

# EXECUTIVE SUMMARY

Dairy Professional Center • 2201 Dairy Road West Melbourne, FL 32904



## OFFERING SUMMARY

**Available SF:** 100 - 125 SF

**Lease Rate:** \$500.00 - 650.00 per month (Gross)

**Building Size:** 3,875 SF

## PROPERTY OVERVIEW

Prime Executive Office Space at 2201 Dairy Rd. with shared amenities:

- Conference Room
- Kitchen
- Open Workspace
- Waiting Room with Receptionist
- Water and Electric Included

## LOCATION OVERVIEW

Centrally located near high-traffic Dairy Rd and US-192 Intersection.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

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

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# AVAILABLE SPACES

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**Lease Rate:** \$500.00 - 650.00 PER MONTH (GROSS)

**Total Space** 100 - 125 SF

**Lease Type:** Gross

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A-101		\$500 PER MONTH	Gross	100 SF	Negotiable	
Suite A-106		\$650 PER MONTH	Gross	125 SF	Negotiable	

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# ADDITIONAL PHOTOS

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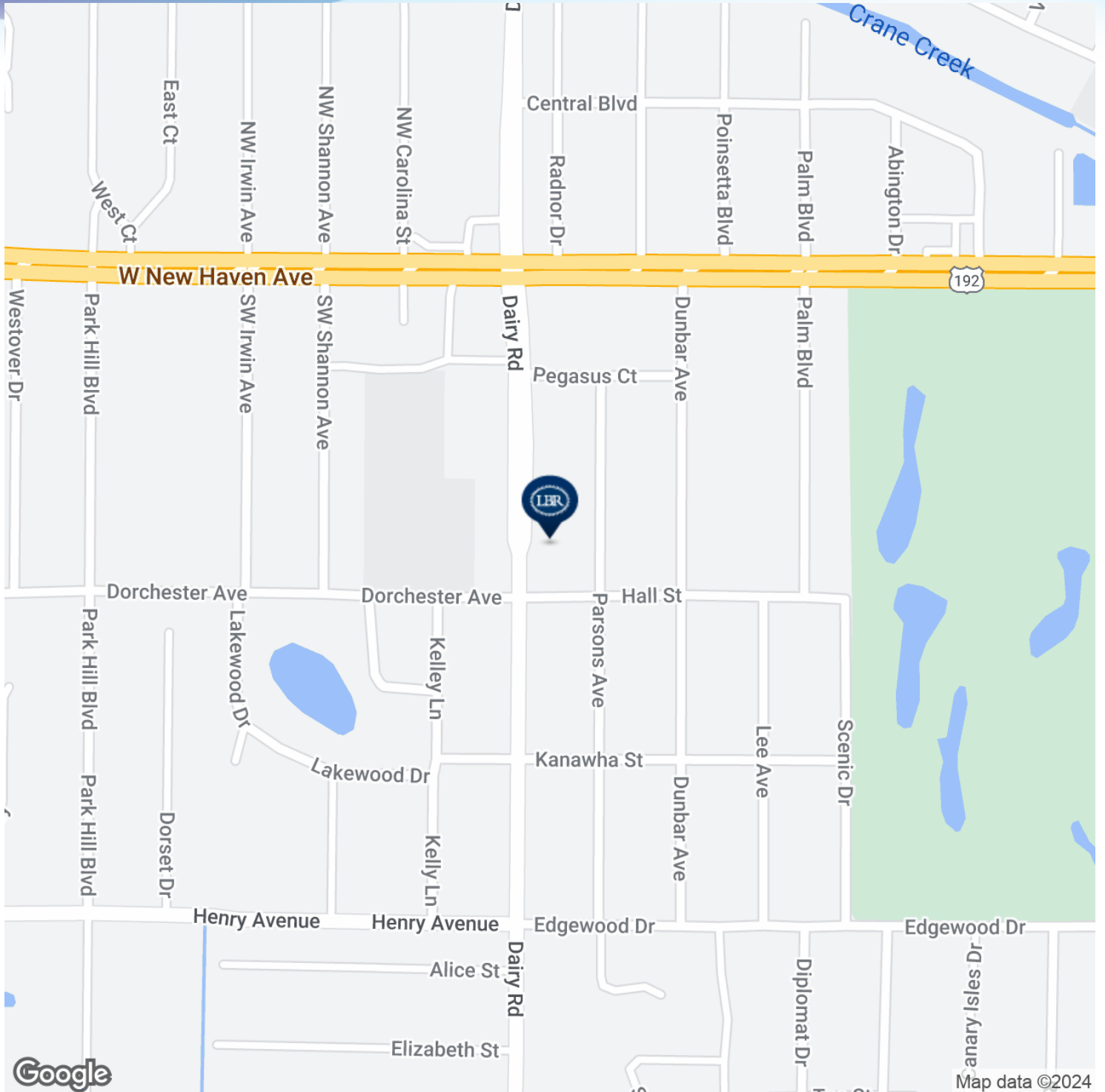
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# LOCATION MAP

