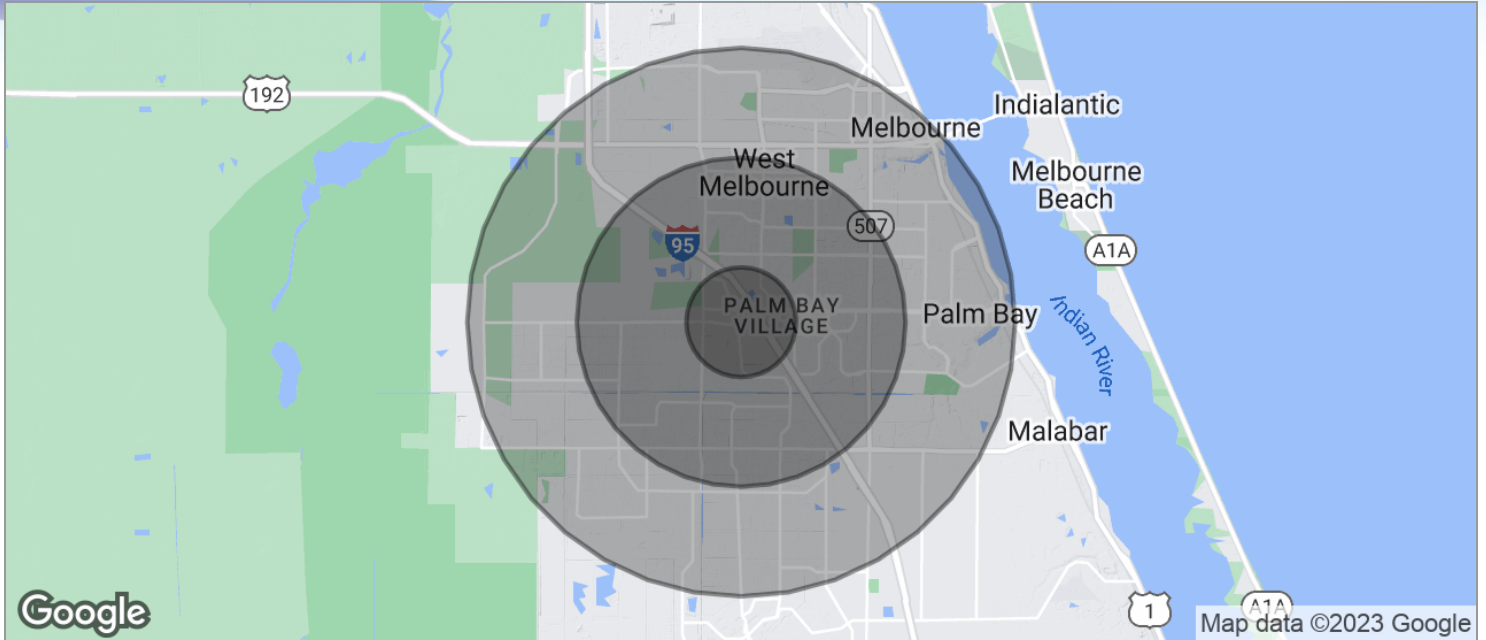321.722.0707 X18
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,019	71,112	141,071
MEDIAN AGE	46.3	43.8	43.7
MEDIAN AGE (MALE)	44.4	40.8	41.0
MEDIAN AGE (FEMALE)	44.0	46.1	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,578	29,446	59,079
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	$61,877	$61,302	$58,297
AVERAGE HOUSE VALUE	$184,414	$179,921	$175,766

* Demographic data derived from 2020 ACS - US Census

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