

EXECUTIVE SUMMARY

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



OFFERING SUMMARY

Available SF:	2,830 - 3,161 SF
Lease Rate:	\$24.00 SF/yr (MG)
Lot Size:	1.03 Acres
Year Built:	1964
Building Size:	21,569 SF
Zoning:	C-1

PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease 325 Fifth Avenue "The Center at Indialantic."

Known as one of the most prominent Class "A" office buildings on the beach, the building provides two suites available for lease. Suite 207 +/- 2,830 SqFt & Suite 108 +/- 3,161 SqFt.

Enjoy the "live, work, and play" experience at this building with its close proximity to retail amenities, and the beach.

LOCATION OVERVIEW

The building benefits from its location being situated directly on fifth avenue with convenient access to US-192, US HWY 1, and I-95.

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CHARLES DUVALL

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AVAILABLE SPACES

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Lease Rate: \$24.00 SF/YR (MG) **Total Space** 2,830 - 3,161 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 207		\$24.00 SF/YR	Modified Gross	2,830 SF	Negotiable	
Suite 108		\$24.00 SF/YR	Modified Gross	3,161 SF	Negotiable	

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ADDITIONAL PHOTOS

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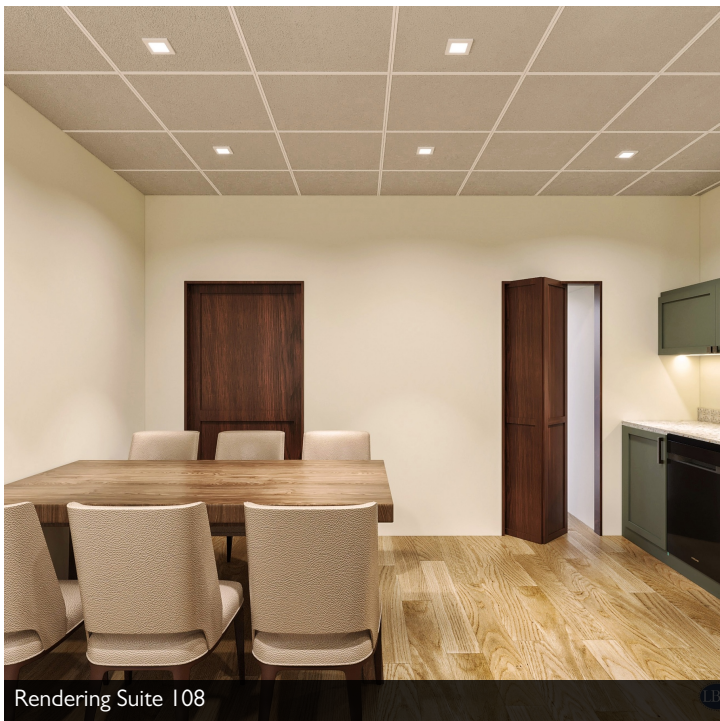
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Rendering Suite 108



