

EXECUTIVE SUMMARY

Class A Waterfront Office Building • 1077 Florida A1A Satellite Beach, FL 32937



OFFERING SUMMARY

Lease Rate: \$1,000.00 per month
(Gross)

Lot Size: 0.57 Acres

PROPERTY OVERVIEW

Welcome to 1077 Highway A1A, where luxury meets functionality. This Class A office building features breathtaking waterfront views, nestled directly on the pristine Satellite Beach shoreline. Elevate your business presence in this prestigious location, where productivity aligns seamlessly with coastal tranquility.

LOCATION OVERVIEW

Situated in Satellite Beach, 1077 Highway A1A enjoys proximity to the esteemed Patrick Space Force Base and the upscale residential development, The Vue, featuring 72 homesites. The Space Coast boasts the #2 fastest-growing tech sector in the U.S., according to the Bureau of Labor Statistics Quarterly Census of Employment and Wages data for 2022, presenting prime opportunities for businesses seeking dynamic growth.

VITOR DE SOUSA, CCIM

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70 W. Hibiscus Blvd.,
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AVAILABLE SPACES

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Lease Rate: \$1,000.00 PER MONTH (GROSS)

Lease Type: Gross

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	TERM	COMMENTS
1st - Office 1		\$1,000 PER MONTH	Gross	Negotiable	Beautiful first floor offers private office with built-in cabinets and sliding glass doors opening to a covered outdoor patio.
1st - Office 2		\$1,000 PER MONTH	Gross	Negotiable	Beautiful first floor offers private office with built-in cabinets and sliding glass doors opening to a covered outdoor patio.

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ADDITIONAL PHOTOS

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LOCATION MAP

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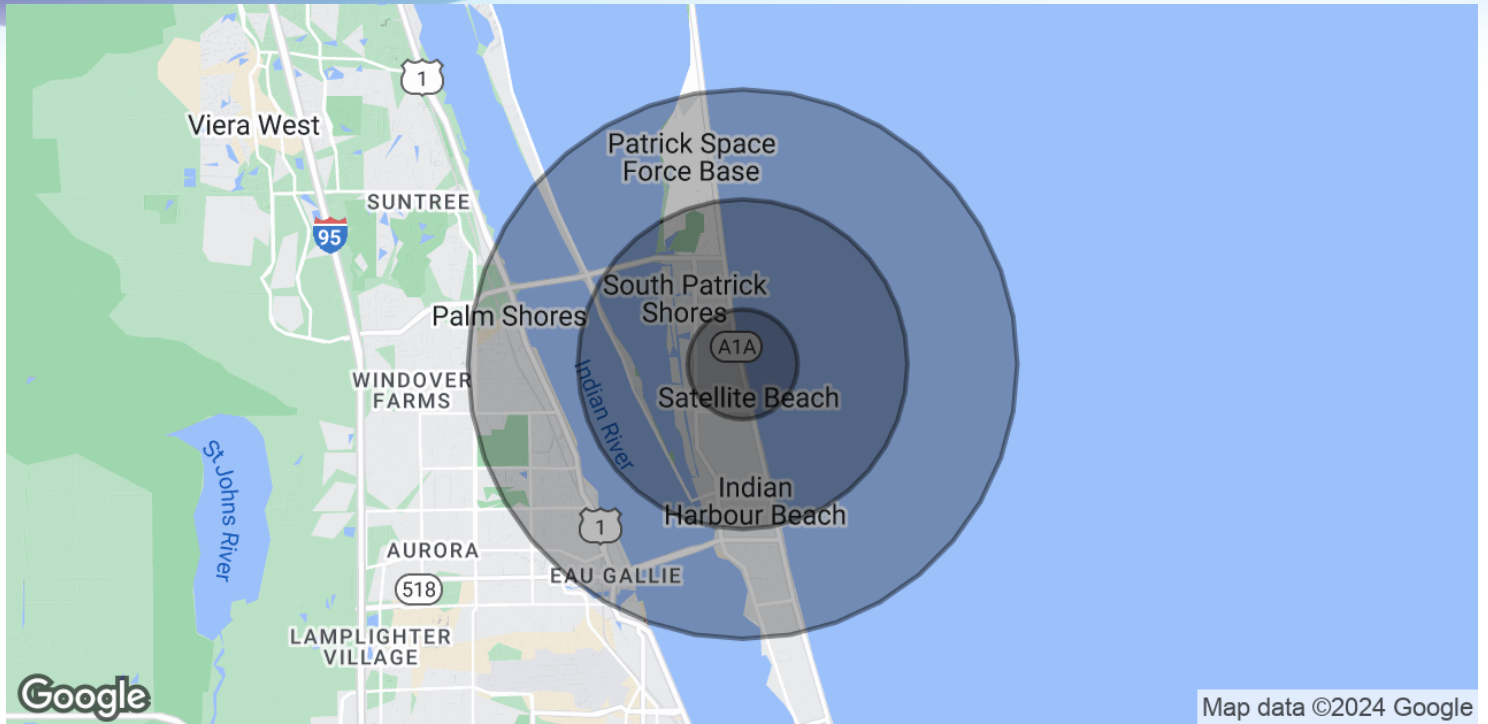
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DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,368	27,102	62,682
Average Age	41.9	48.8	46.1
Average Age (Male)	40.0	47.6	44.5
Average Age (Female)	43.3	48.5	46.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,301	12,721	29,117
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$94,825	\$90,618	\$79,539
Average House Value	\$310,232	\$339,670	\$274,305

2020 American Community Survey (ACS)

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