

Fifth & Palm

236 Fifth Avenue, Indialantic, FL 32903

High Exposure / Walking Distance to Beach / Convenient Location



OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: \$24.00 SF/yr (NNN)

Acreage: 0.92 Acres

Facility SF: 21,941 SF

Zoning: Town of Indialantic
Commercial (C)

PROPERTY OVERVIEW

Open Configuration, 3 Offices, Break Area, Restroom, Storage/IT Room
Drop Ceiling & Vinyl Flooring Throughout
Commercial (C) Zoning: Office, Retail, Medical & More!
Exposure to Est. 19,300 VPD on Fifth Avenue
Ample Parking with 45 Common Paved/Striped Spaces
Est. CAM is \$2.70 PSF

LOCATION OVERVIEW

Located in the heart of Indialantic approximately halfway between the Atlantic Ocean and the Indian River Lagoon. Subject Property has frontage on Fifth Avenue which is a direct connector between Highway A1A, Riverside Drive, and the Melbourne Causeway. Surrounding employers include Indialantic Elementary, Hoover Middle School, and Village Market to name a few. Make this the future home for your business today!

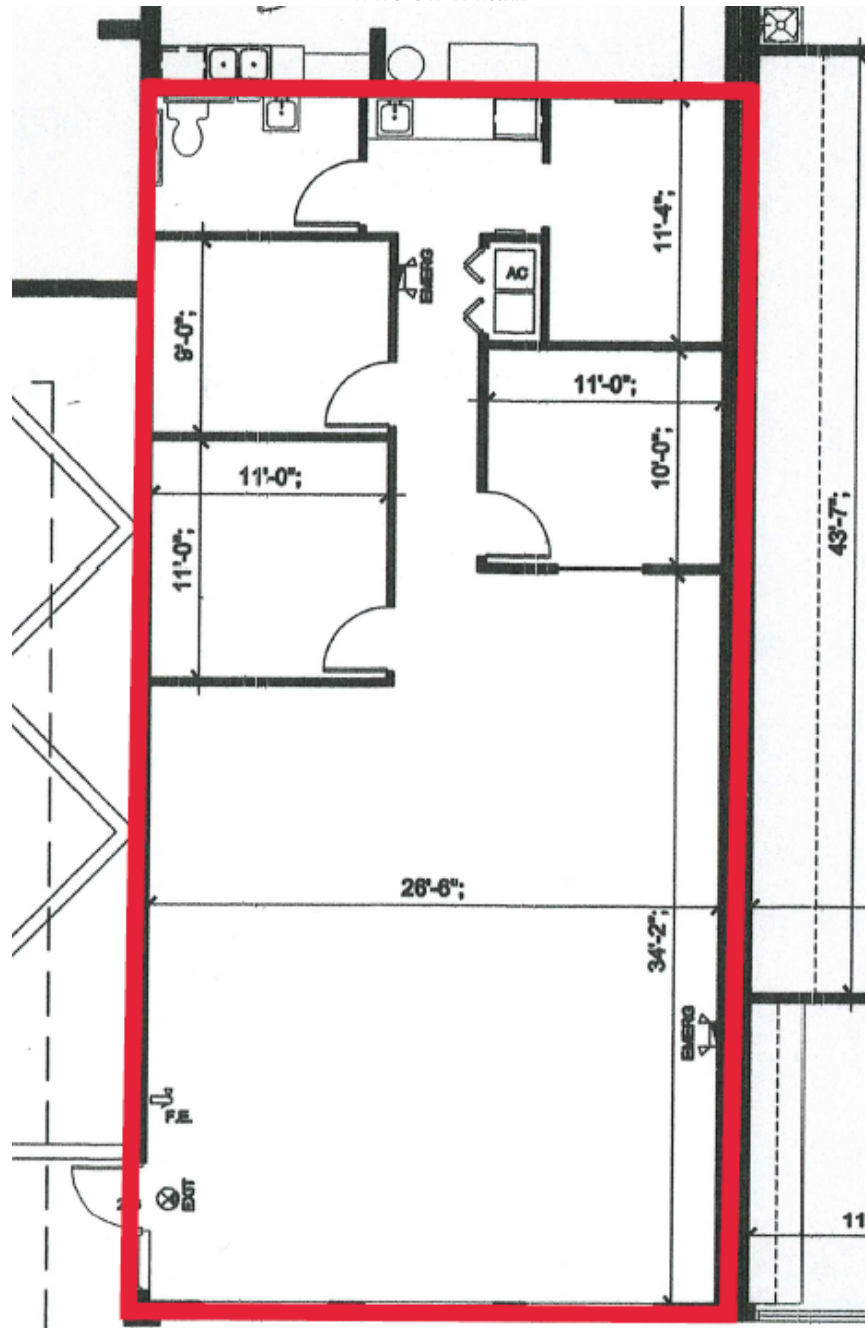
Zachary Ullian

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

Fifth & Palm

236 Fifth Avenue, Indialantic, FL 32903

Floor Plan



S GROUP, INC.
ENUE
IDA 32903

Copyright © 2015
These plans are protected by Federal Copyright Laws.
Unauthorized use may result in civil and criminal penalties.

