

# EXECUTIVE SUMMARY

• 780 S Apollo Blvd Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** 2,000 SF

**Lease Rate:** \$20.00 SF/yr (MG)

**Lot Size:** 1.66 Acres

**Year Built:** 1984

**Building Size:** 26,856 SF

**Zoning:** CP

## PROPERTY OVERVIEW

Two (2) Office Suites Available with +/- 2,000 sq ft each  
Tenant responsible for electric

## LOCATION OVERVIEW

Great Location!  
Near Airport and Hospital  
Near popular Food spots  
On South Apollo Blvd

### ROB BECKNER, SIOR

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### CHARLES DUVALL

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# AVAILABLE SPACES

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**Lease Rate:** \$20.00 SF/YR (MG)      **Total Space:** 2,000 SF  
**Lease Type:** MG      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 102		\$20.00 SF/YR	Modified Gross	2,000 SF	Negotiable	Beautiful Office space with Reception Area, Four (4) Private Offices, Conference Room and Open Office Space.
Suite 204		\$20.00 SF/YR	Modified Gross	2,000 SF	Negotiable	Open Concept Office Space with Lobby, One (1) Private Office, and Kitchen Area.

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# ADDITIONAL PHOTOS

• 780 S Apollo Blvd Melbourne, FL 32901



Suite 204



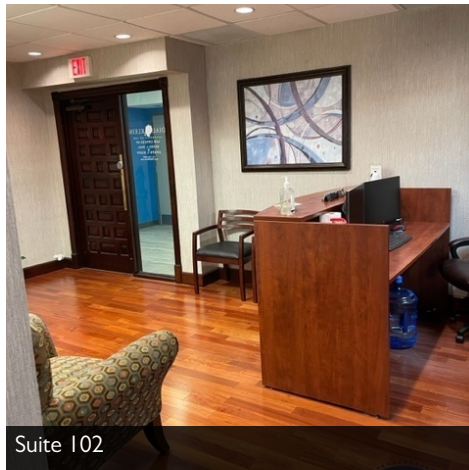
Suite 204



Suite 204



Suite 102



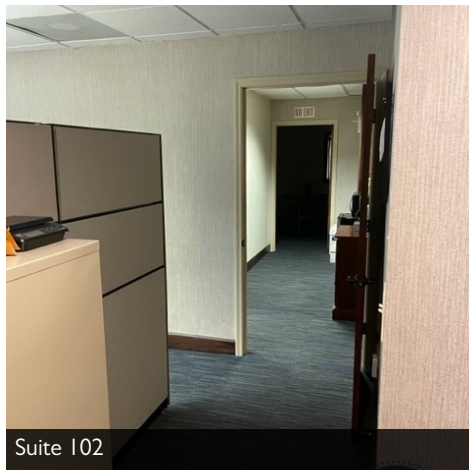
Suite 102



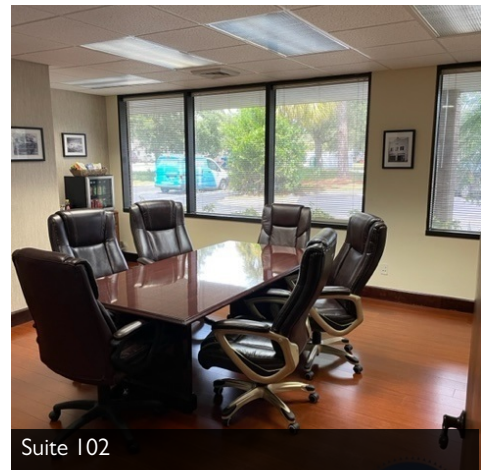
Suite 102



Suite 102



Suite 102



Suite 102

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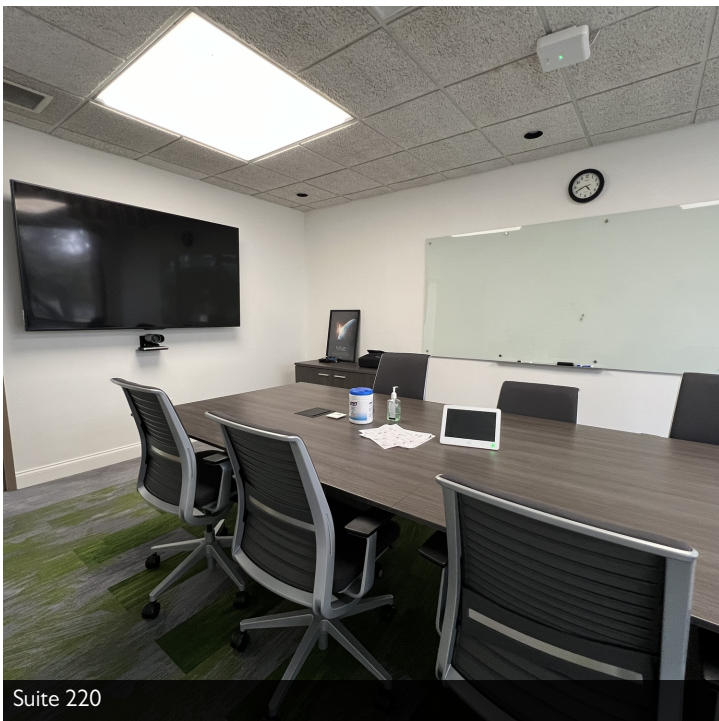
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Suite 220



