

EXECUTIVE SUMMARY

• 780 S Apollo Blvd Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 2,000 - 7,330 SF

Lease Rate: \$18.00 - 20.00 SF/yr
(MG)

Lot Size: 1.66 Acres

Year Built: 1984

Building Size: 26,856 SF

Zoning: CP

PROPERTY OVERVIEW

Three (3) Office Suites Available
Two (2) with +/- 2,000 sq ft each and One (1) with +/- 7,330 sq ft
Tenant responsible for electric

LOCATION OVERVIEW

Great Location!
Near Airport and Hospital
Near popular Food spots
On South Apollo Blvd

ROB BECKNER, SIOR

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CHARLES DUVALL

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AVAILABLE SPACES

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Lease Rate: \$18.00 - 20.00 SF/YR (MG) **Total Space** 2,000 - 7,330 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 102		\$20.00 SF/YR	Modified Gross	2,000 SF	Negotiable	Beautiful Office space with Reception Area, Four (4) Private Offices, Conference Room and Open Office Space.
Suite 204		\$20.00 SF/YR	Modified Gross	2,000 SF	Negotiable	Open Concept Office Space with Lobby, One (1) Private Office, and Kitchen Area.
Suite 220		\$18.00 SF/YR	Modified Gross	7,330 SF	Negotiable	

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ADDITIONAL PHOTOS

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Suite 204



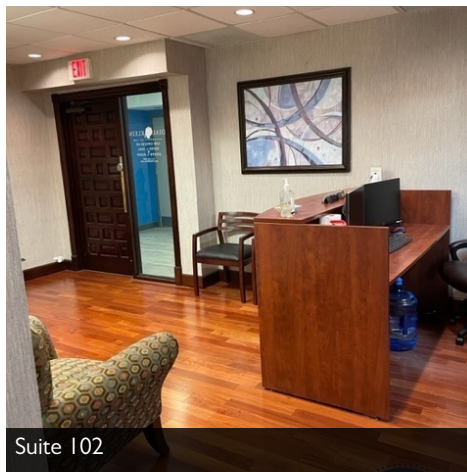
Suite 204



Suite 204



Suite 102



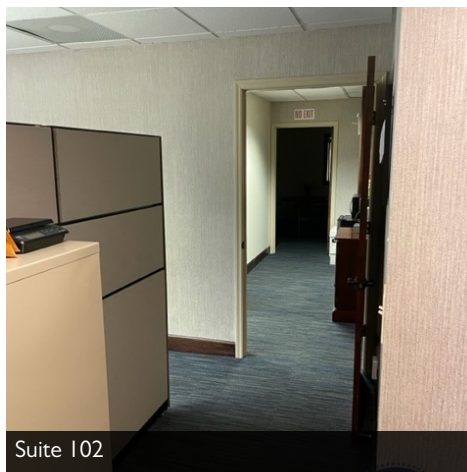
Suite 102



Suite 102



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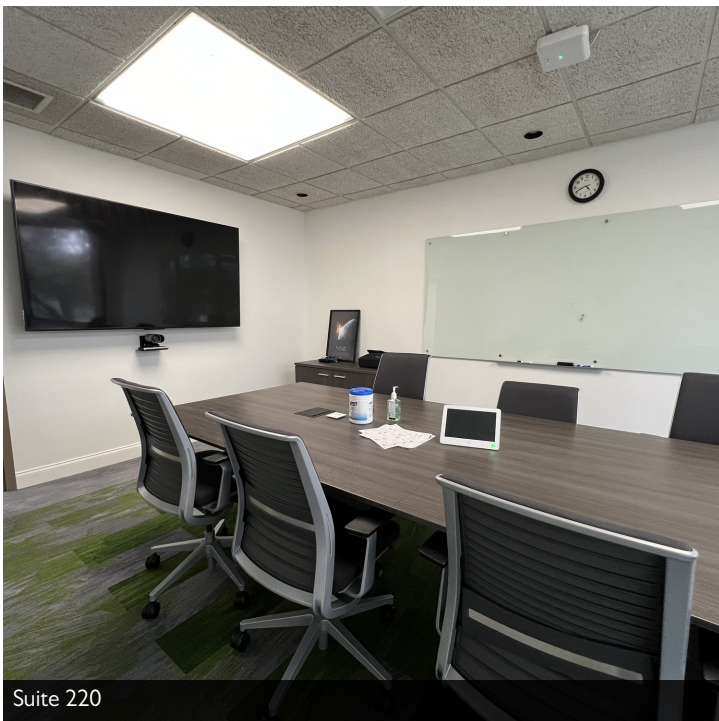
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Suite 220



