

# EXECUTIVE SUMMARY

• 2825 Business Center Boulevard, D-6 Melbourne, FL 32940



## OFFERING SUMMARY

**Available SF:** 550 SF

**Lease Rate:** \$750.00 per month  
(MG)

**Year Built:** 2000

**Building Size:** 1,134 SF

**Zoning:** IU

## PROPERTY OVERVIEW

Newly Updated Office Space featuring Vinyl Plank Flooring, Two (2) Offices, One (1) Restroom and Fully Air Conditioned

## LOCATION OVERVIEW

Located in Business Center Commercial Complex

Close Proximity to North Wickham Road, I-95 and US HWY 1

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

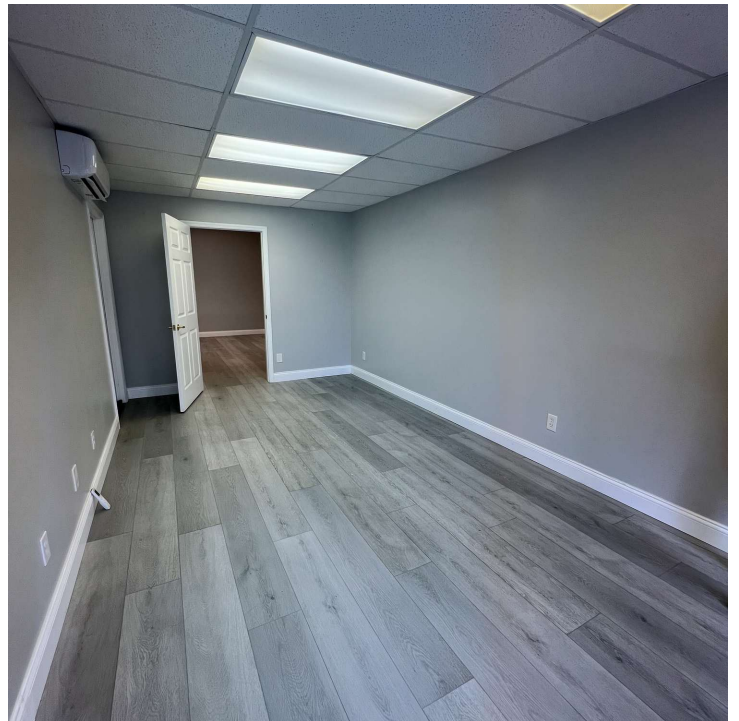
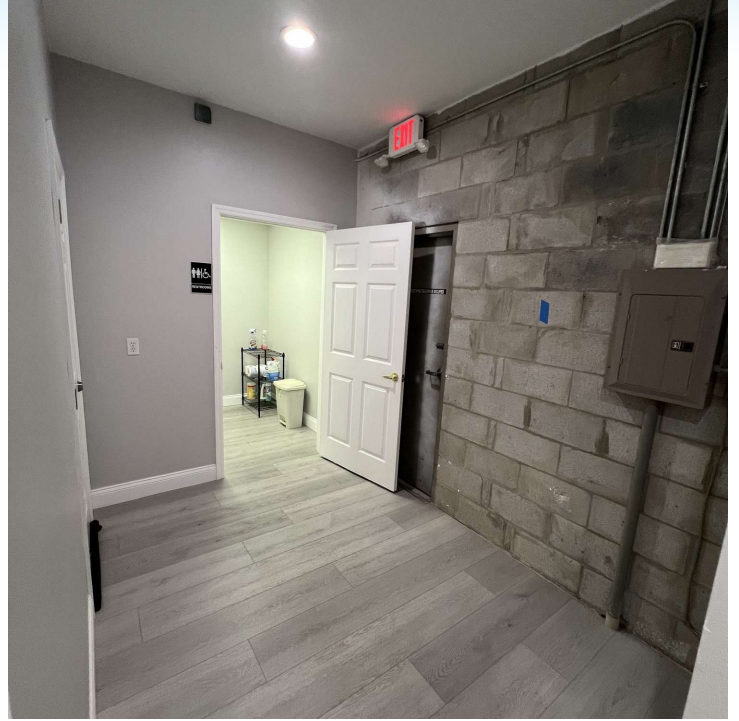
### Lightle Beckner Robison, Inc.