Suite 220



Suite 220



Suite 220

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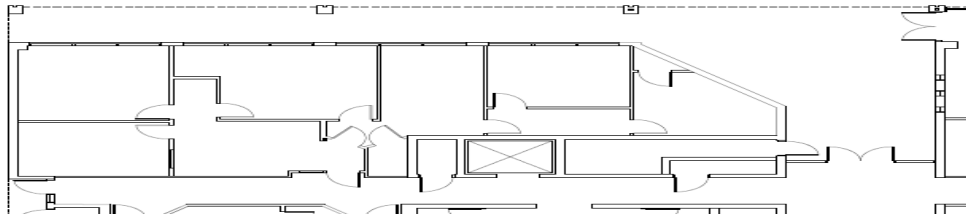
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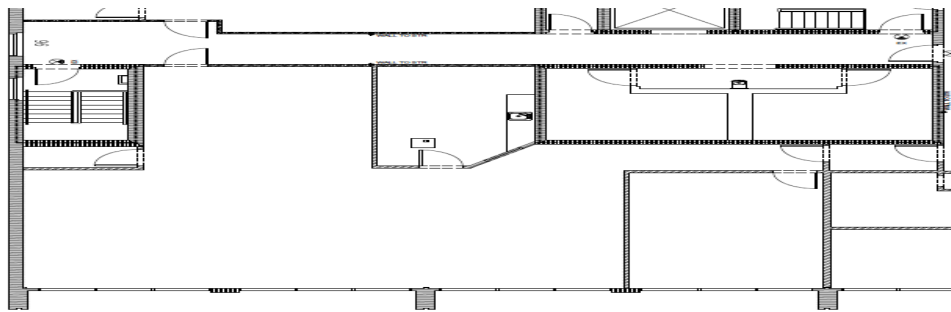
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**Suite 102**



**Suite 204**



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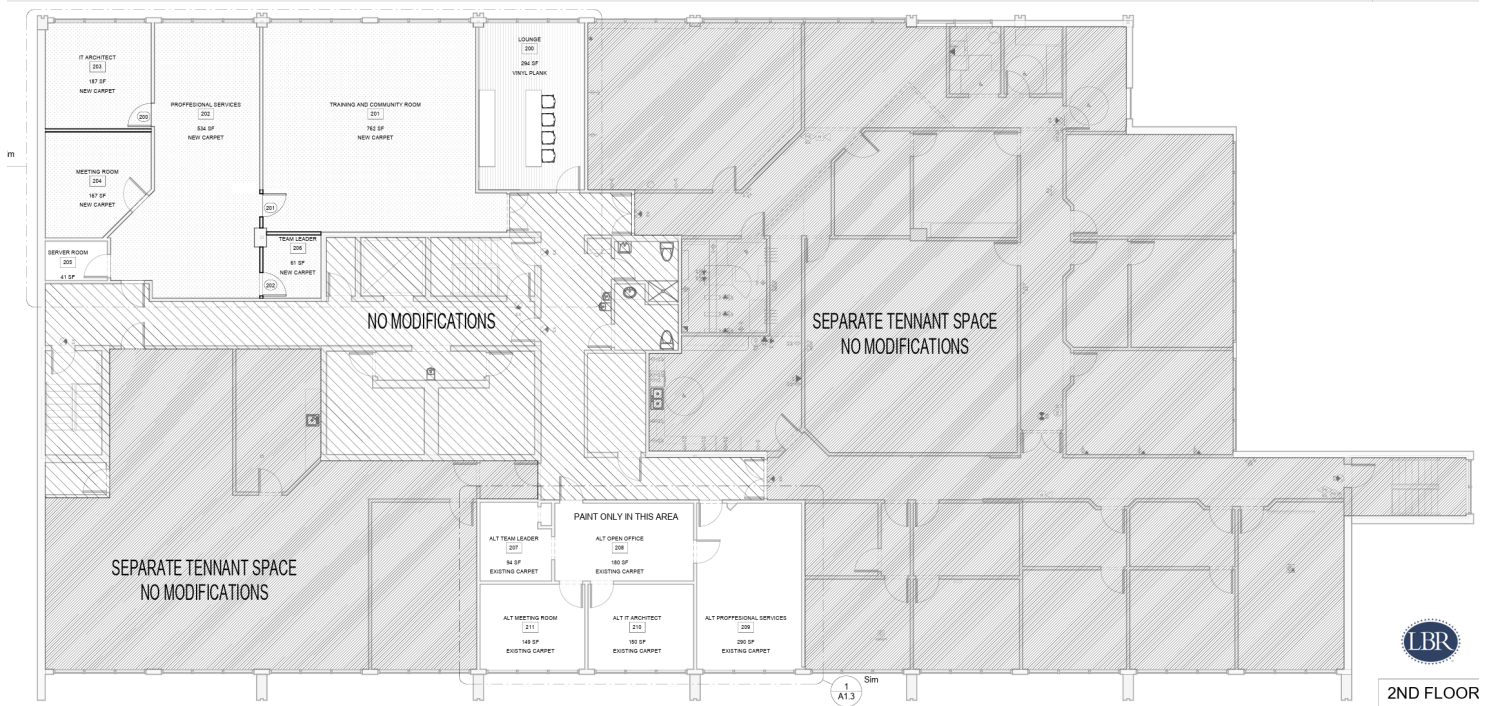
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# FLOOR PLANS

