



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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OFFICE UNITS FOR LEASE

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# 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

<b>Available SF:</b>	+/-2952
<b>Lease Rate:</b>	\$15.00 SF/PSF Plus (\$6.21 - NNN)
<b>Lot Size:</b>	0.56 Acres
<b>Year Built:</b>	2005
<b>Building Size:</b>	7,394 SF
<b>Zoning:</b>	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.

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# SUITE B

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# SUITE A

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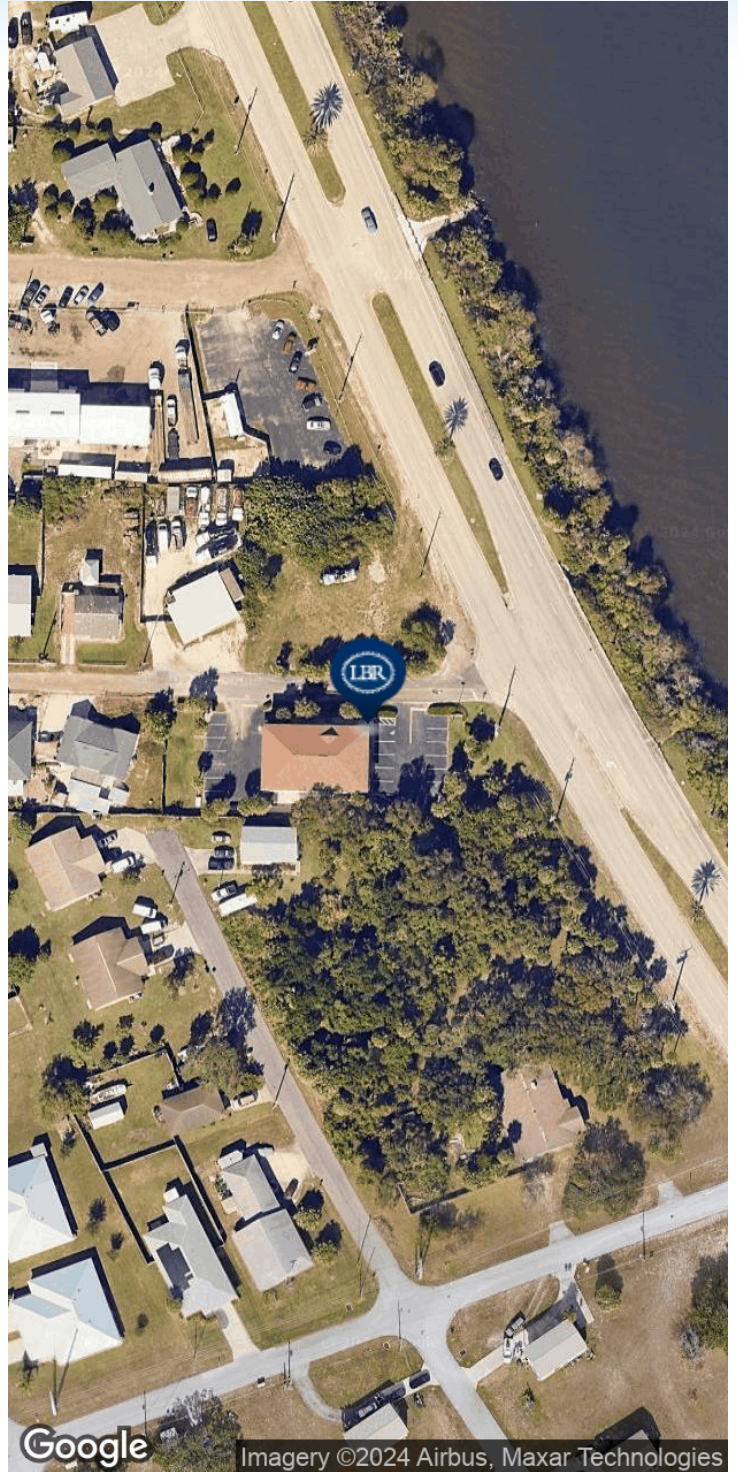
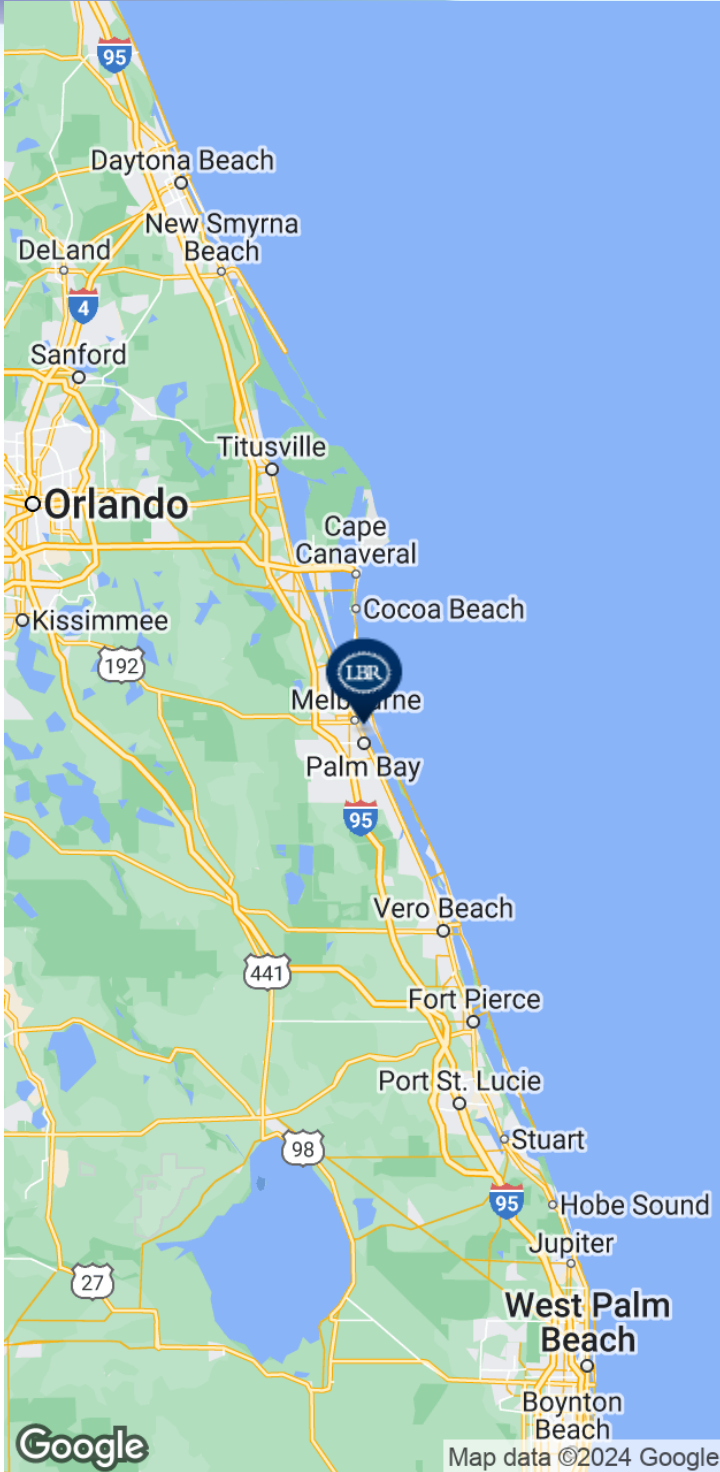
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# LOCATION MAP

