

RETAIL OR INDUSTRIAL LEASE

Canova Center • 1707 Canova St SE Palm Bay, FL 32909



OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$1,100.00 per month (\$37 water fee; Gross)
Lot Size:	0.34 Acres
Year Built:	1984
Building Size:	5,664 SF
Zoning:	GC
Market:	South Brevard
Submarket:	Palm Bay

PROPERTY OVERVIEW

Perfect site for businesses needing office area, work area and roll-up door.

Covered entry and large window.

Roll up door is visible from Malabar Rd.

LOCATION OVERVIEW

Property is on Canova St., which is situated one block south of Malabar Rd. (SR 514) Corner of Babcock St. and Canova St. NE

Easy access and close to I-95

JEFFERY T. ROBISON, CCIM

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UNIT 3

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AVAILABLE SPACES

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UNAVAILABLE AVAILABLE

LEASE TYPE \$37 WATER FEE; GROSS | TOTAL SPACE 900 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$1,100.00 PER MONTH

SUITE	SIZE	TYPE	RATE
#2	900 SF	\$37 water fee	\$1,100 per month
#3	900 SF	Gross	\$1,100 per month

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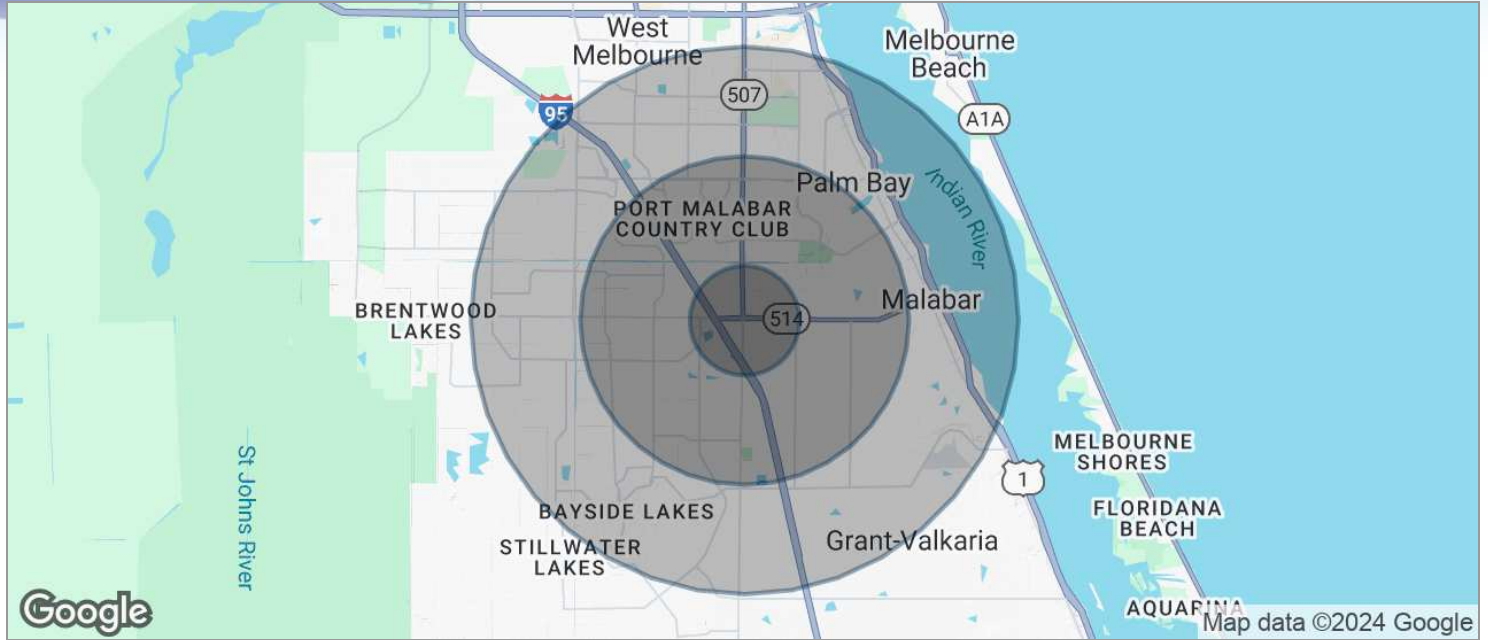
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,422	41,707	104,923
MEDIAN AGE	40.7	40.7	41.5
MEDIAN AGE (MALE)	38.9	37.5	39.2
MEDIAN AGE (FEMALE)	41.8	44.1	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,911	16,546	41,262
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$62,186	\$52,665	\$55,989
AVERAGE HOUSE VALUE	\$179,148	\$165,267	\$181,804

* Demographic data derived from 2020 ACS - US Census

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