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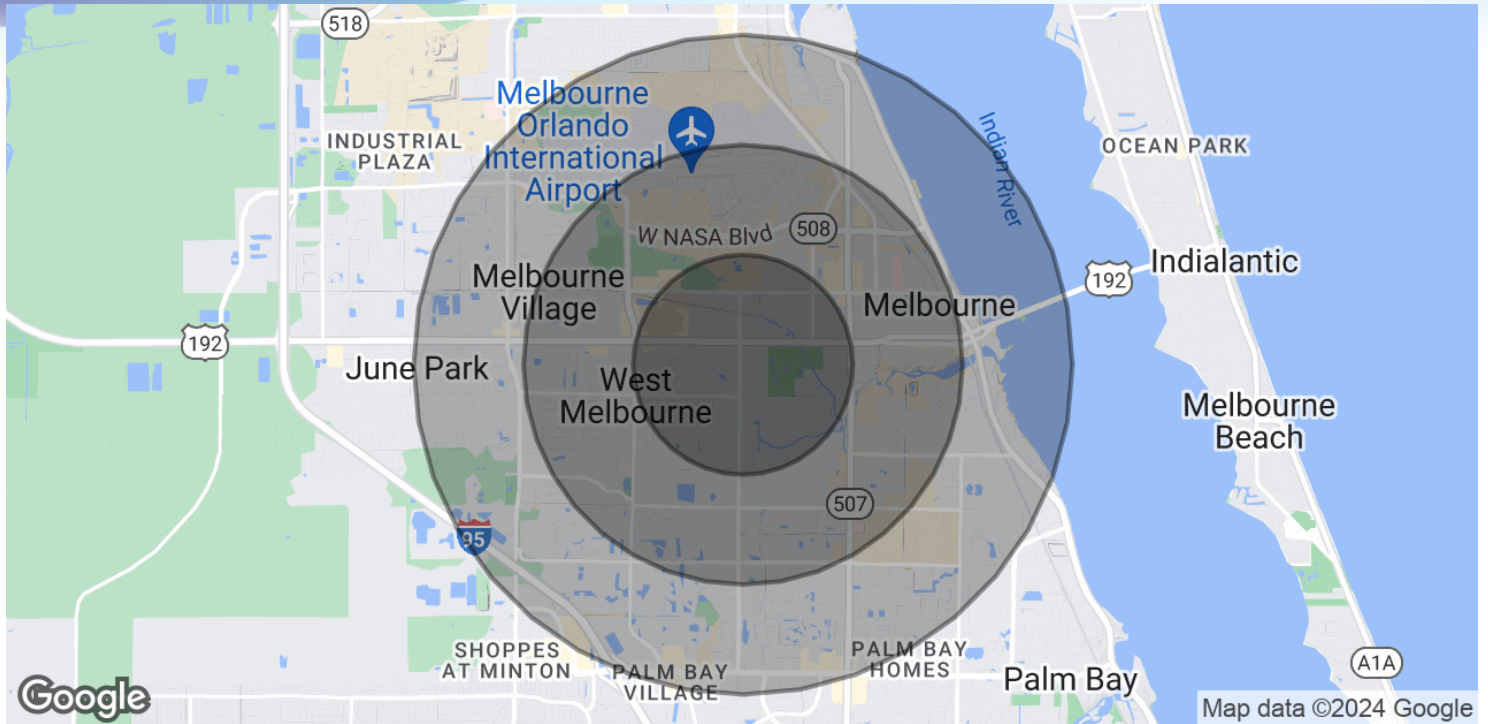
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,028	27,781	56,299
Average Age	37.0	40.4	41.7
Average Age (Male)	37.2	37.6	39.3
Average Age (Female)	44.0	45.5	44.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,212	12,628	26,147
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$52,709	\$56,725	\$56,971
Average House Value	\$164,677	\$197,156	\$181,158

\* Demographic data derived from 2020 ACS - US Census

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