

EXECUTIVE SUMMARY

• 1277 Cypress Ave Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 820 - 2,543 SF

Lease Rate: \$16.00 SF/yr
(\$2.50/sf NNN)

Lot Size: 0.47 Acres

Building Size: 10,079 SF

Zoning: C2

PROPERTY OVERVIEW

Great space for retail or small office
Facade signage
Across from planned luxury apartments
Visible from Eau Gallie Blvd - 16,600 AADT

LOCATION OVERVIEW

1 Block from Eau Gallie and US Hwy 1 intersection
Near the Starbucks and Mustard's Famous Hot Dog

J. BLAKE ROBISON

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VITOR DE SOUSA

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ADDITIONAL PHOTOS

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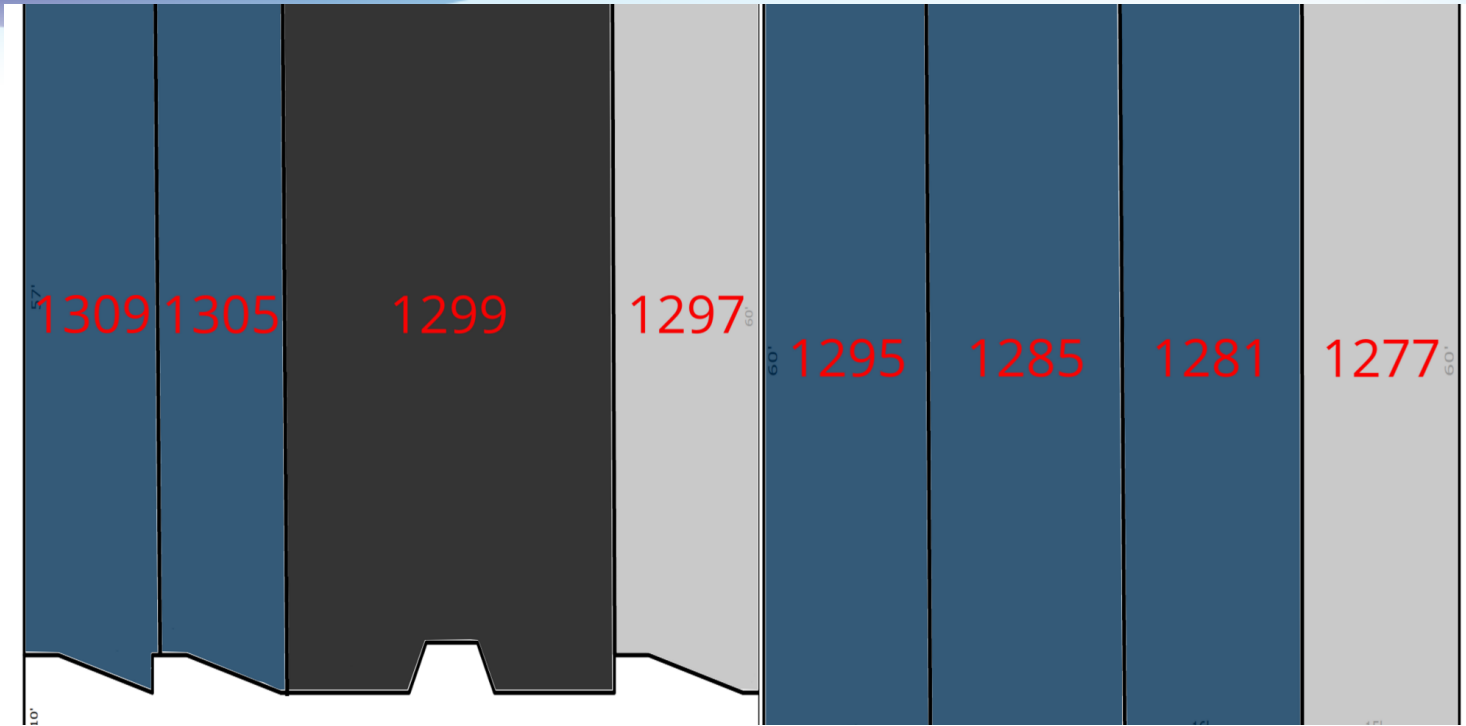
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PLANS