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

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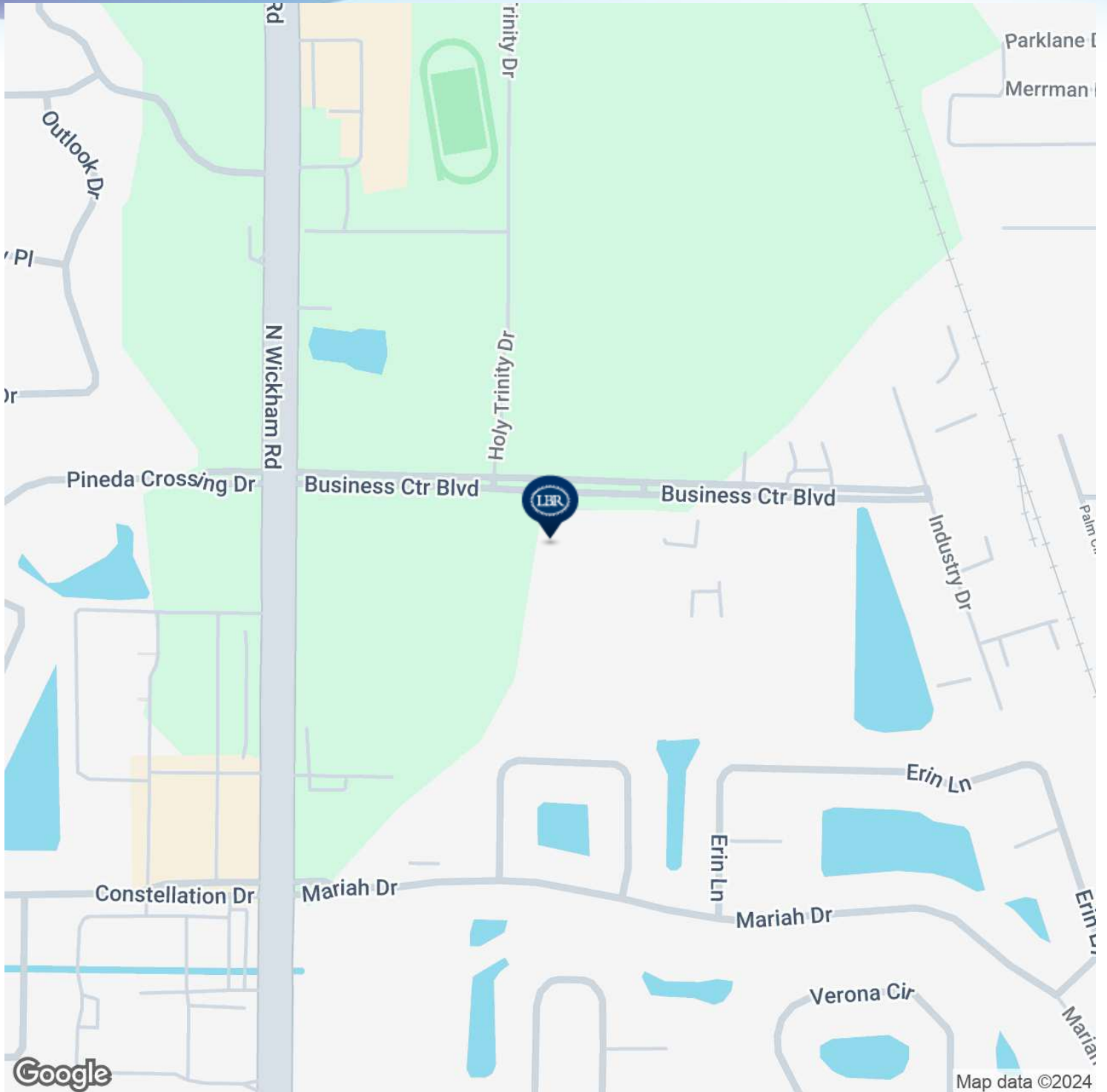
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# LOCATION MAP