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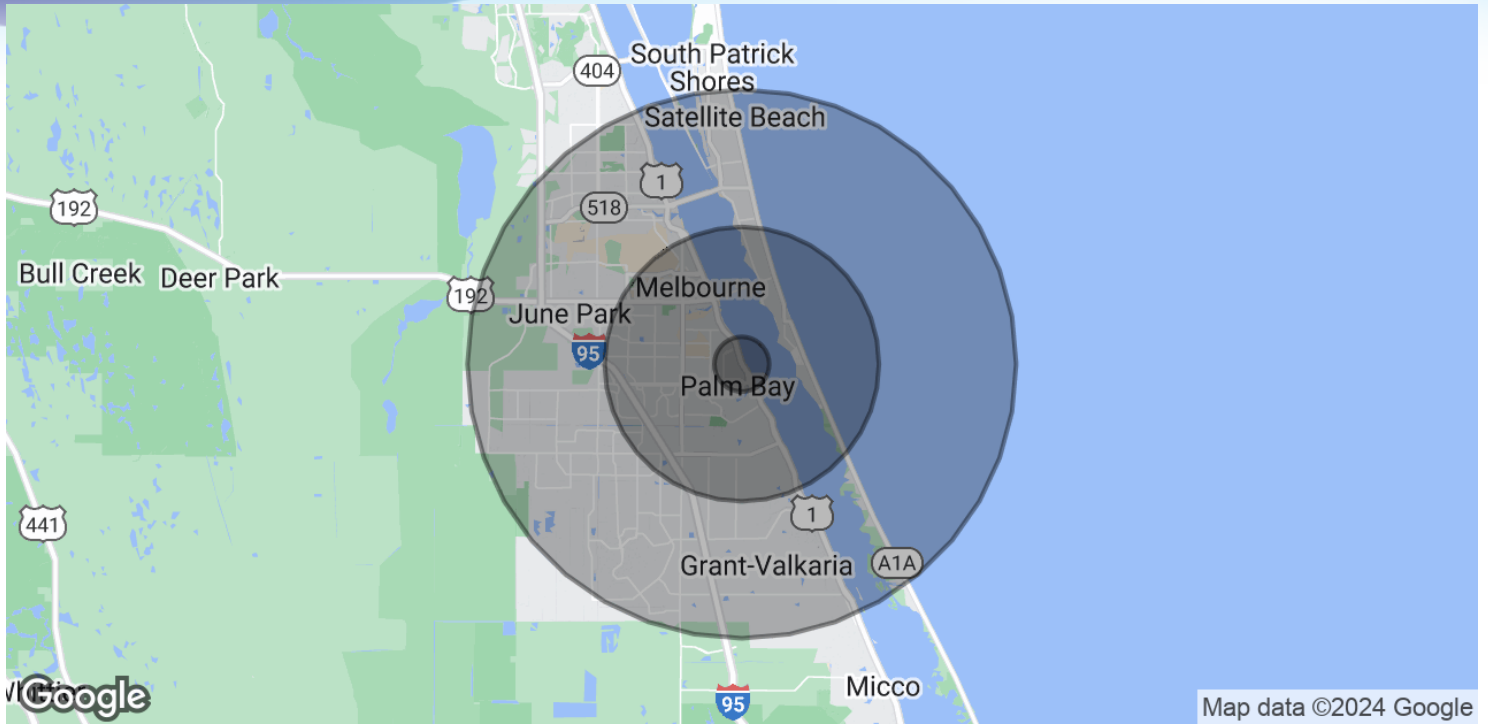
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# DEMOGRAPHICS MAP & REPORT

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



## 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

2020 American Community Survey (ACS)

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