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LEASE INFORMATION

Lease Type:	\$2.50/sf NNN	Lease Term:	Negotiable
Total Space:	820 - 2,543 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1309	Available	840 SF	\$2.50/sf NNN	\$16.00 SF/yr
1305	Available	820 SF	\$2.50/sf NNN	\$16.00 SF/yr
1299	Available Soon	2,543 SF	\$2.50/sf NNN	\$16.00 SF/yr
1295	Available	1,259 SF	\$2.50/sf NNN	\$16.00 SF/yr
1285	Available	1,259 SF	\$2.50/sf NNN	\$16.00 SF/yr
1281	Available	1,259 SF	\$2.50/sf NNN	\$16.00 SF/yr

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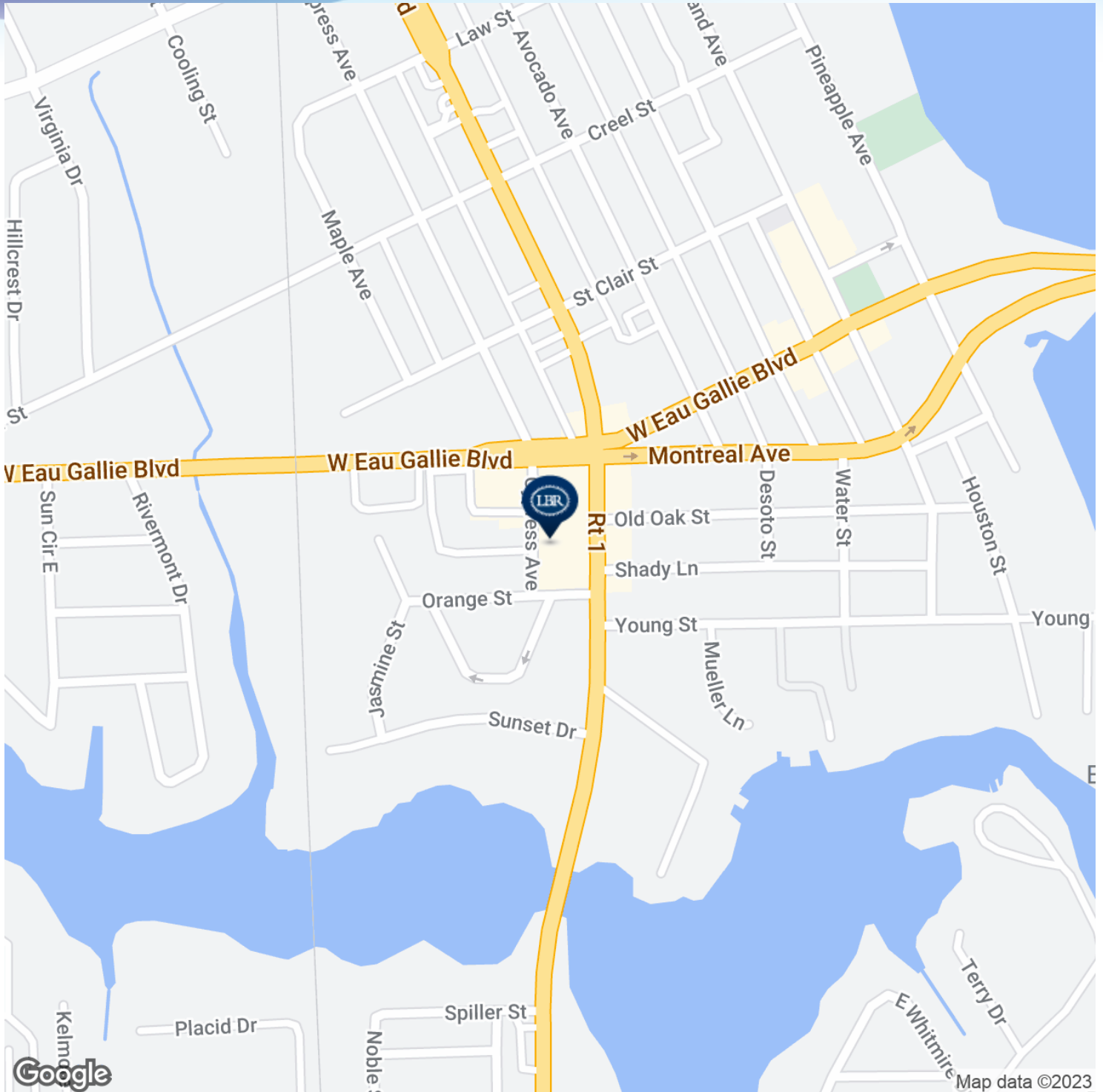
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LOCATION MAP