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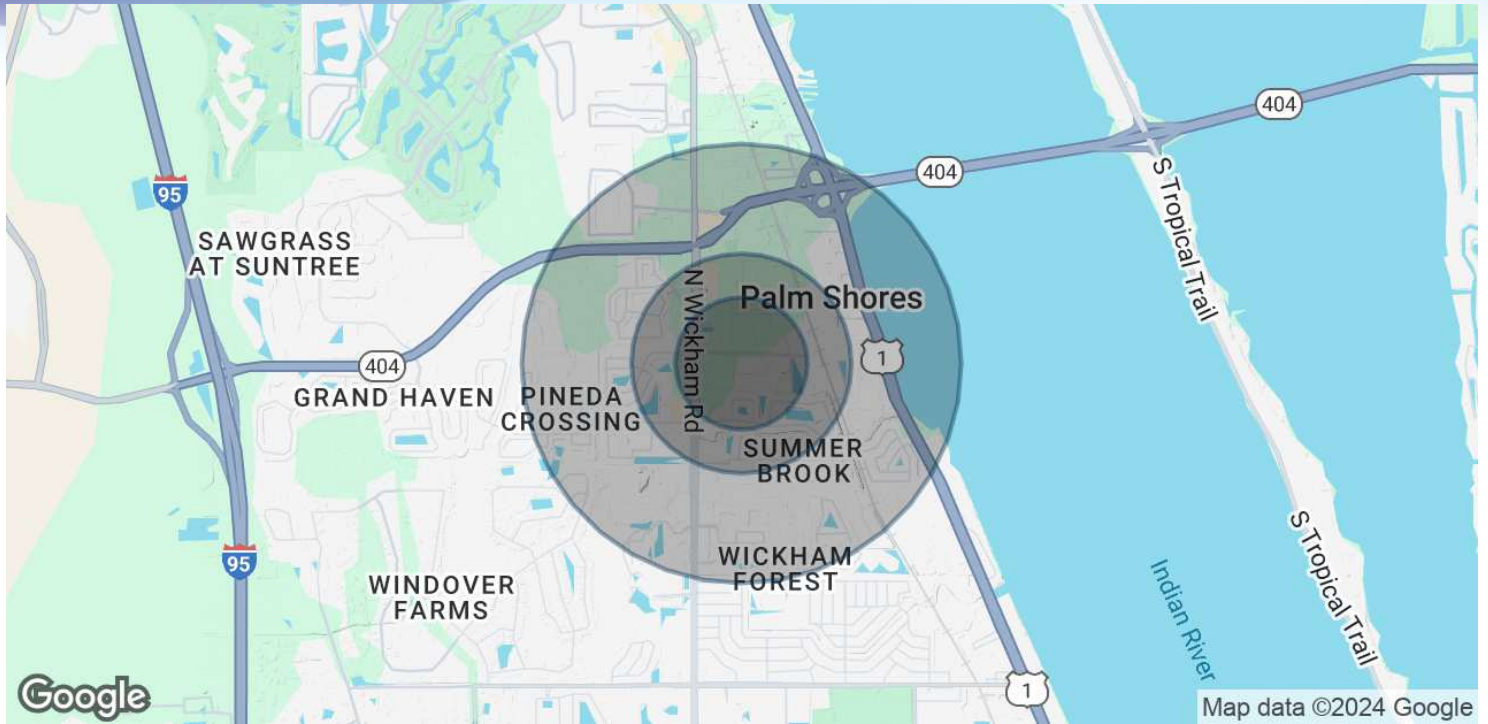
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	264	1,440	6,532
Average Age	48	47	47
Average Age (Male)	47	47	47
Average Age (Female)	48	48	48

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	572	2,628
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$136,811	\$135,011	\$136,401
Average House Value	\$466,727	\$486,461	\$494,797

Demographics data derived from AlphaMap

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