

EXECUTIVE SUMMARY

• 700 South John Rodes Boulevard Melbourne, FL 32904



OFFERING SUMMARY

Available SF: 2,688 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 0.09 Acres

Year Built: 1989

Building Size: 2,688 SF

Zoning: MI

PROPERTY OVERVIEW

Space will be available April 1, 2024

Two (2) contiguous end units offering +/-2.7K Sq Ft of fully air-conditioned Flex space.

- Two (2) grade level doors
- Three (3) individual offices
- Two (2) restrooms
- Mezzanine for additional storage
- Four (4) parking spaces

LOCATION OVERVIEW

Great opportunity to lease space in John Roads commerce park.

Located directly off of South John Roads Blvd, with close proximity to I-95, and Melbourne airport.

ROB BECKNER, SIOR

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CHARLES DUVALL

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Lightle Beckner Robison, Inc.

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AVAILABLE SPACES

• 700 South John Rodes Boulevard Melbourne, FL 32904

Lease Rate: \$15.00 SF/YR (MG) **Total Space:** 2,688 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
DI - D2		\$15.00 SF/YR	Modified Gross	2,688 SF	Negotiable	

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ADDITIONAL PHOTOS

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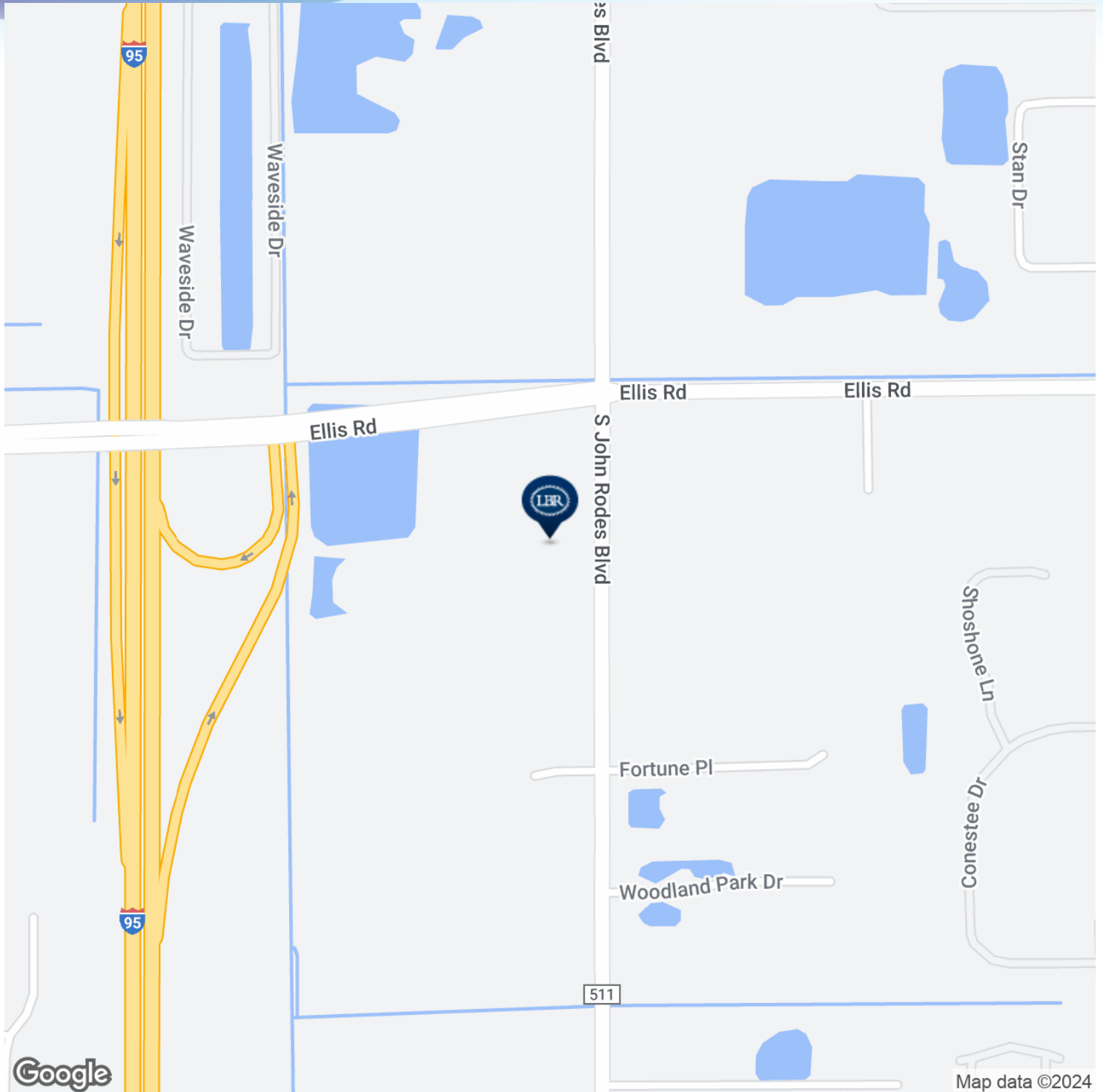
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LOCATION MAP