Rendering Suite 108



Rendering Suite 108

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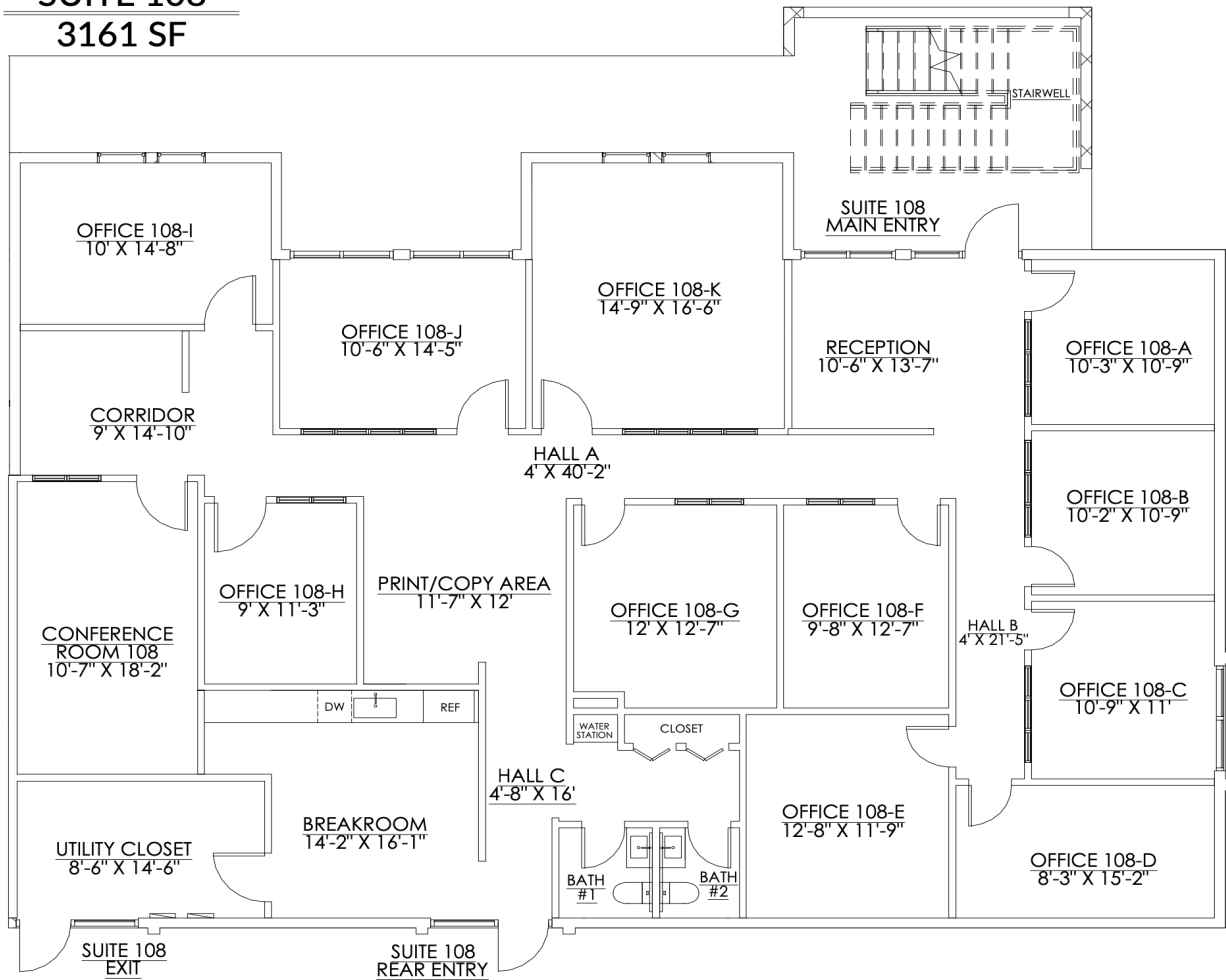
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SUITE 108 3161 SF