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2ND FLOOR

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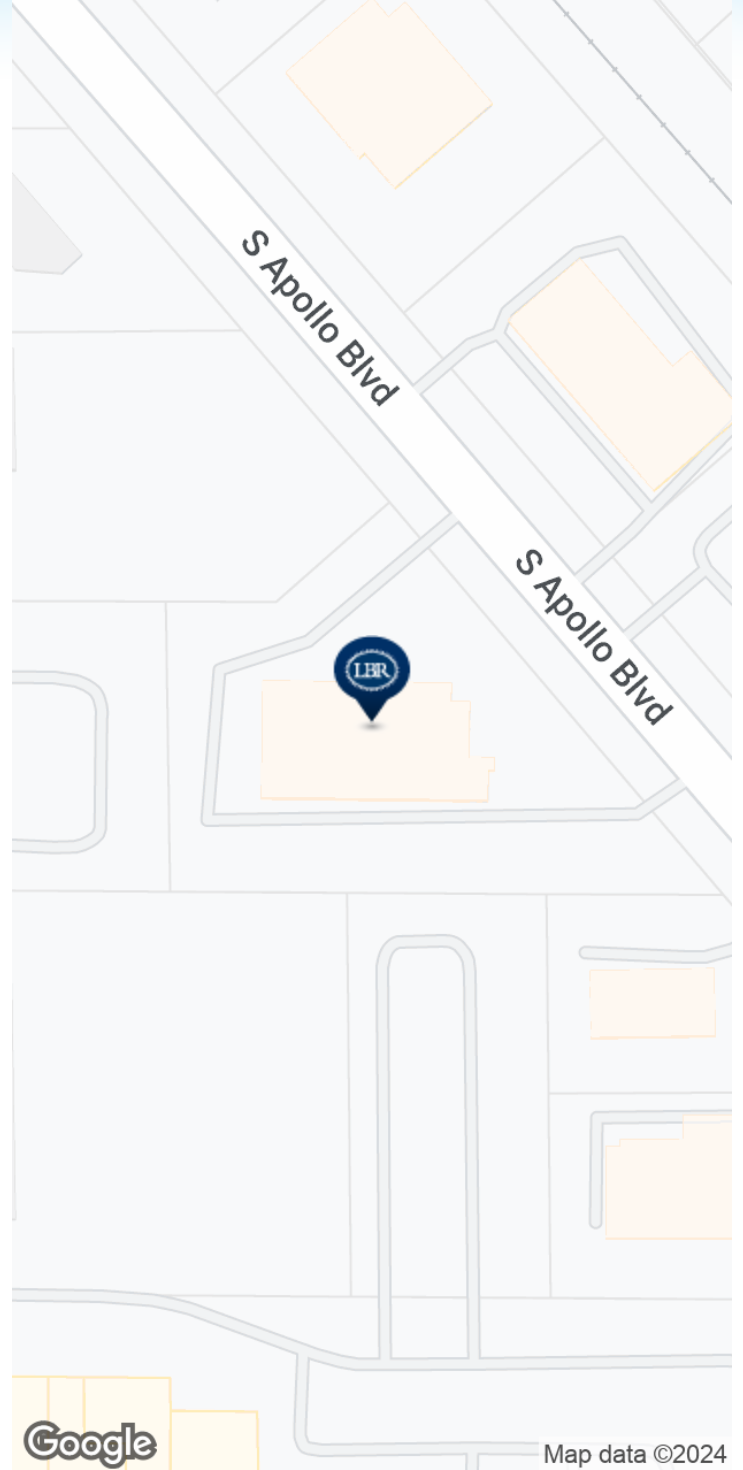
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# LOCATION MAP