Suite 220



Suite 220



Suite 220

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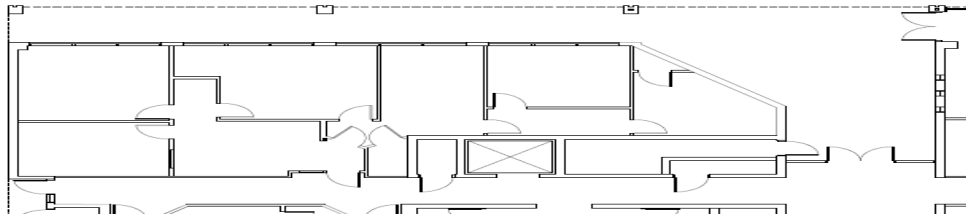
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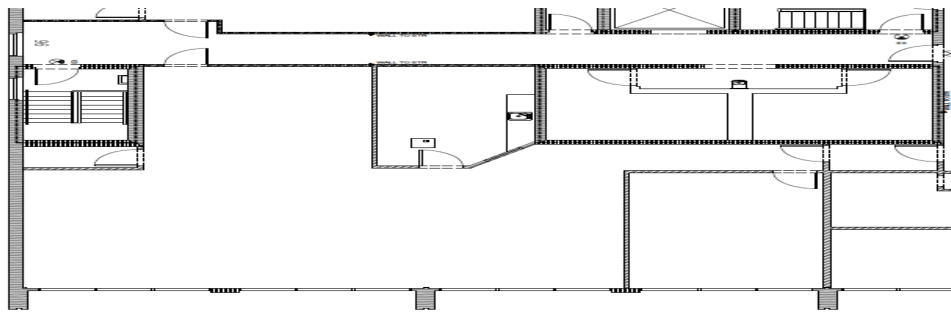
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Suite 102



Suite 204



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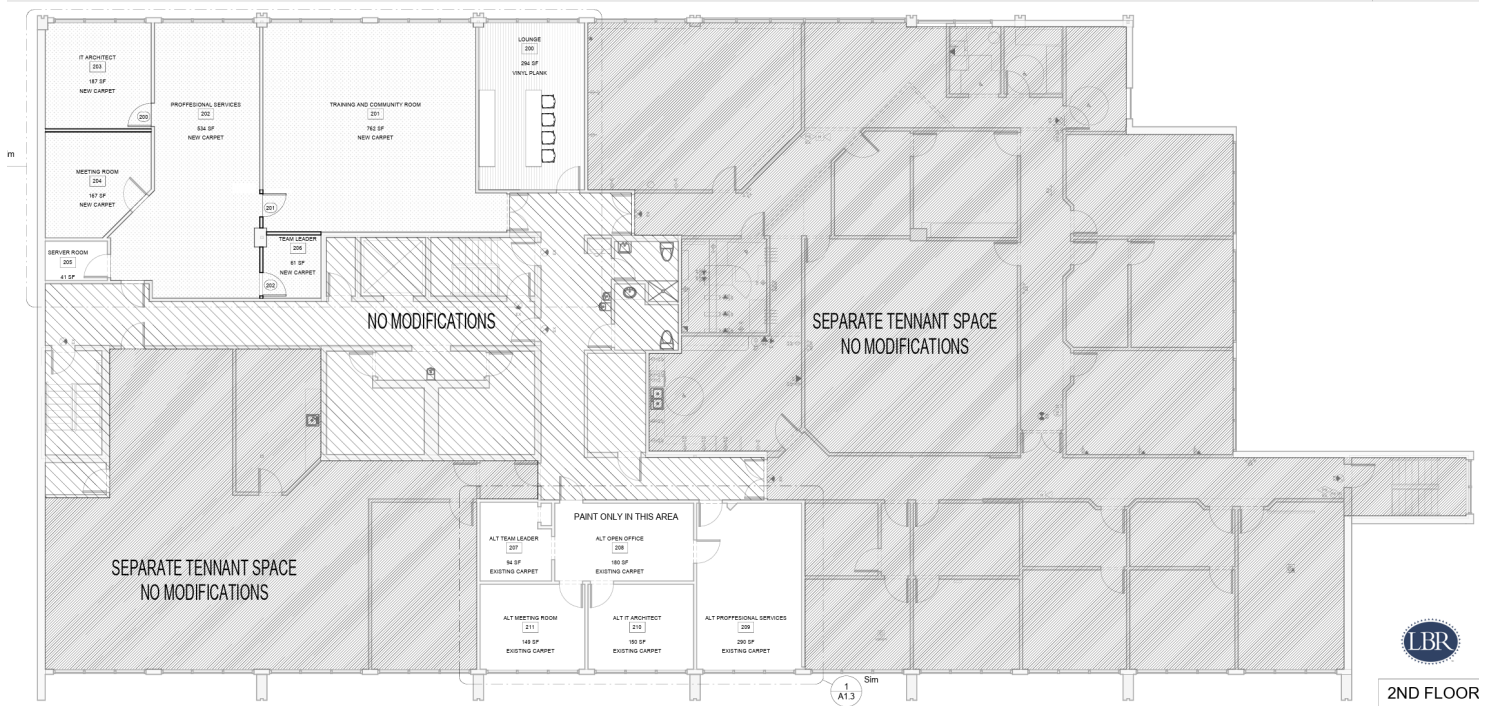
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FLOOR PLANS