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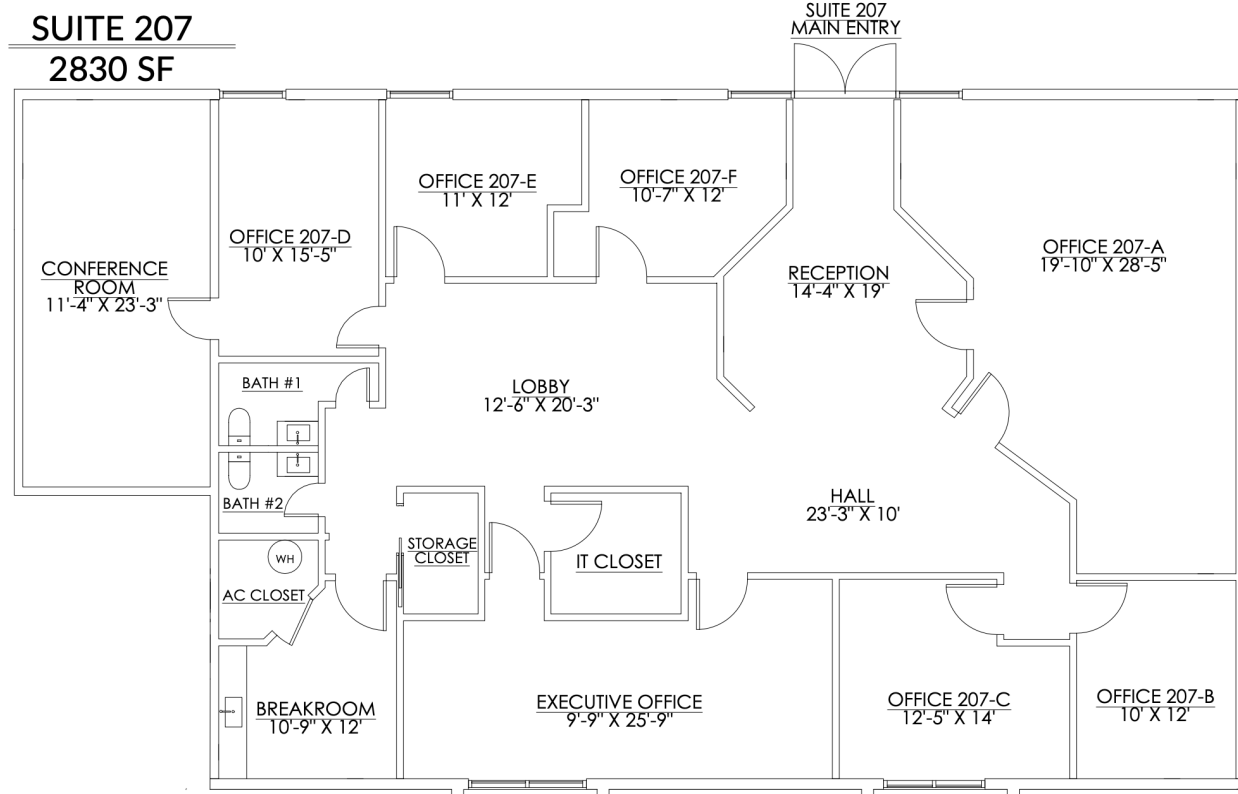
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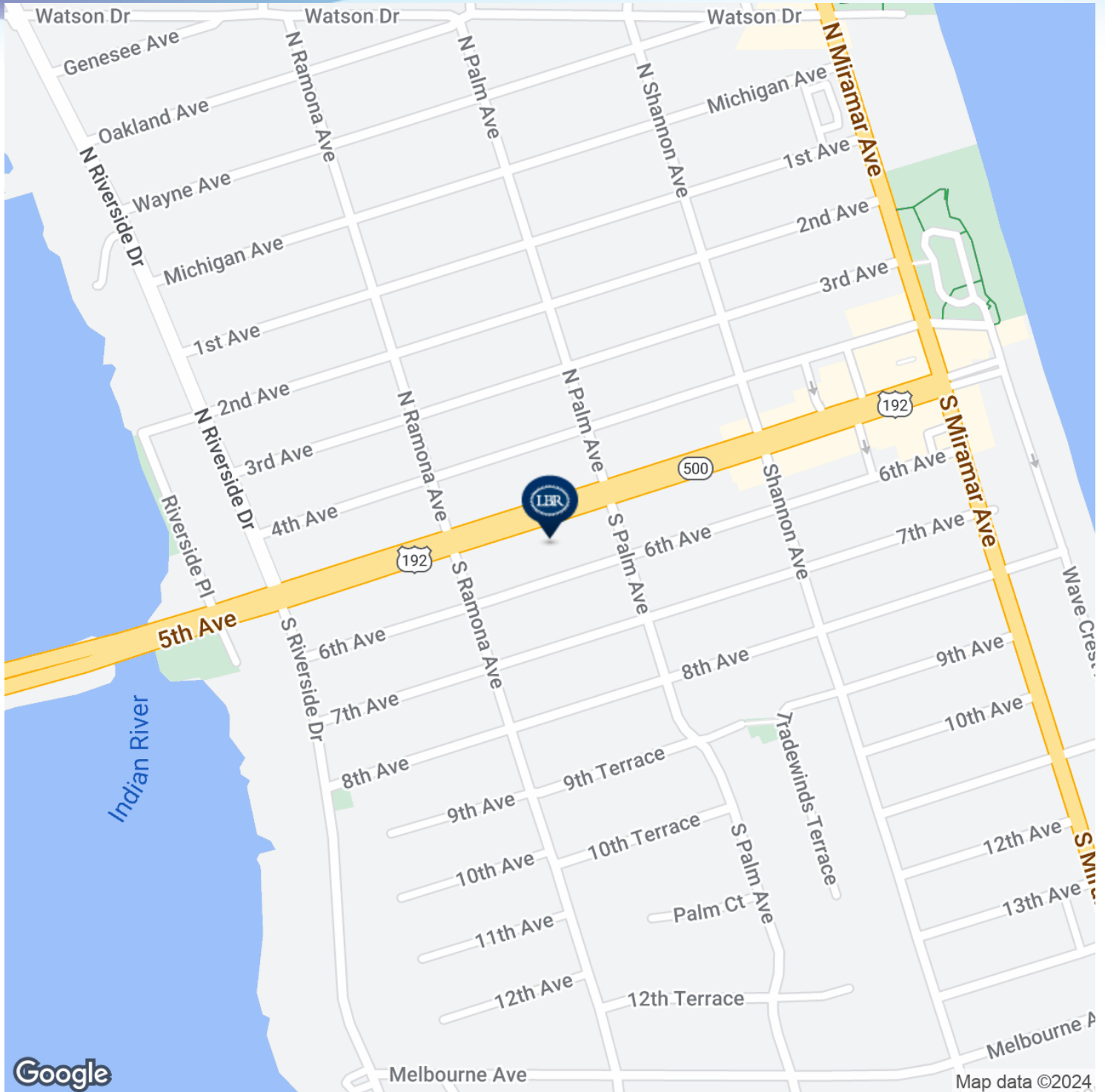
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LOCATION MAP

