



PROFESSIONAL OFFICES FOR LEASE- PRE CONSTRUCTION

Addison Professional Center Office / Medical

Vidina Drive / Ivanhoe Drive / Stadium Parkway Melbourne, FL 32940

UP TO +/-7,000 SF OF OFFICE/ MEDICAL SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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Melbourne, FL 32940



OFFERING SUMMARY

Available SF: up to +/- 7,000 SF

Lease Rate: \$32.50 Base + (NNN)

Building Size: 10,000 SF

ADDISON PROFESSIONAL CENTER - MASTER PLANNED COMMUNITY - VIERA WEST

+/- 2000sf to +/- 7000sf of Space Available to Businesses Seeking Prominent Professional Office / Medical Office / Medical Related Use Location In Booming West Viera Area

Modern Professional Office Building, As Pictured Above, Being Constructed on Outparcel of Addison Center of Viera Adjacent to the Prototype two-story Publix / Opening Soon

Landlord Offering Tenant Improvement Allowance of \$50.00 PSF
Op Ex is Estimated to be \$7.00 PSF
Anticipated Delivery Summer of 2025 / Choose Your Preferred Space Now

LOCATION OVERVIEW

Prominent Space Coast Location in Addison Village, in Viera West Off Stadium Parkway Viera Ranked A Top-Ten Master Planned Community in the US Immediate Proximity South of Viera Hospital Convenient Access to I-95 at N Wickham Road, +/- 1 Mile Harriett T Moore Justice Center, +/- 2 Miles Orlando International Airport, +/- 47 Miles

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ADDITIONAL PHOTOS

Addison Professional Center • Vidina Drive / Ivanhoe Drive / Stadium Parkway
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Back of Building



Construction to Begin Here



Building on Outparcel of Publix, Addison Center



Building Site off of Vidina / Ivanoe / Stadium Parkway

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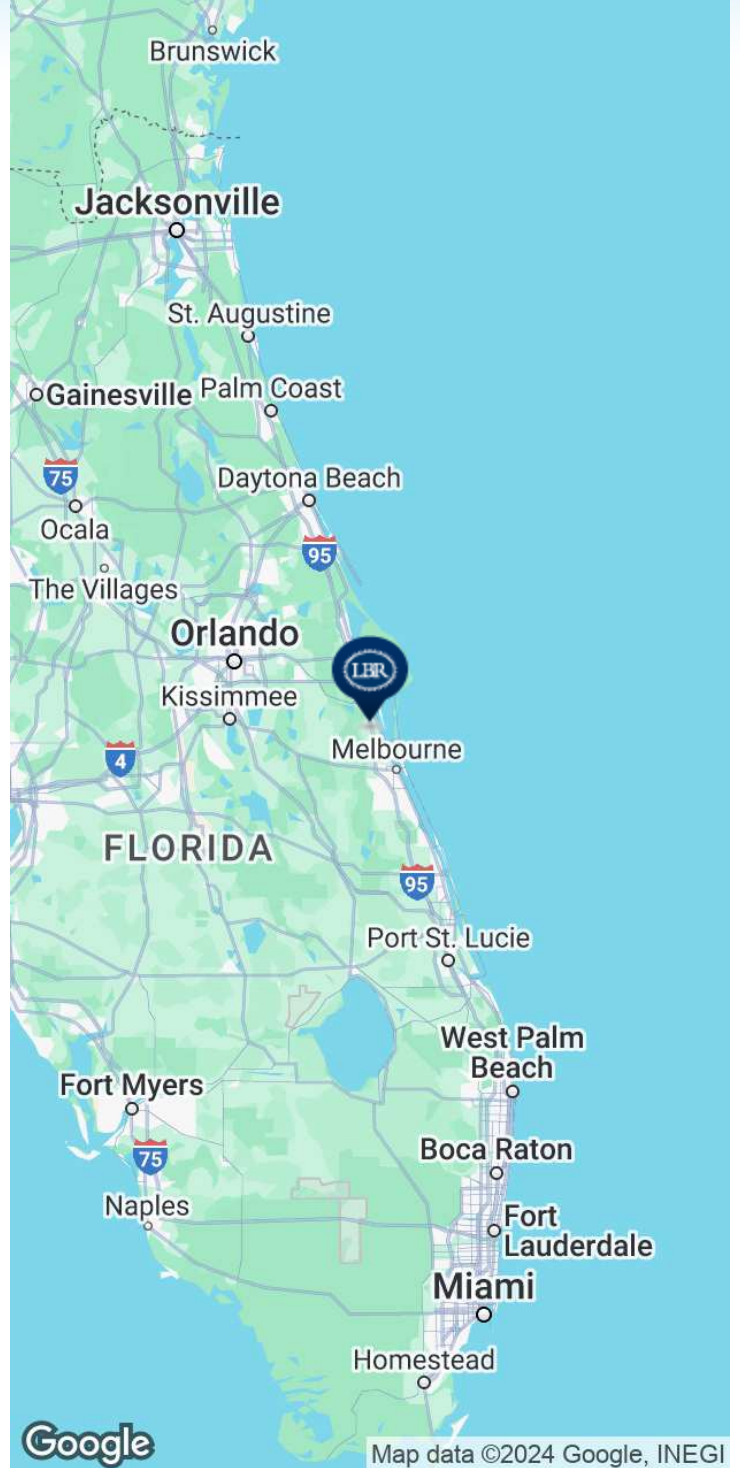
VIERA 2024

