EXECUTIVE SUMMARY
Aurora Plaza • 1478 Aurora Rd Melbourne, FL 32935

OFFERING SUMMARY

Available SF: 750 SF

Lease Rate: $24.00 SF/yr (MG)

Lot Size: 34.0 Acres

Year Built: 1982

Building Size: 4,140 SF

Zoning: C1

PROPERTY OVERVIEW

The property at 1478 Aurora Rd, Melbourne, FL, 32935, offers a 750 SF retail space with a wide open layout, making it perfect for a salon or any smaller retailer. Its prime location provides great visibility to Aurora Rd, ensuring that businesses can attract and engage with passing traffic effectively.

LOCATION OVERVIEW

The property is strategically located near Melbourne's commercial hub, offering convenient access to the Melbourne International Airport and major employers like Northrop Grumman and L3 Harris. Additionally, its proximity to Wickham Rd, one of the strongest retail corridors in Brevard County, provides easy access to a variety of retail and dining options. This prime location ensures that tenants have access to the area's thriving business community and a wide range of amenities, making it an ideal choice for professionals seeking a dynamic workspace in Melbourne's vibrant commercial district.

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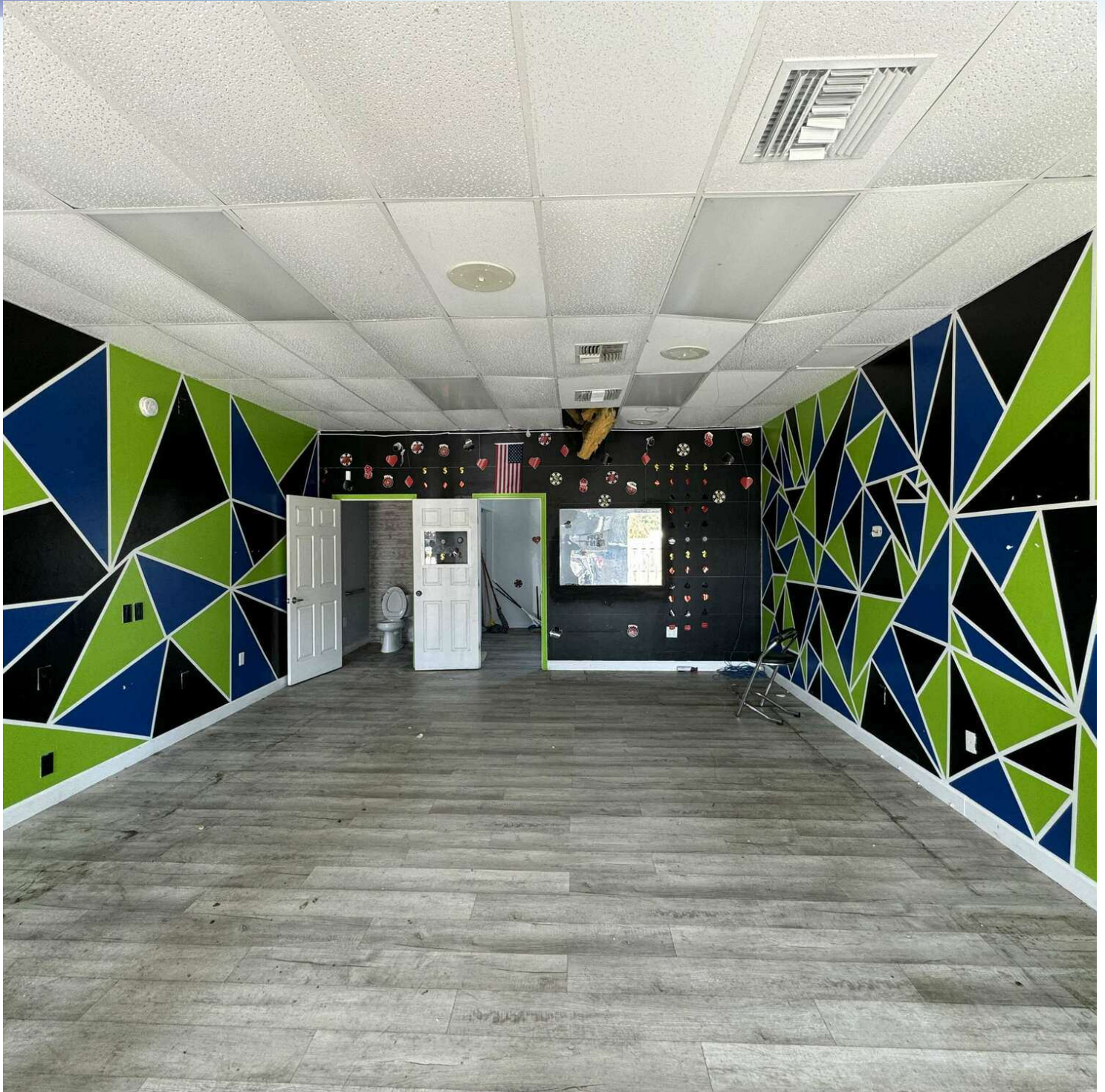321.722.0707 X15
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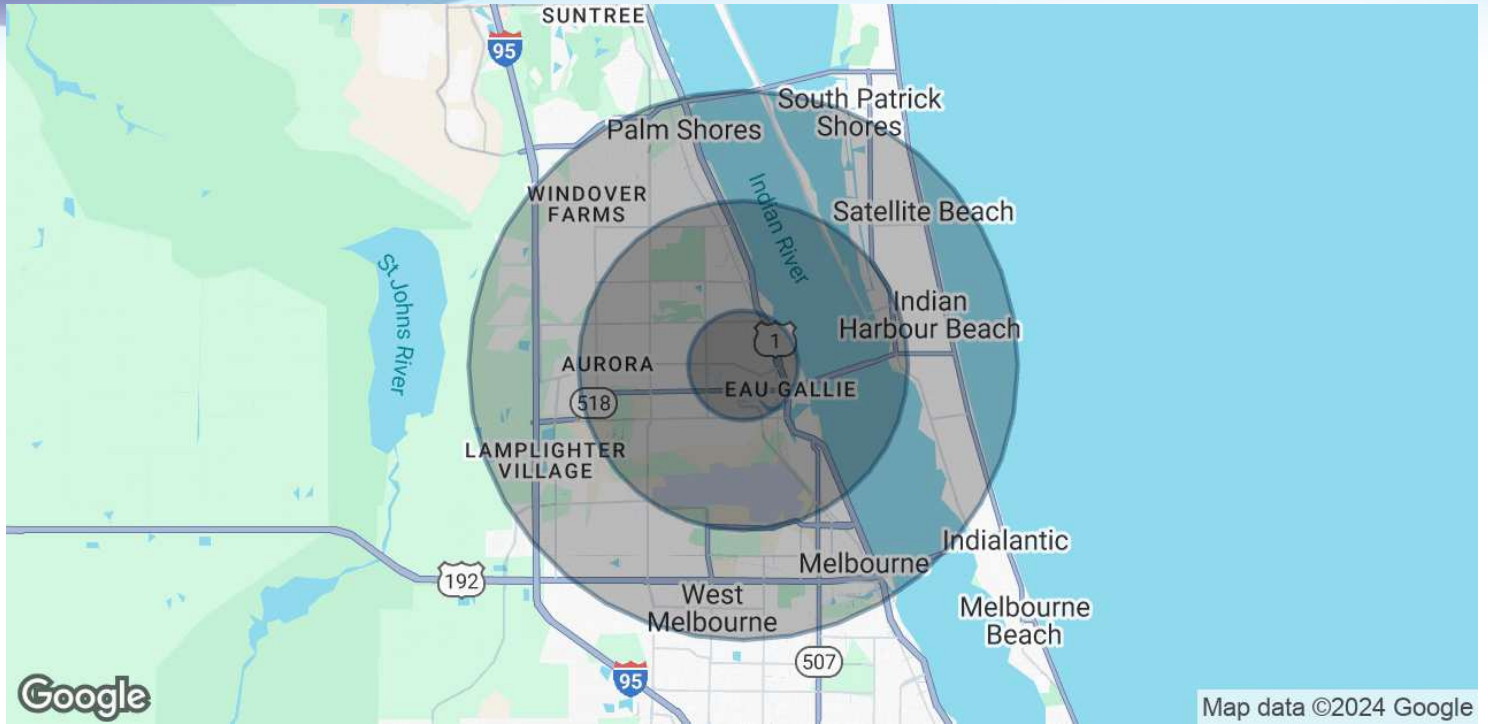321.722.0707 • teamlbr.com
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Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,446	51,915	133,178
Average Age	43	45	46
Average Age (Male)	41	43	45
Average Age (Female)	44	46	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,986	23,205	57,925
# of Persons per HH	2.3	2.2	2.3
Average HH Income	$76,104	$87,400	$101,202
Average House Value	$300,121	$344,941	$398,805

Demographics data derived from AlphaMap

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