

# EXECUTIVE SUMMARY

551 S. Apollo Blvd. • 551 S. Apollo Blvd. Melbourne, FL 32935



## OFFERING SUMMARY

**Available SF:** 1,200 SF

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

**Building Size:** 21,114 SF

## PROPERTY OVERVIEW

This is a well maintained multi-tenant Professional/Office Building, located on Apollo Blvd., just across from the Melbourne International Airport, MLB.

There are currently three (3), 1.2K - 2.4K sf suites that are available to chose from. Build-out varies by suite. Tour them all and chose which one works best for your business.

## LOCATION OVERVIEW

The Space Coast offers the right operating climate for business by combining low operating costs, aggressive and targeted incentives, and a coveted workforce. It is where quality of life soars among a strong diversified economy.

- Most highly concentrated high-tech economy in Florida - Milken Institute, 2019
- Second highest performing large city in the U.S. - Milken Institute 2021
- Third best wage growth in the U.S. - Milken Institute, 2021
- Top Business Location of Large Workforce States

### ROB BECKNER, SIOR

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### CHARLES DUVALL

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# ADDITIONAL PHOTOS

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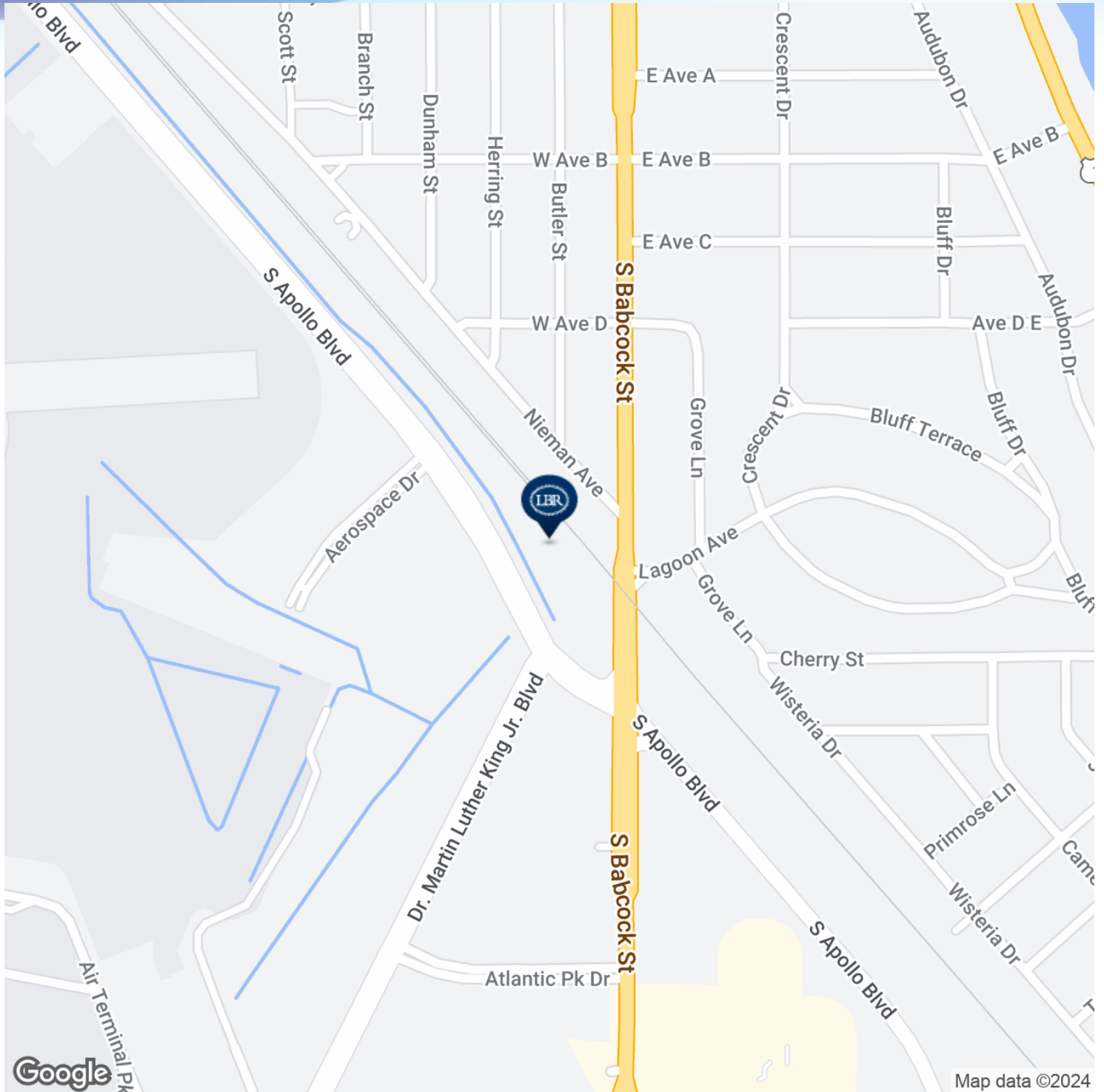
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# LOCATION MAP