37,000+ TOTAL POPULATION	15,400+ HOMES	49.3 MEDIAN AGE	2.43 AVG HOUSEHOLD SIZE
VIERA RESIDENTS HOMEOWNERS 84% RENTERS 16%	MEDIAN \$92,559 HOUSEHOLD INCOME	MEDIAN \$421,226 HOME VALUE	EDUCATION 52.9% BACHELOR, GRAD OR PROFESSIONAL DEGREE
POPULATION GENERATION Z 1999–2016 17.8%	POPULATION MILLENNIAL 1981–1998 18.3%	POPULATION GENERATION X 1965–1980 20.4%	POPULATION BABY BOOMERS 1946–1964 27.9%
860+ BUSINESSES	13,000+ EMPLOYEES	3,900,000+ SQ FT. COMMERCIAL SPACE	

Source: Data presented is projected by ESRI/TVG; commercial space includes entitlements committed for retail, office and light industrial land uses.

LOCATION MAP

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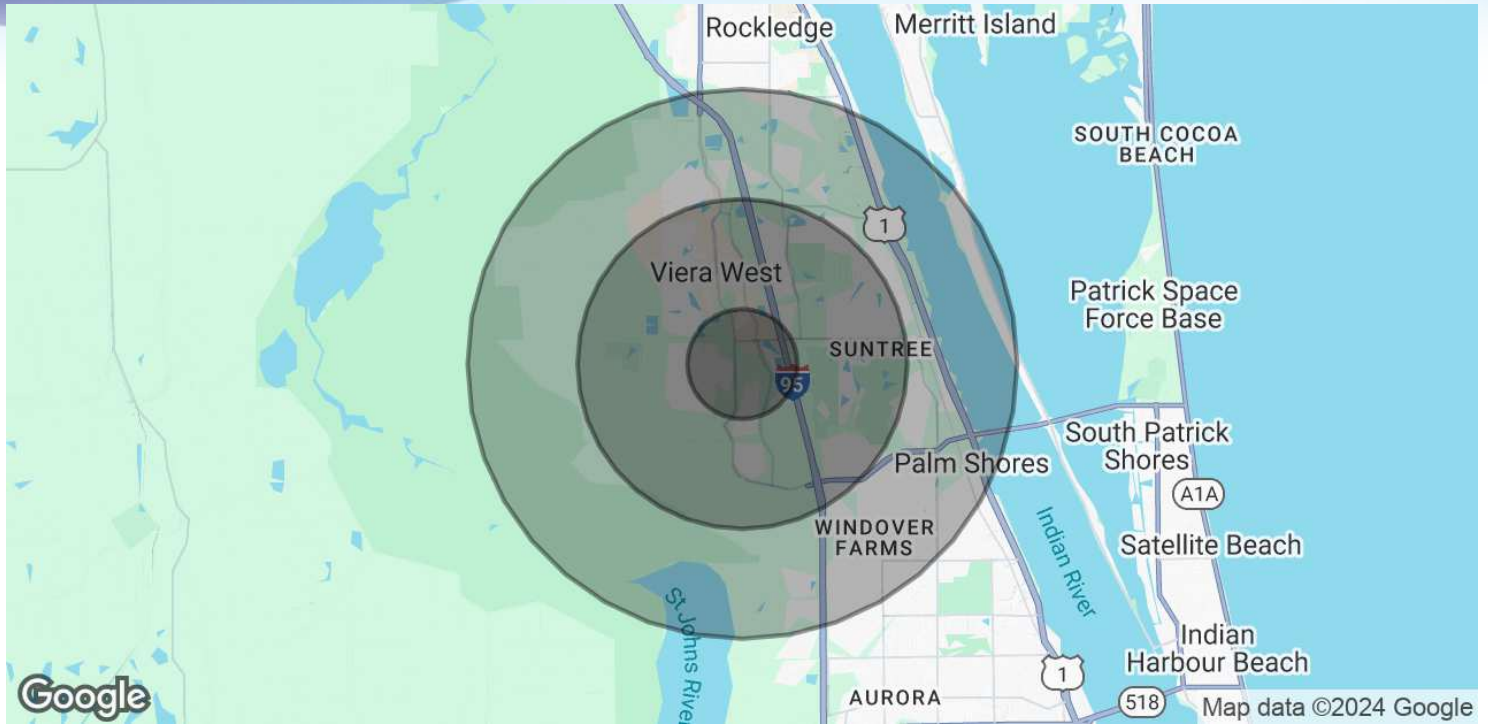
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,769	33,999	64,929
Average Age	40.8	47.5	48.3
Average Age (Male)	40.4	46.1	47.9
Average Age (Female)	40.4	48.2	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,132	15,169	29,123
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$89,285	\$92,175	\$96,610
Average House Value	\$364,955	\$340,397	\$337,591

2020 American Community Survey (ACS)

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