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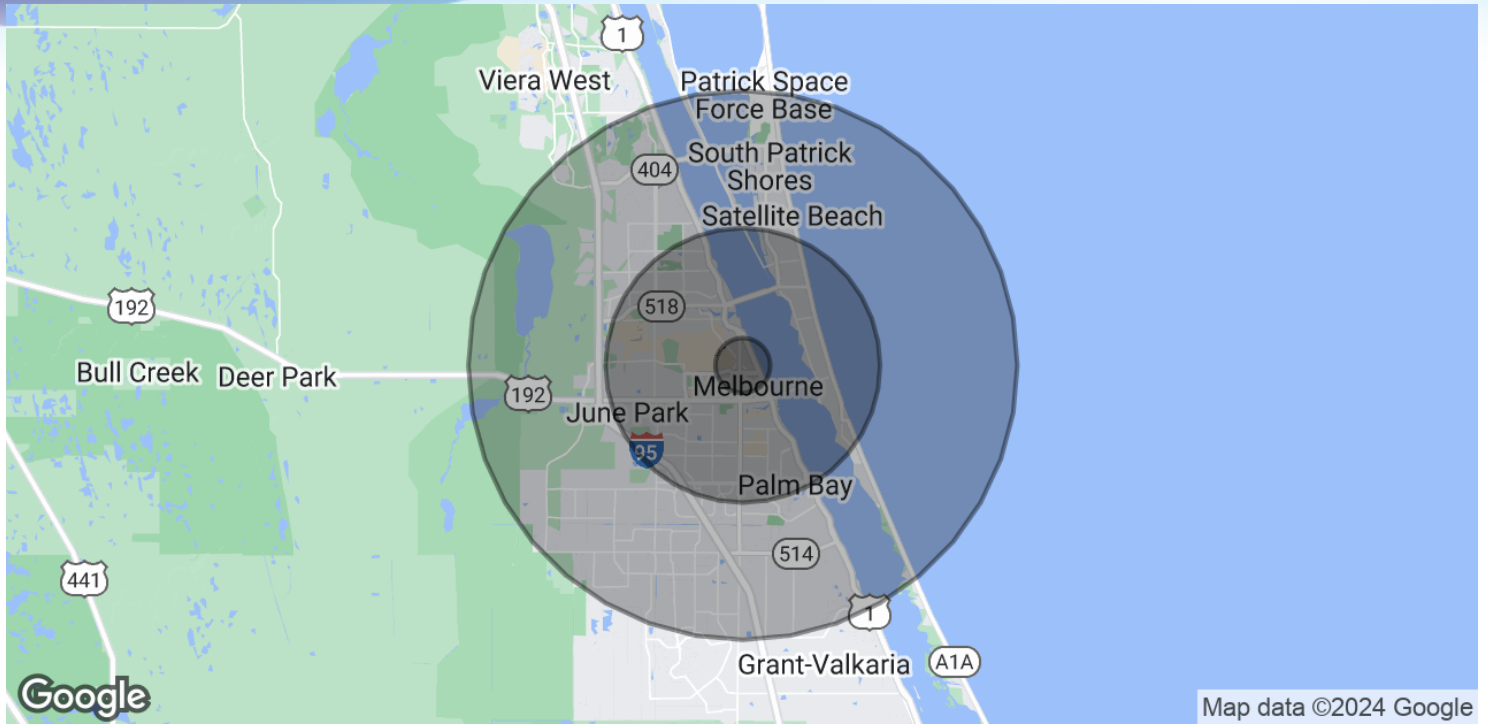
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# DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,006	133,580	281,975
Average Age	37.7	43.6	45.2
Average Age (Male)	37.1	41.6	43.1
Average Age (Female)	40.7	45.7	46.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,333	63,353	124,403
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$47,576	\$65,333	\$70,517
Average House Value	\$123,330	\$217,659	\$226,895

2020 American Community Survey (ACS)

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