

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 two (2), 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

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

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ADDITIONAL PHOTOS

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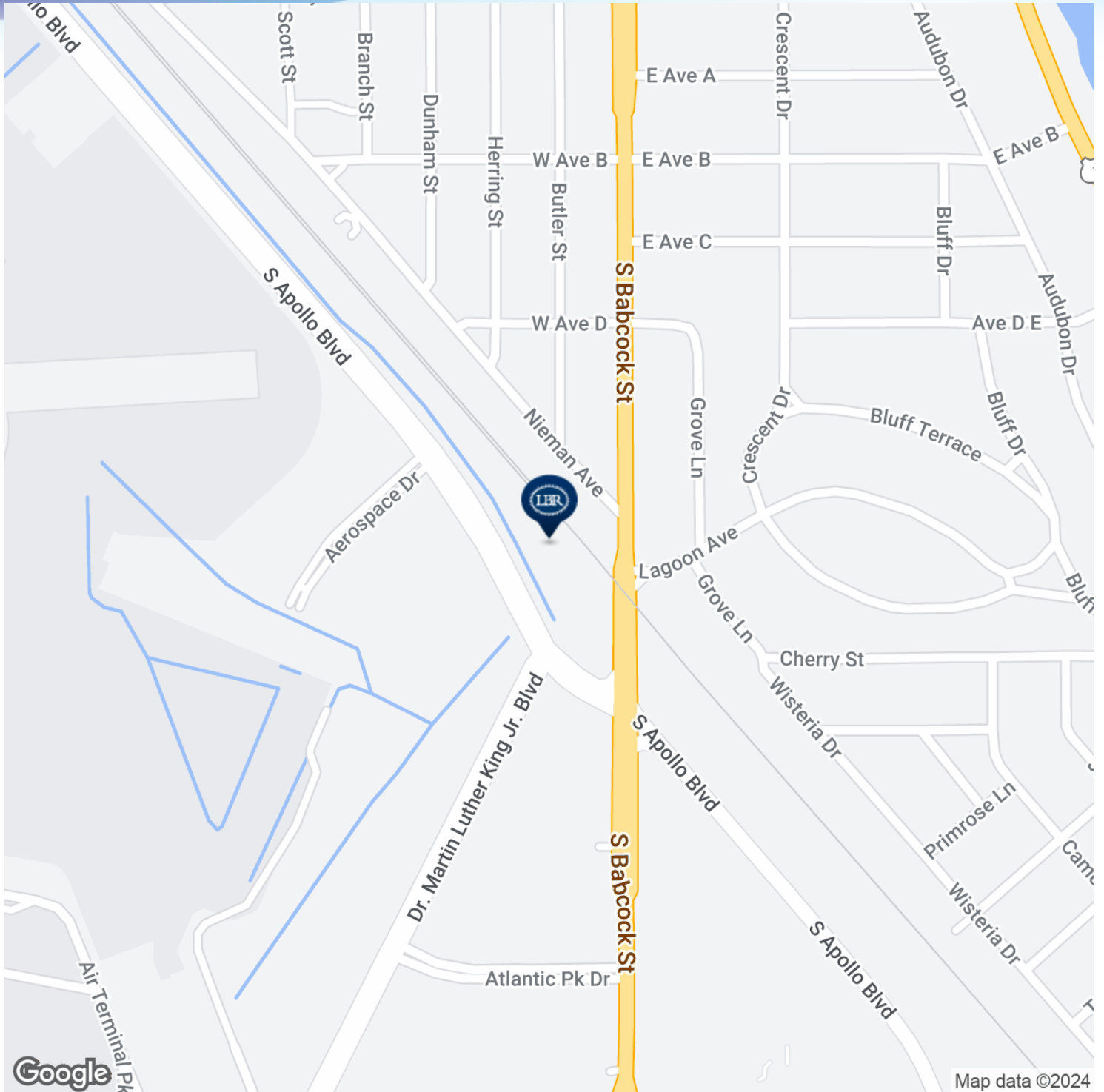
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LOCATION MAP

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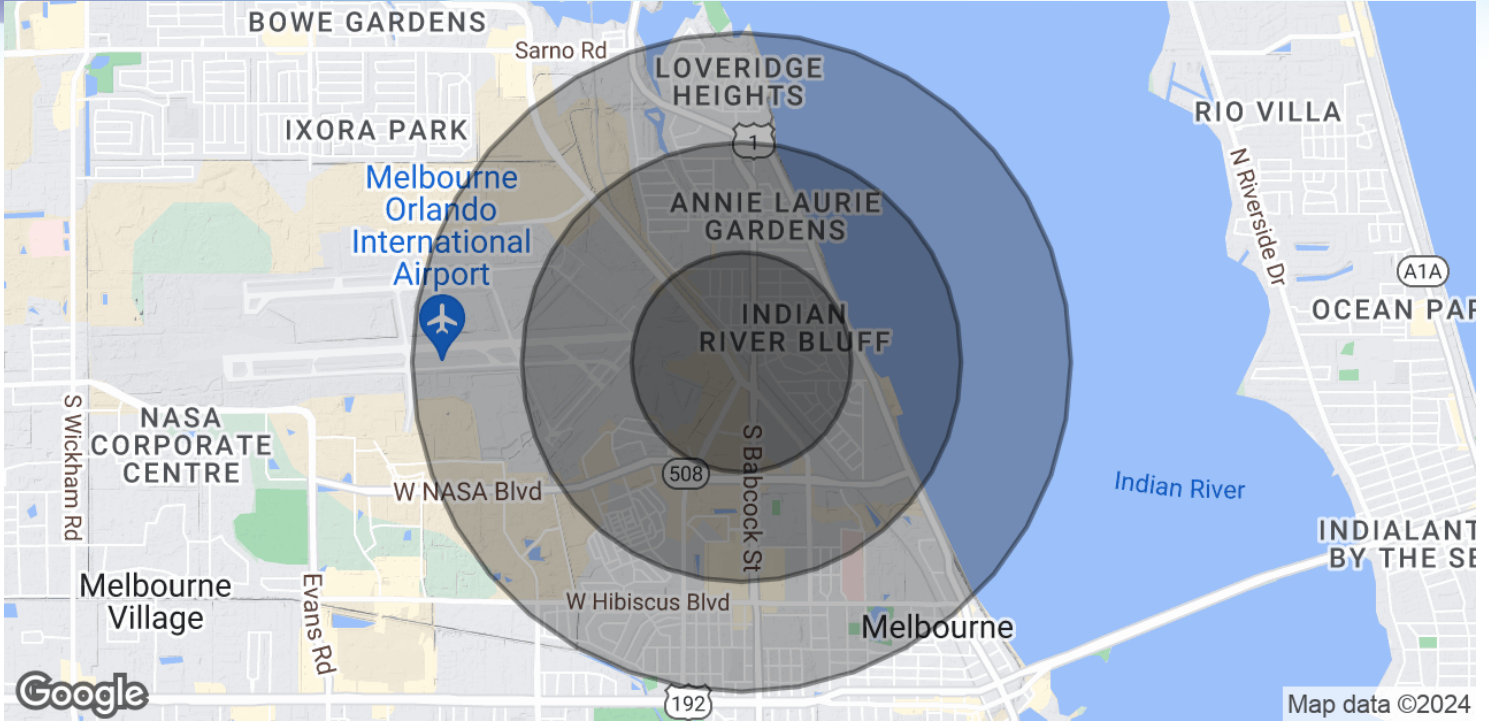
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DEMOGRAPHICS MAP & REPORT

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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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