

# EXECUTIVE SUMMARY

• 8777 Holiday Springs Rd Rockledge, FL 32955



## OFFERING SUMMARY

<b>Available SF:</b>	3,200 SF
<b>Lease Rate:</b>	\$6,500.00 per month (MG)
<b>Lot Size:</b>	0.66 Acres
<b>Year Built:</b>	1987
<b>Building Size:</b>	3,200 SF
<b>Zoning:</b>	IU

## PROPERTY OVERVIEW

Unique office and warehouse leasing opportunity in the heart of Viera! Freestanding commercial building located at the traffic intersection of Viera Blvd and Holiday Springs Rd. With its great exposure and easy access, "The Domes on Viera Blvd" have become a landmark locally. They are highly insulated, energy efficient, geodesic domes on a little over a .50 acre corner lot. Plenty of parking and signage. Large offices and showroom/warehouse, kitchenette, work areas, conference room and plenty of storage.

Leasable wholly or subdivided/partially.

This property is located between US1 and I-95, just off of Viera Blvd. Minutes away from the Brevard County Courthouse, Stadium Parkway and the Avenues.

## LOCATION OVERVIEW

Located off of Viera Blvd. Nestled in between US 1 and I-95.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

• 8777 Holiday Springs Rd Rockledge, FL 32955



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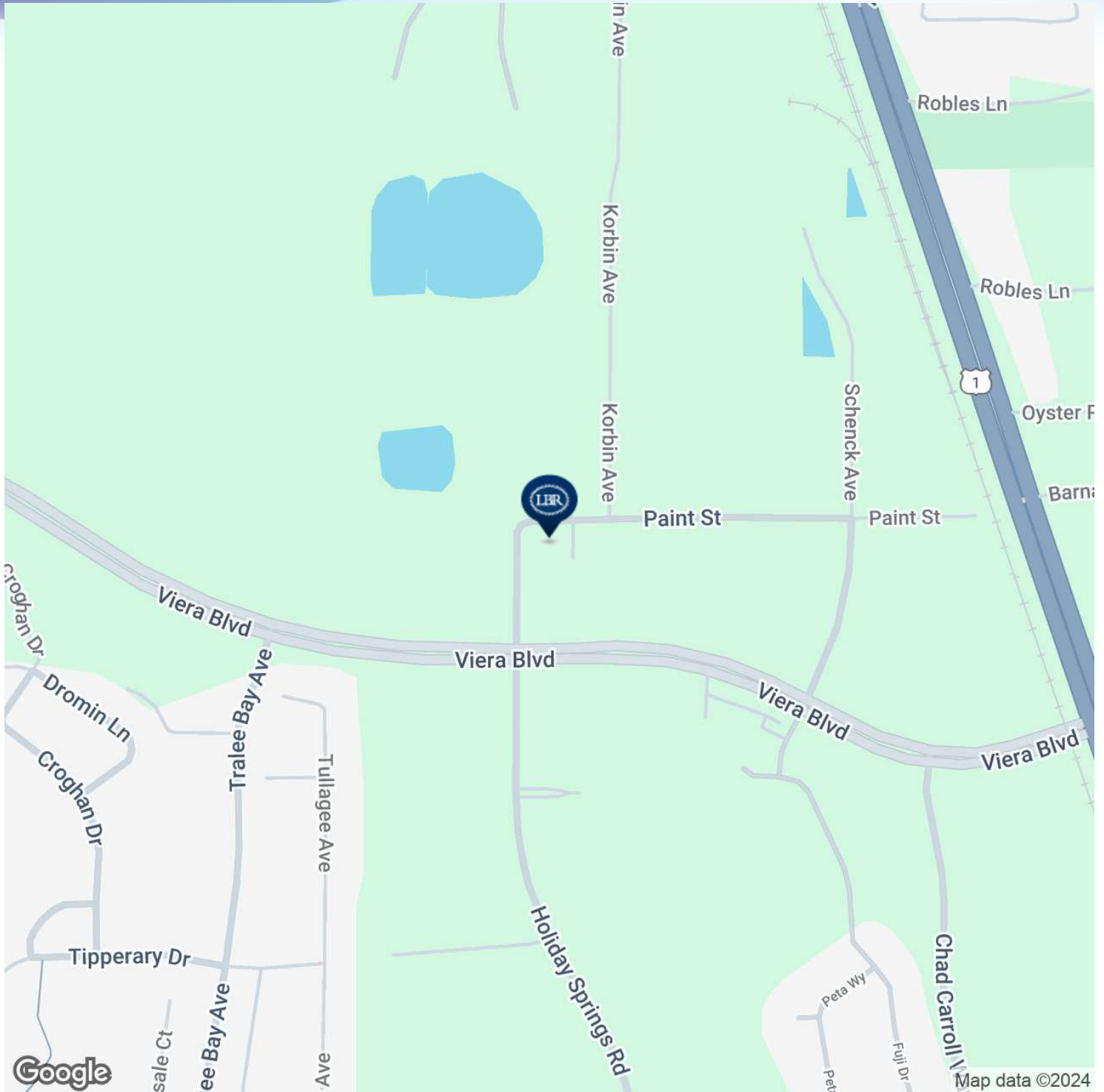
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# LOCATION MAP