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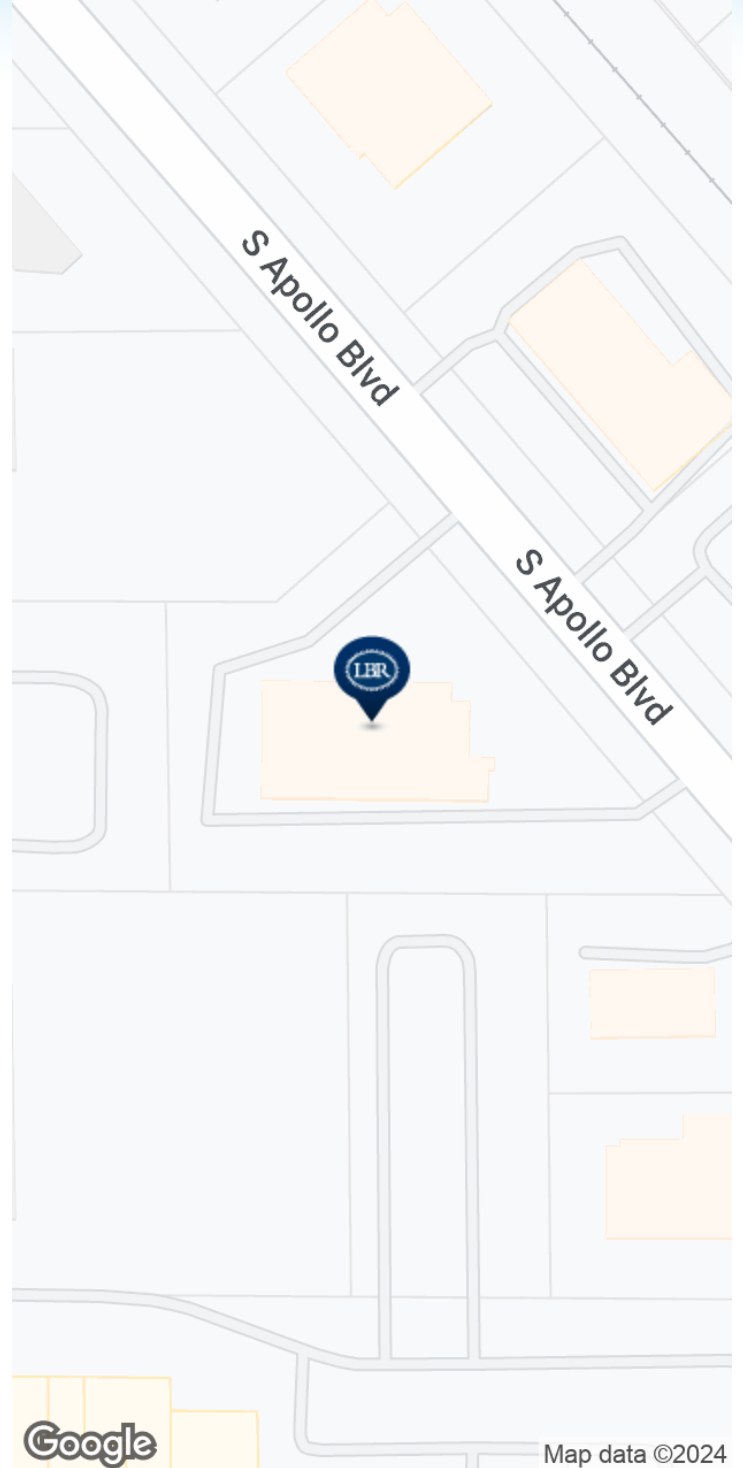
