



OFFICE UNITS FOR LEASE

Office Suites Available Riverview Professional Center

3790 Dixie Hwy NE (US Highway I) Palm Bay, FL 32905

UP TO +/- 2959 SF OF OFFICE SPACE IN TWO SUITES

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 3790 Dixie Hwy NE (US Highway 1) Palm Bay, FL 32905



OFFERING SUMMARY

| | |
|-----------------------|--------------------------------------|
| Available SF: | +/-2952 |
| Lease Rate: | \$16.00 SF/yr Plus (\$6.21 - NNN) |
| Lot Size: | 0.56 Acres |
| Year Built: | 2005 |
| Building Size: | 7,394 SF |
| Zoning: | HC |

PROPERTY OVERVIEW

Two First -Floor Adjacent Suites Available - Recently Remodeled Professional Offices in Well Maintained Building

Suite A +/- 1483 SF - Reception Area, Four Offices, Restroom, and Bonus Garage in Rear of Building for Parking or Additional Storage

Suite B +/- 1476 SF - Reception Area, Four Offices, Restroom, and **Direct Access from Suite to Bonus Garage for Parking or Additional Storage**

Well-lit Interior Spaces
Ample Parking
En Suite Bathroom
Pylon Signage
Easy Access

LOCATION OVERVIEW

Prominently Located on Dixie Highway (US 1)
+/- 2.5 Miles from Downtown Melbourne
+/- 5 Miles to Melbourne Orlando International Airport
+/- 5 Miles to I-95 at Palm Bay Road

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Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