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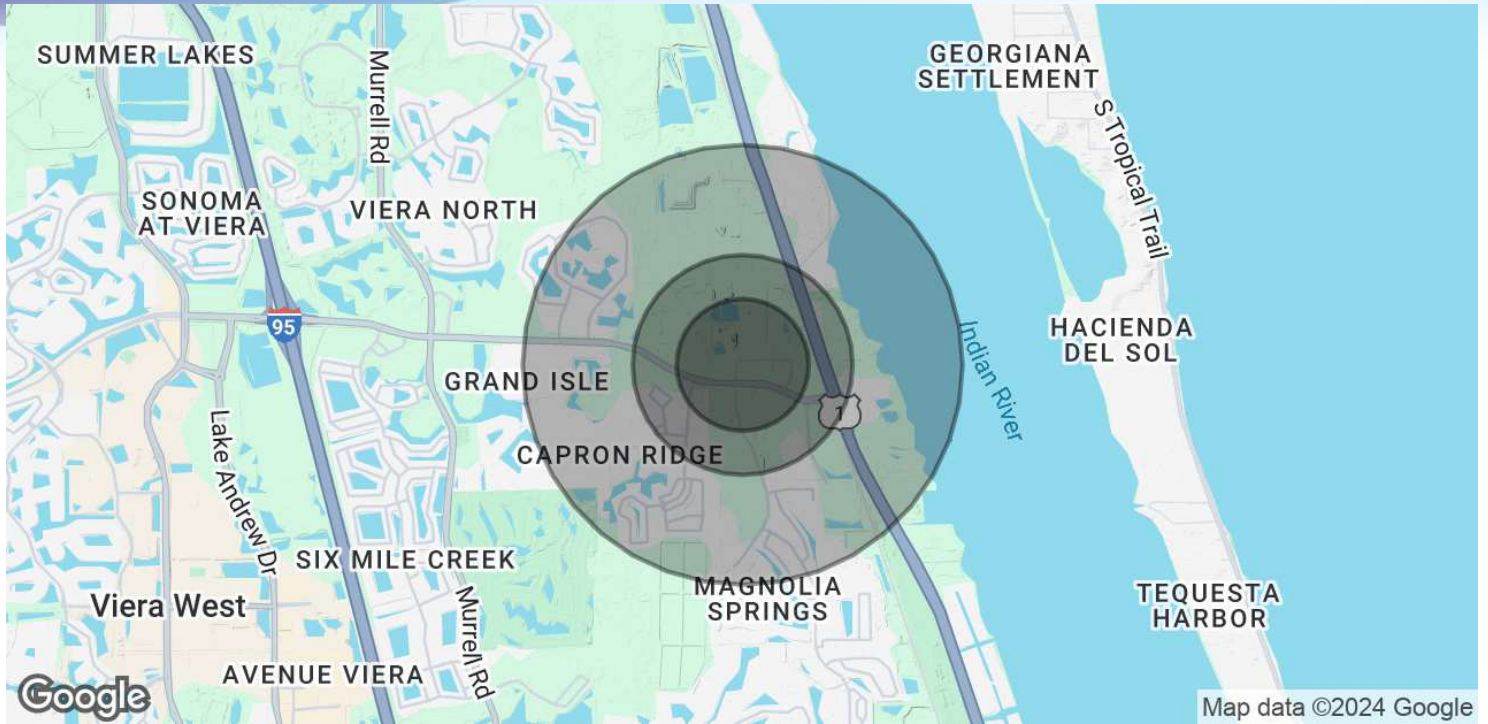
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	184	1,005	4,755
Average Age	47	48	51
Average Age (Male)	46	47	50
Average Age (Female)	48	49	52

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	405	1,979
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$140,244	\$141,942	\$140,765
Average House Value	\$432,275	\$460,372	\$456,795

Demographics data derived from AlphaMap

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