

RETAIL FOR LEASE

University Plaza • 101 W Florida Ave Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$16.00 SF/yr (\$4.25/sf NNN)
Lot Size:	0.86 Acres
Year Built:	2007
Building Size:	6,500 SF
Zoning:	C2
Market:	South Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

Join this great plaza located blocks from F.I.T., a nationally ranked university with over 3600 students.
Plaza offers building and monument signage with abundant parking.
University Plaza is located off Babcock Street, a heavily travelled corridor running north and south through southern Brevard County next to Walmart Neighborhood Market.

LOCATION OVERVIEW

Just south of Florida Institute of Technology and across from Melbourne Central Catholic High School.
Located a block west of Babcock St. midway between US 192 (New Haven) and Palm Bay Rd.

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ADDITIONAL PHOTOS

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AVAILABLE SPACES

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LEASE TYPE | \$4.25/sf NNN

TOTAL SPACE | 1,500 SF

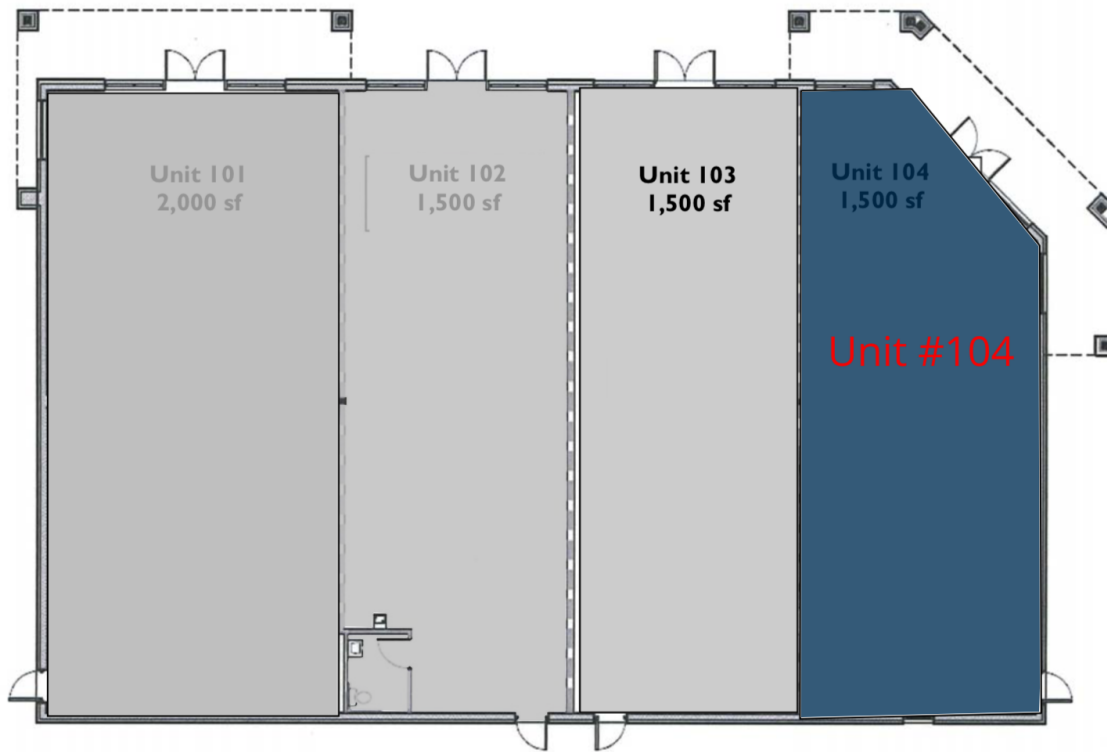
LEASE TERM | Negotiable

LEASE RATE | \$16.00 SF/yr



University Plaza

Florida Ave.