1,600 SF
236 FIFTH AVENUE
EXISTING FLOOR PLAN

DRAWN BY
TLM
CAD CODE
BROCHURE
PROJECT
FFTH&P/

Zachary Ullian

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

Fifth & Palm

236 Fifth Avenue, Indialantic, FL 32903

Interior Photos



Zachary Ullian

Broker Associate

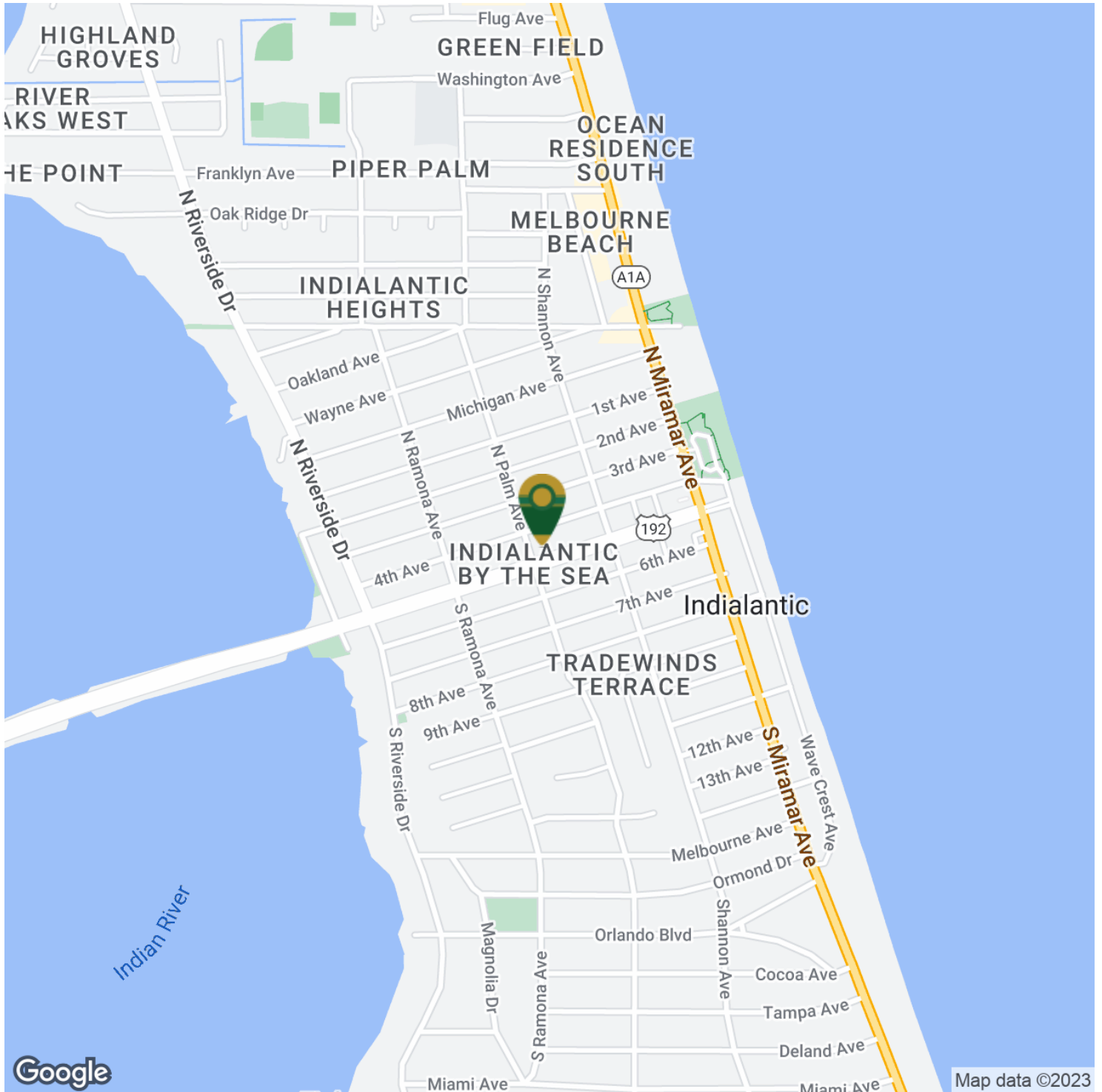
Cell: 321.750.3439

zach@ullianrealty.com

Fifth & Palm

236 Fifth Avenue, Indialantic, FL 32903

Location Map



Zachary Ullian

Broker Associate

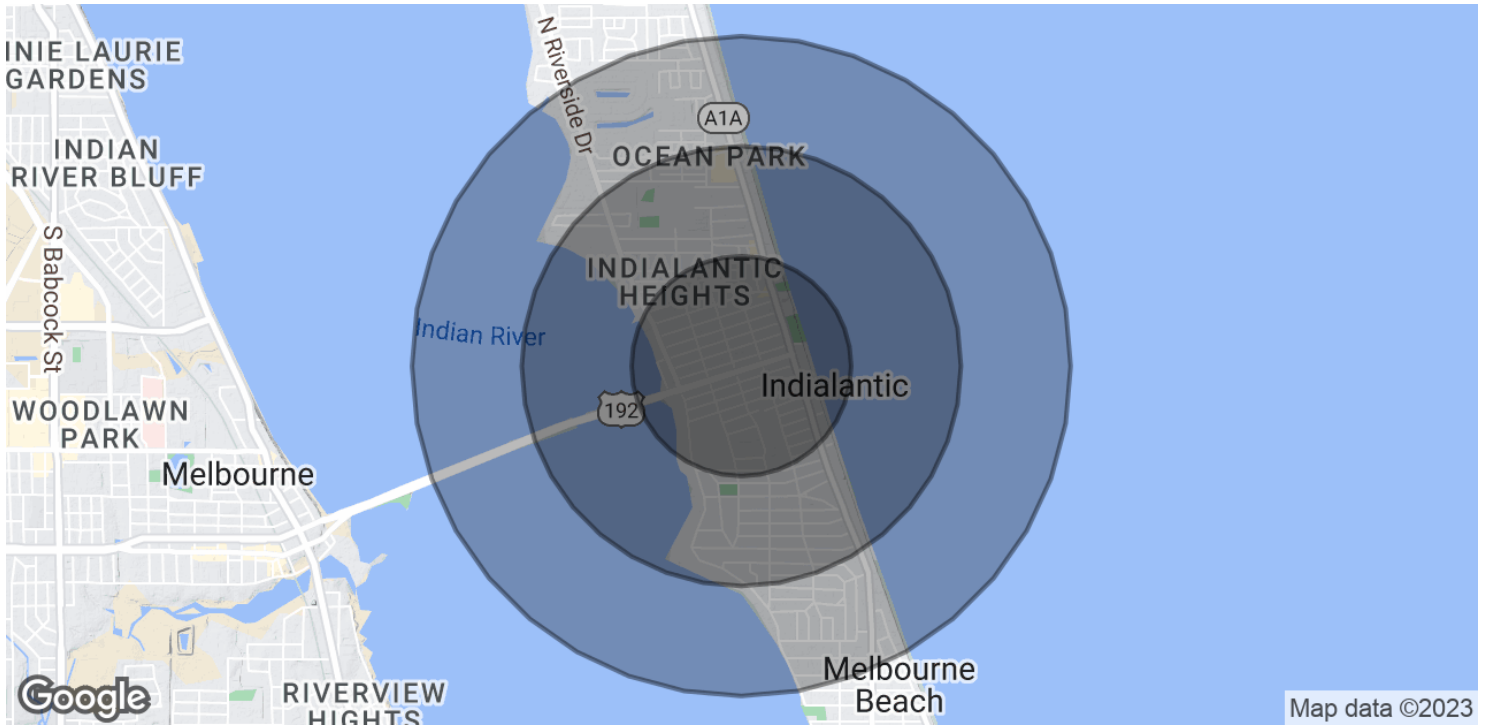
Cell: 321.750.3439

zach@ullianrealty.com

Fifth & Palm

236 Fifth Avenue, Indialantic, FL 32903

Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,253	3,808	7,611
Average Age	53.2	52.0	49.9
Average Age (Male)	52.5	51.1	48.3
Average Age (Female)	54.8	53.5	52.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	732	2,095	3,710
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$94,107	\$97,800	\$97,898
Average House Value	\$382,596	\$387,466	\$383,569

* Demographic data derived from 2020 ACS - US Census

Zachary Ullian

Broker Associate
 Cell: 321.750.3439
 zach@ullianrealty.com