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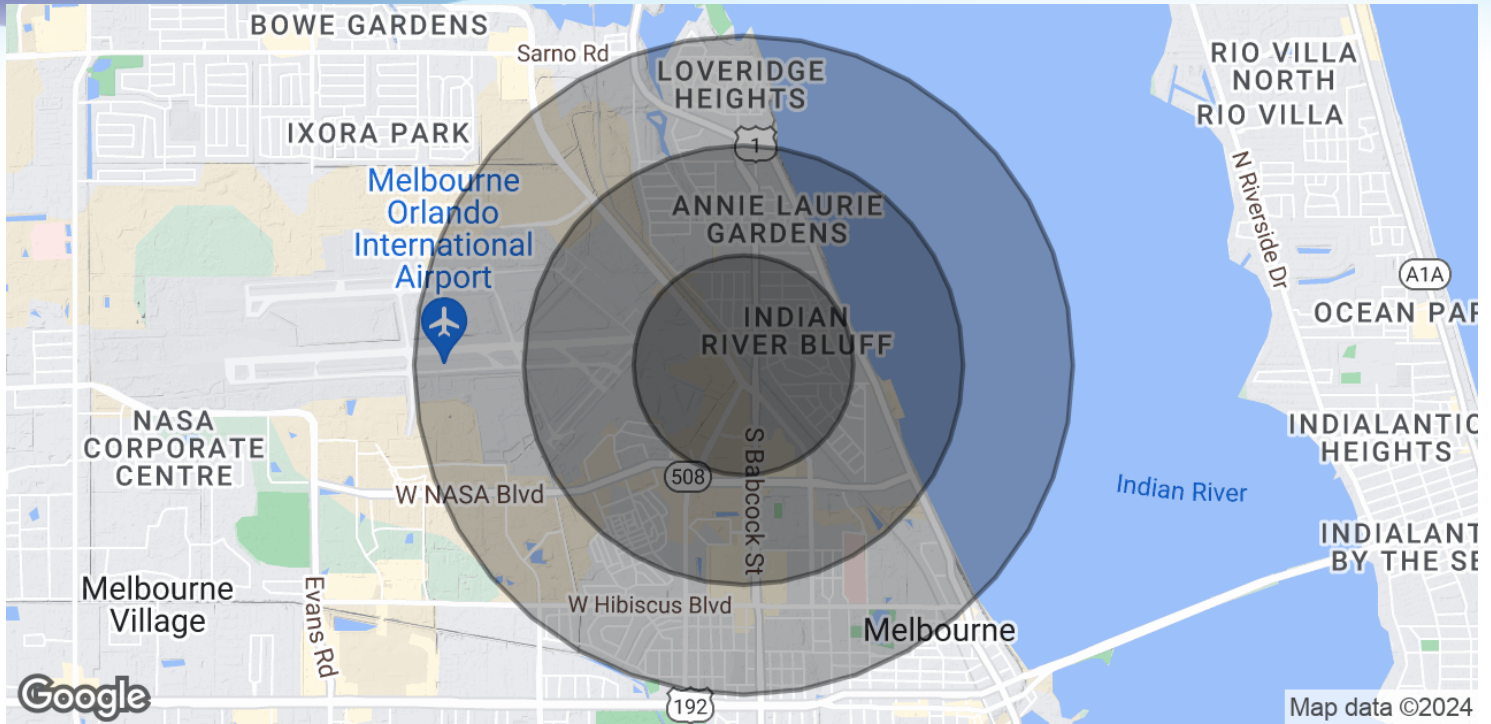
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,168	2,661	6,503
Average Age	43.5	38.5	39.8
Average Age (Male)	43.3	37.9	39.1
Average Age (Female)	43.6	41.7	43.2

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	406	1,113	3,247
# of Persons per HH	2.9	2.4	2.0
Average HH Income	\$64,795	\$53,209	\$49,281
Average House Value	\$153,922	\$124,804	\$141,756

2020 American Community Survey (ACS)

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