SUITE B

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SUITE A

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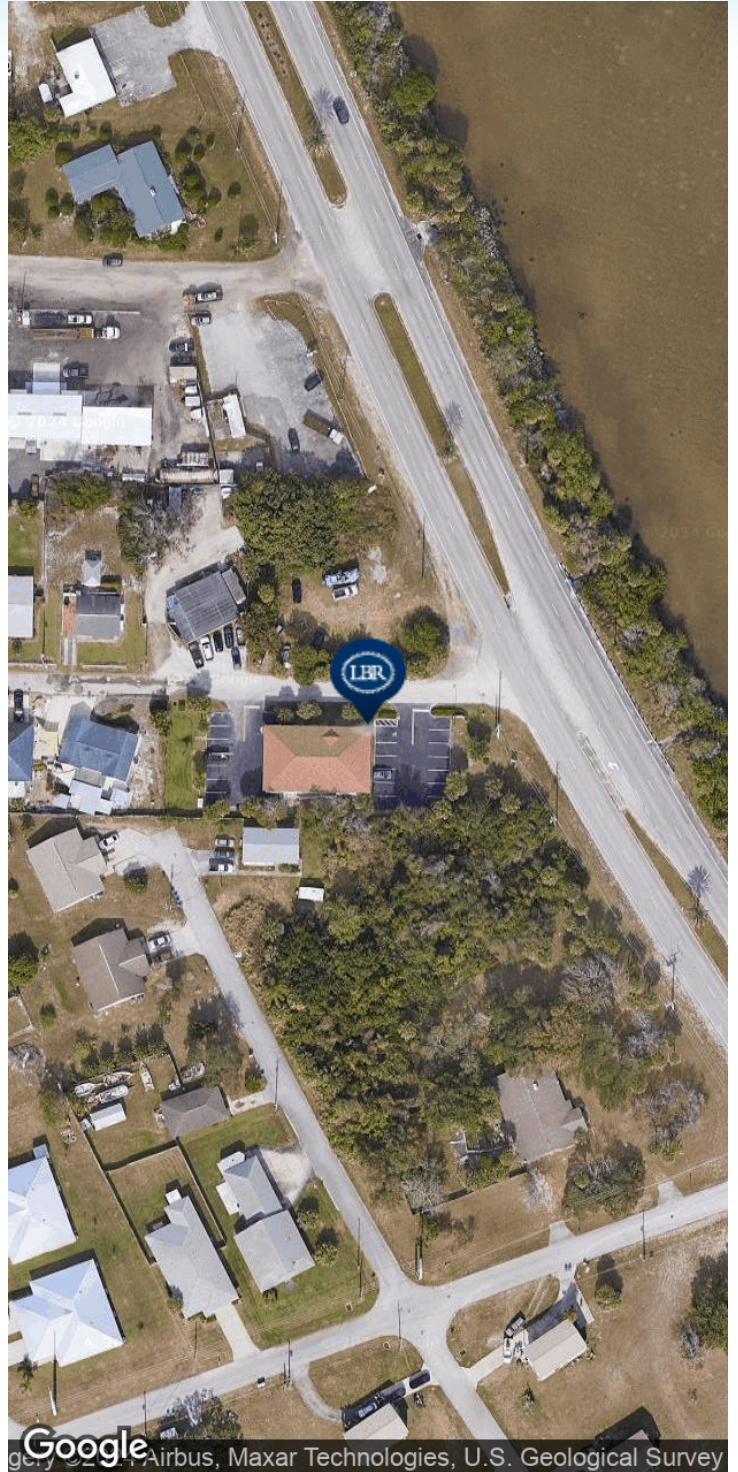
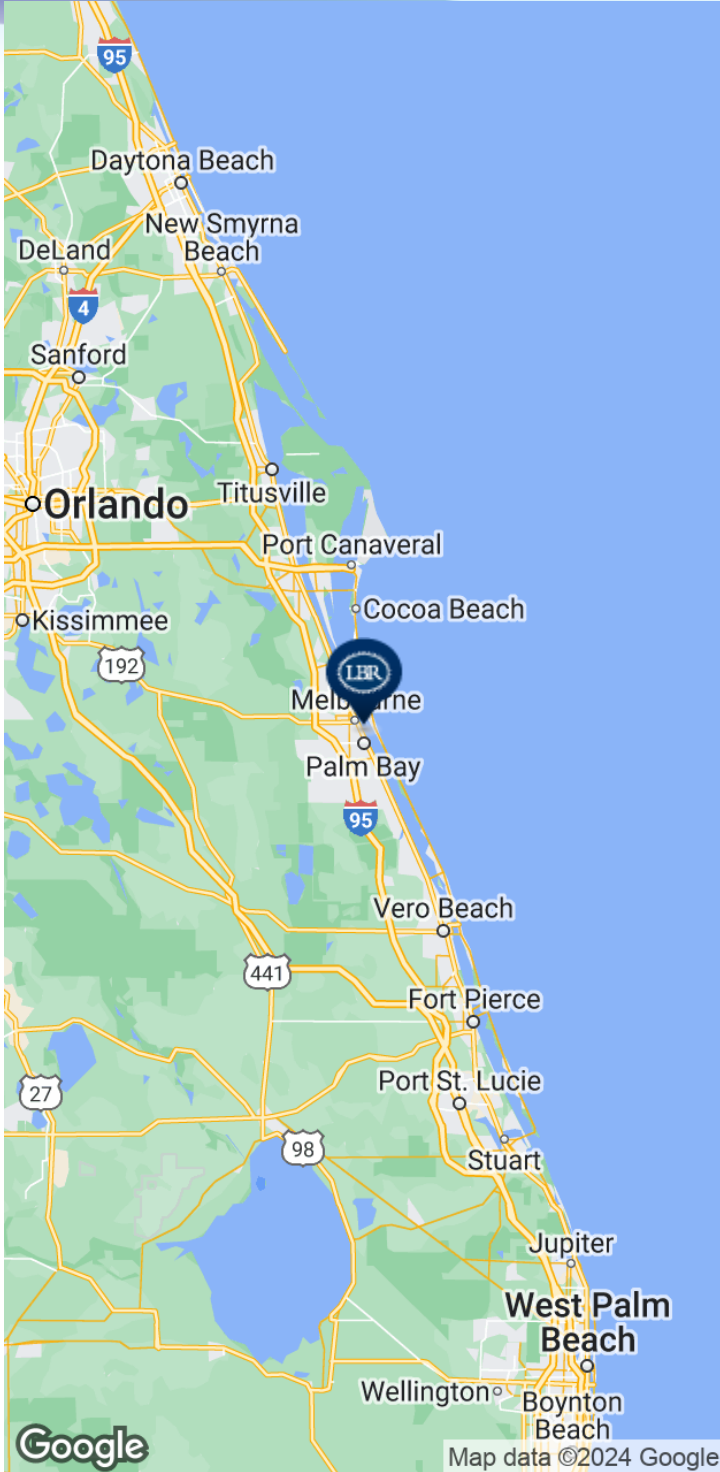
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LOCATION MAP

