



**FOR LEASE:
500 SF OF RETAIL/EATERY/OFFICE SPACE**

**3270 HIGHWAY A1A
UNIT 106
MELBOURNE BEACH, FL**



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

OFFERED AT:
\$1,300/month

Size 500 sf
 Zoning PUD-Planned Unit Development
 Current Use Retail/Professional/Food Service
 Adjacent Tenant Office use
 Equipment 3 Comp Sink, Mop sink, Utility Closet
 Bathrooms 1 Restroom
 Lease Term Negotiable (1-5 yrs)
 Type Modified gross
 CAM n/a
 Parking 28 Plaza spots





\$1,300/month, no additional CAM expense

Superb Melbourne Beach location just across from the ocean

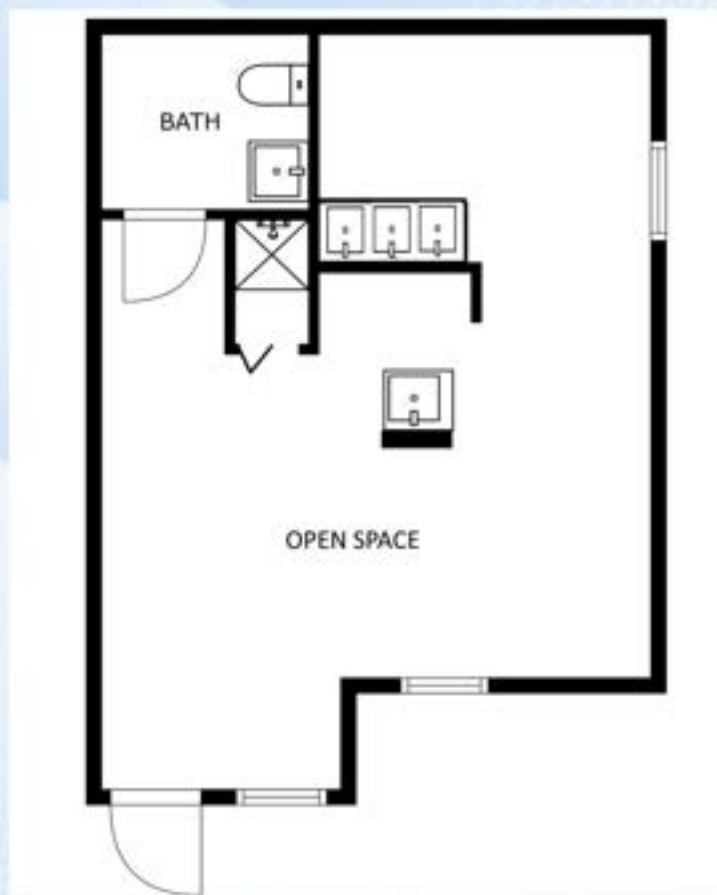
Only 3 miles South of Ocean Ave and 1 mile North of Publix Driftwood Plaza

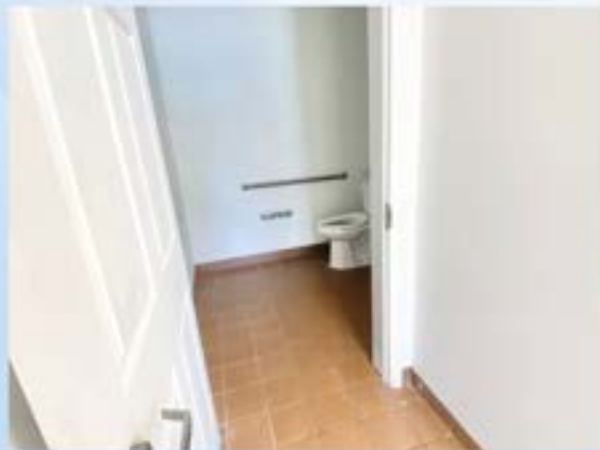
Well-maintained property ready for new occupants

1st floor unit with 500 sf of open space ideal for quick-serve food service such as coffee shop or ice cream, retail location, or convert to professional services office

Light and bright corner-end unit with many windows

Currently equipped with 3 compartment sink, mop sink, utility closet, 1 restroom, ample parking and great visibility along A1A













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SCAN FOR LISTING WEBSITE

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