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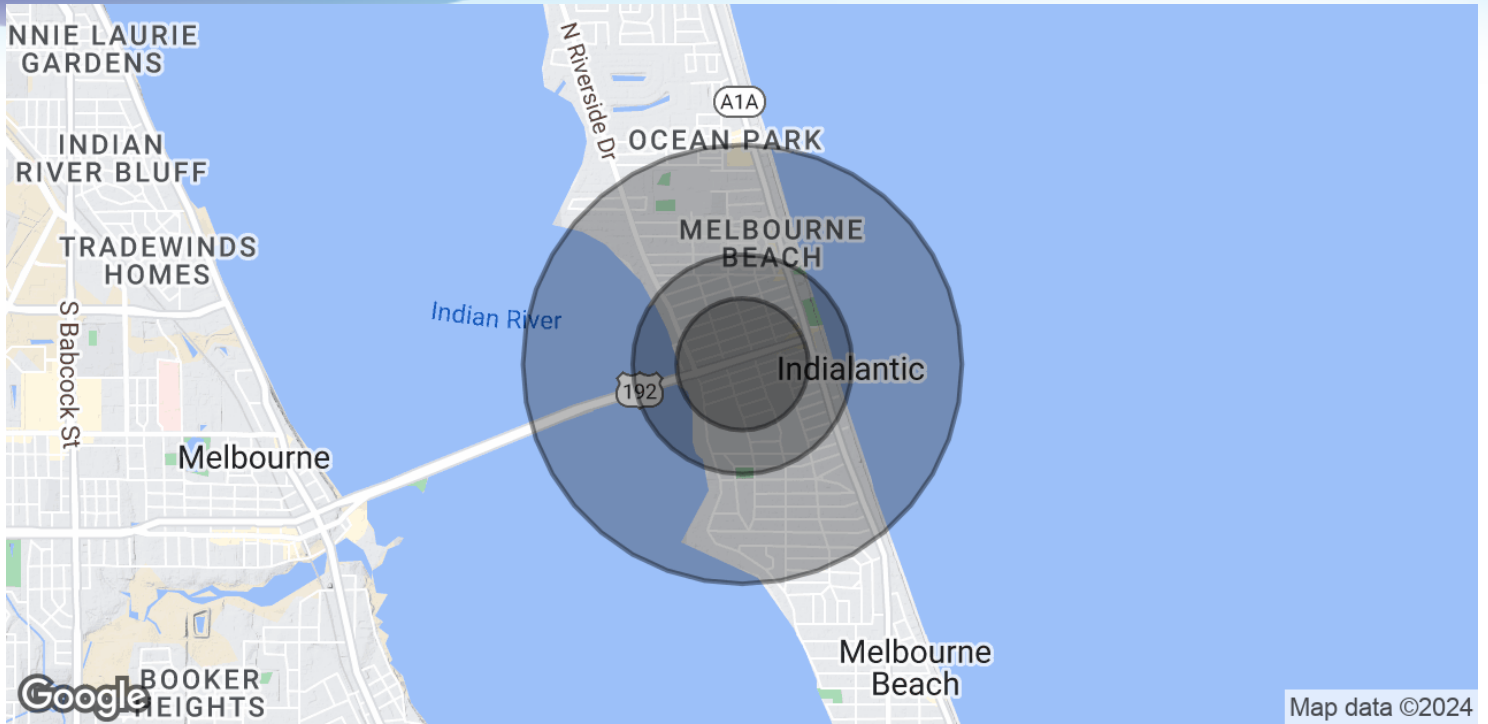
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	597	1,901	4,942
Average Age	48	48	49
Average Age (Male)	47	47	48
Average Age (Female)	49	49	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	833	2,225
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$129,125	\$125,560	\$132,053
Average House Value	\$663,955	\$646,748	\$639,385

Demographics data derived from AlphaMap

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