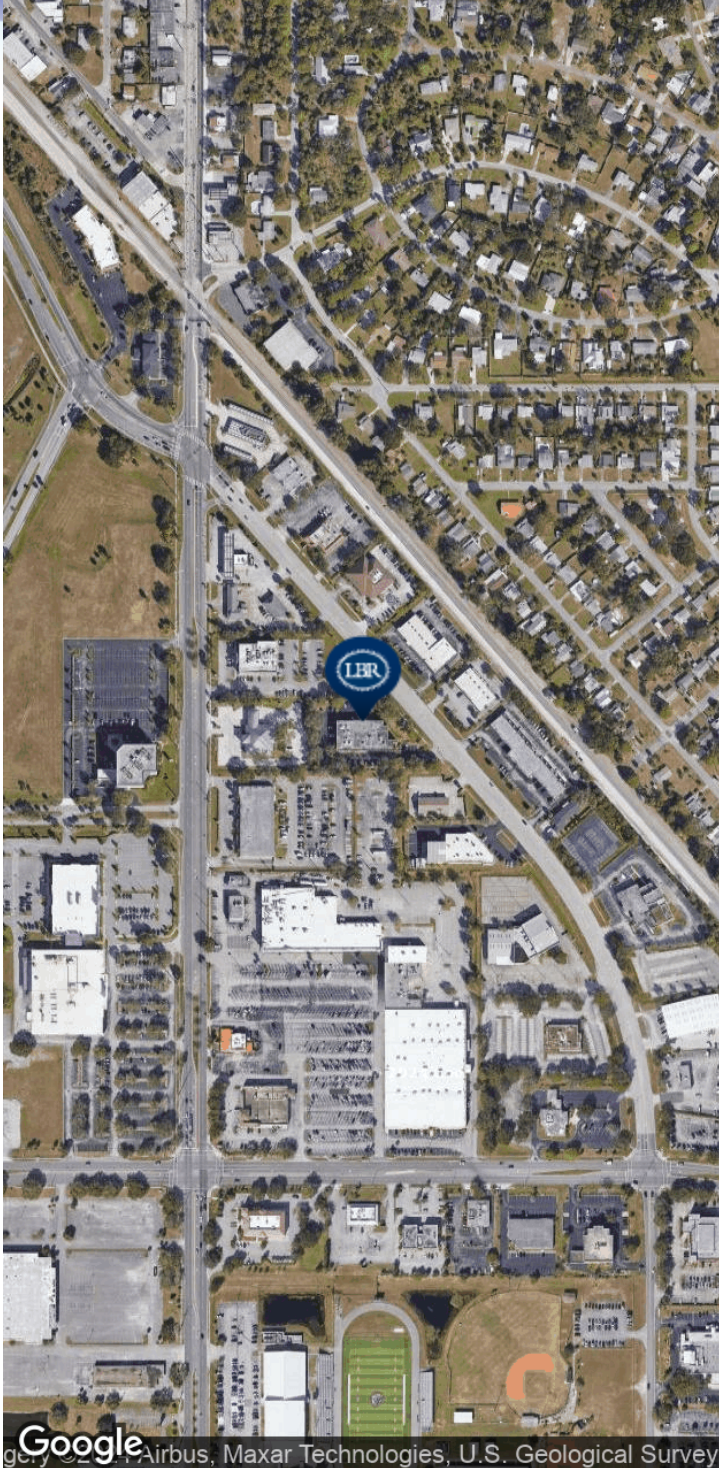
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LOCATION MAP