UNAVAILABLE

AVAILABLE

SUITE

TENANT

SIZE

TYPE

RATE

Unit #104

Available

1,500 SF

\$4.25/sf NNN

\$16.00 SF/yr

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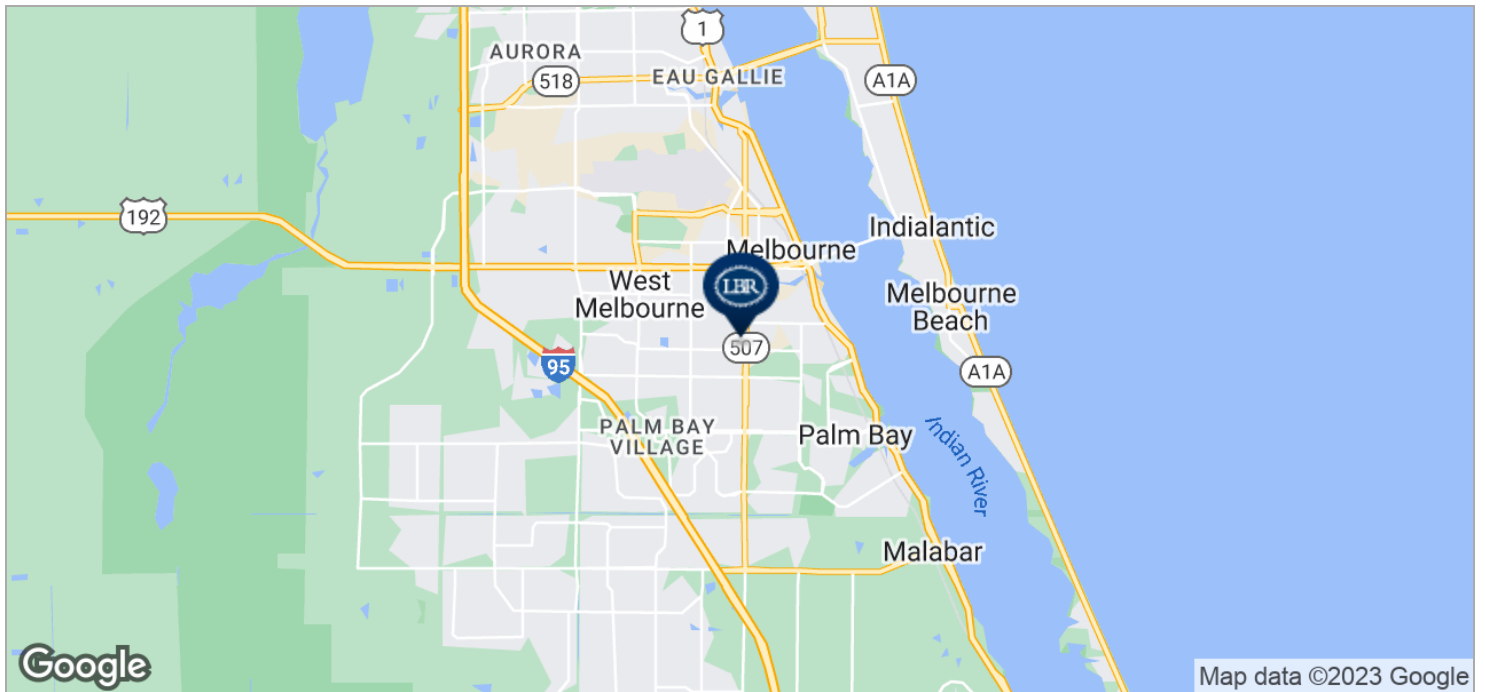
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LOCATION MAPS

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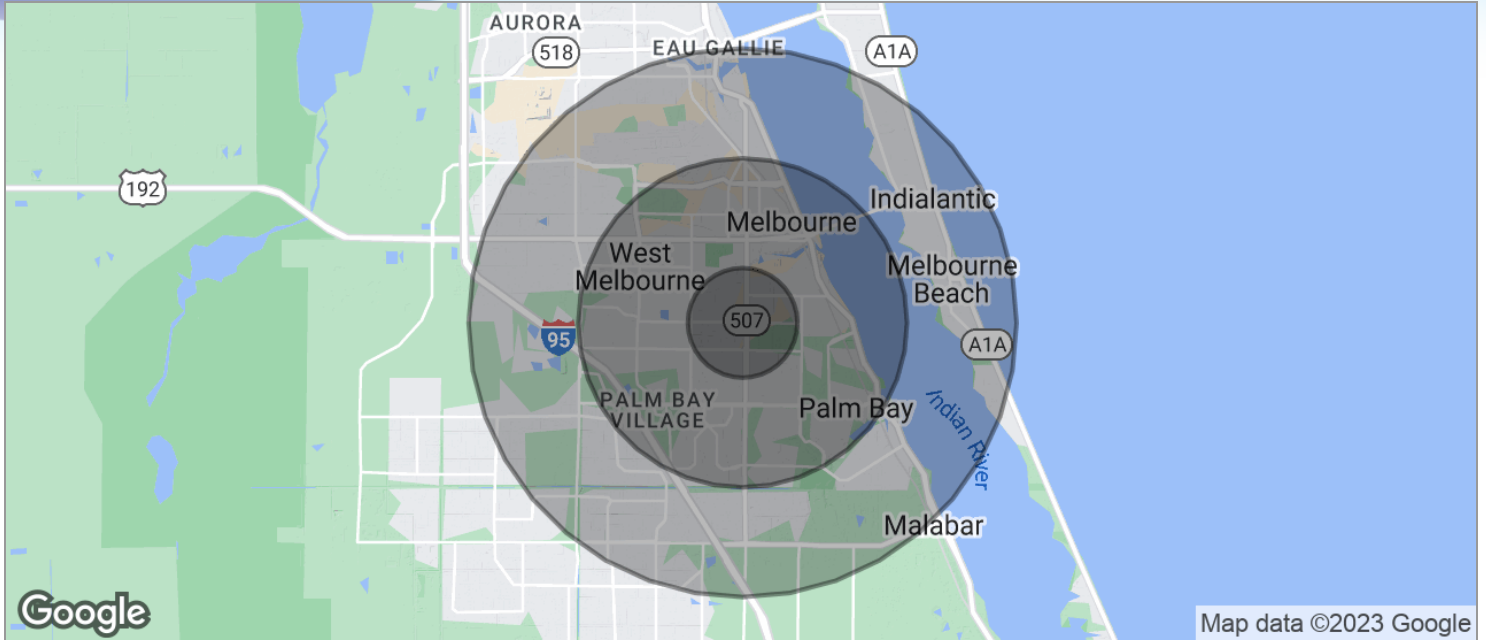
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,574	56,408	126,435
MEDIAN AGE	40.8	42.8	43.8
MEDIAN AGE (MALE)	35.6	38.7	41.2
MEDIAN AGE (FEMALE)	44.2	45.8	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,962	24,340	52,607
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$48,950	\$50,057	\$58,160
AVERAGE HOUSE VALUE	\$171,276	\$178,588	\$198,306

* Demographic data derived from 2020 ACS - US Census

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