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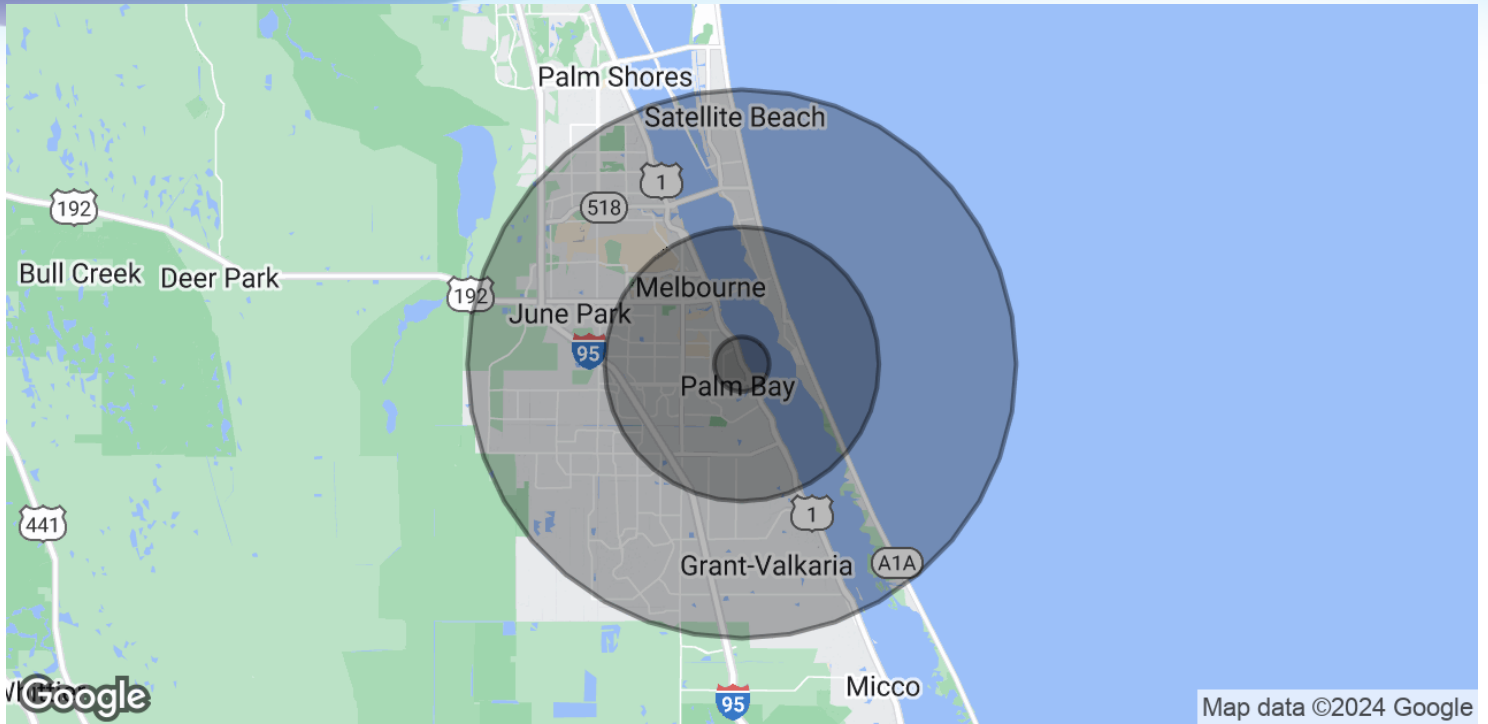
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DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,407 | 108,076 | 278,036 |
| Average Age | 44.1 | 45.8 | 44.6 |
| Average Age (Male) | 45.1 | 43.3 | 42.4 |
| Average Age (Female) | 46.4 | 48.1 | 46.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,945 | 51,739 | 121,262 |
| # of Persons per HH | 1.8 | 2.1 | 2.3 |
| Average HH Income | \$28,002 | \$62,634 | \$67,673 |
| Average House Value | \$112,256 | \$210,470 | \$218,971 |

* Demographic data derived from 2020 ACS - US Census

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