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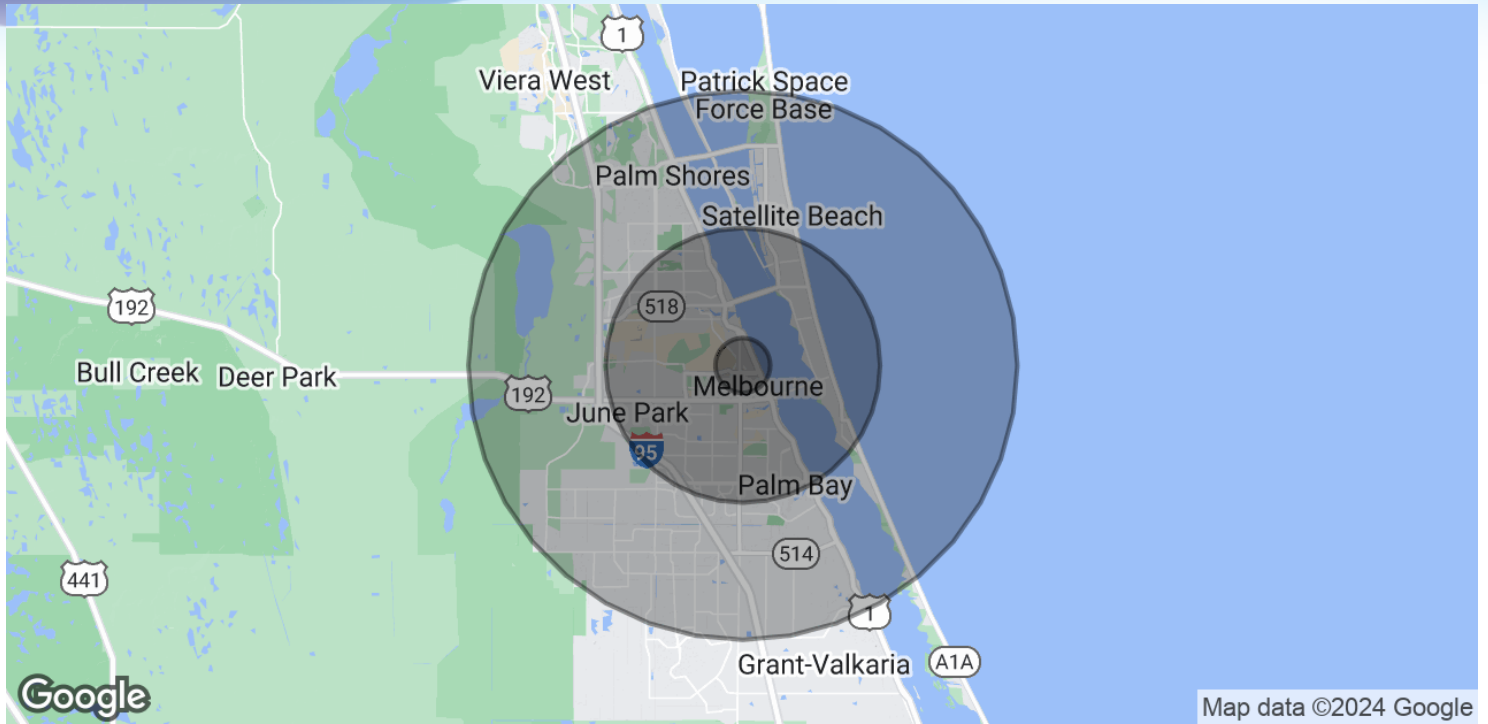
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,006	133,580	281,975
Average Age	37.7	43.6	45.2
Average Age (Male)	37.1	41.6	43.1
Average Age (Female)	40.7	45.7	46.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,333	63,353	124,403
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$47,576	\$65,333	\$70,517
Average House Value	\$123,330	\$217,659	\$226,895

* Demographic data derived from 2020 ACS - US Census

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