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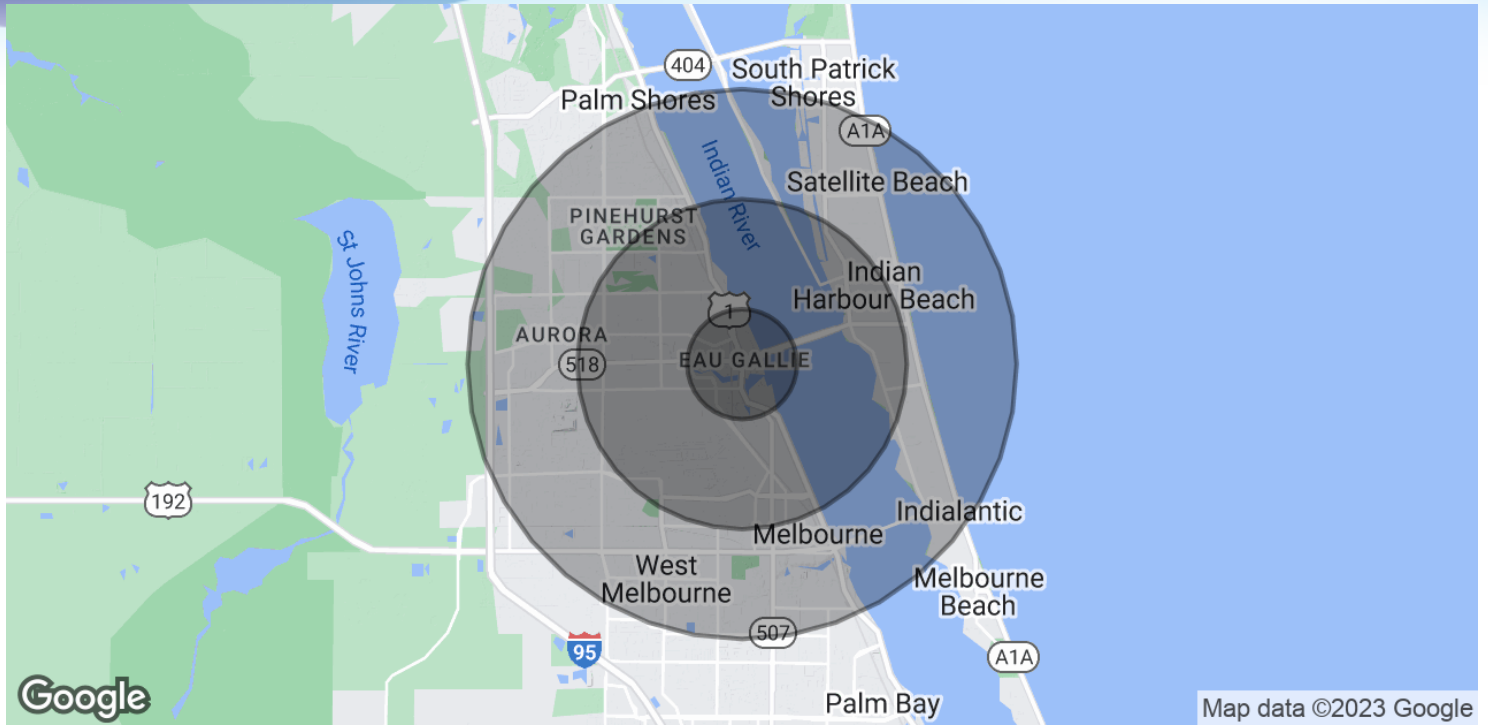
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,723	50,617	127,169
Average Age	39.8	43.0	44.3
Average Age (Male)	40.1	40.5	42.5
Average Age (Female)	40.4	45.3	46.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,640	24,261	57,883
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$58,476	\$64,705	\$71,689
Average House Value	\$160,214	\$211,132	\$238,629

* Demographic data derived from 2020 ACS - US Census

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