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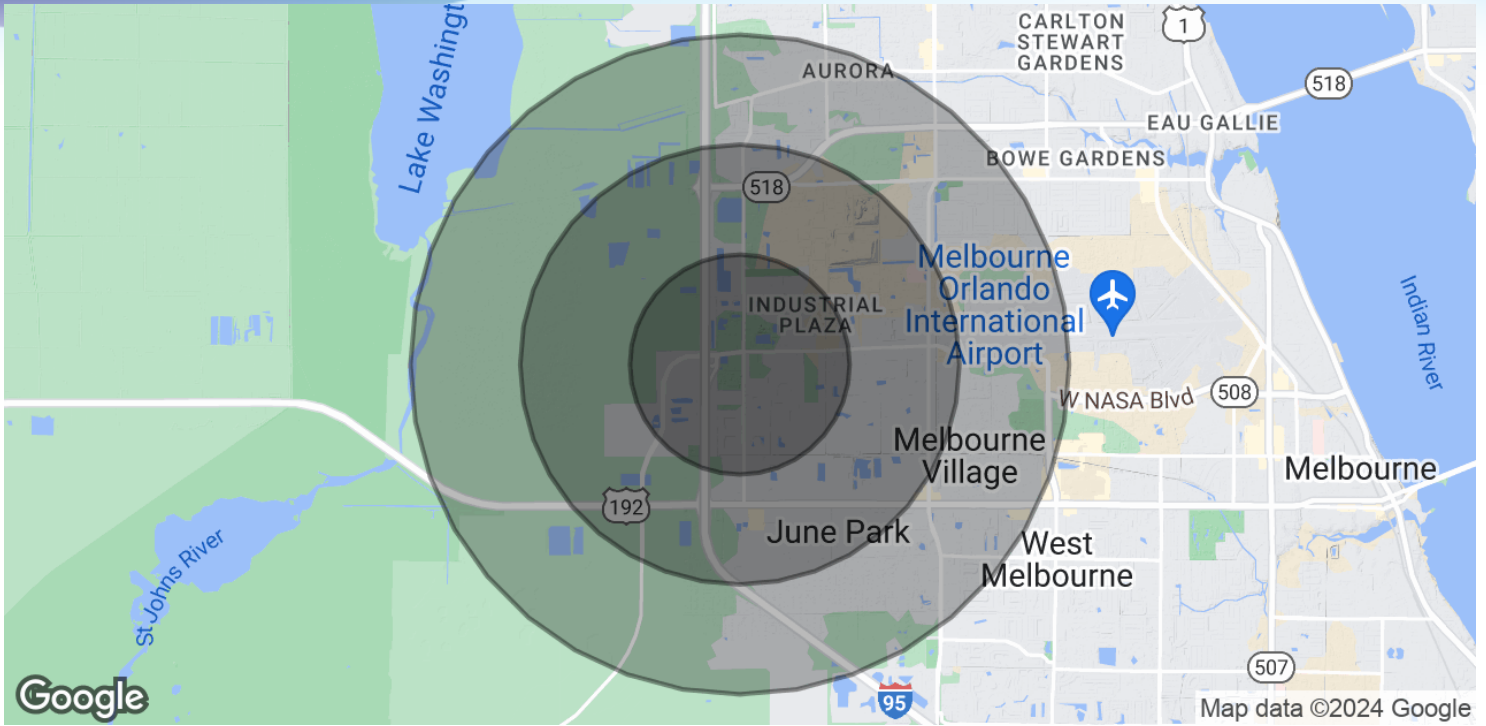
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DEMOGRAPHICS MAP & REPORT

• 700 South John Rodes Boulevard Melbourne, FL 32904



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,014	10,703	24,761
Average Age	48.9	46.3	44.7
Average Age (Male)	49.5	46.5	43.6
Average Age (Female)	48.5	46.4	46.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,789	4,762	10,343
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$67,499	\$69,535	\$70,131
Average House Value	\$184,112	\$194,516	\$206,680

* Demographic data derived from 2020 ACS - US Census

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