

# EXECUTIVE SUMMARY

Atlantis Bay Warehouses • 700 Atlantis Rd Melbourne, FL 32904



## OFFERING SUMMARY

<b>Available SF:</b>	1,202 - 1,307 SF
<b>Lease Rate:</b>	\$15.00 SF/yr (\$3.50/sf NN)
<b>Lot Size:</b>	2.05 Acres
<b>Year Built:</b>	1997
<b>Building Size:</b>	31,250 SF
<b>Zoning:</b>	MI
<b>Market:</b>	South Brevard

## PROPERTY OVERVIEW

Small Bay Warehouses Available for Lease  
10x12 Roll-Up Door, Warehouse, One Office, Bathroom  
Tenant Pays for Utilities

## LOCATION OVERVIEW

NASA Commerce Center Near Melbourne Orlando International Airport  
Great Melbourne Location

### DISTANCES:

Less than 2 miles to I-95 at Ellis Road  
+/- 2 miles to MLB Airport

### JEFFERY T. ROBISON, CCIM

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# AVAILABLE SPACES

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**Lease Rate:** \$15.00 SF/YR (\$3.50/SF NN)

**Total Space** 1,202 - 1,307 SF

**Lease Type:** \$3.50/sf NN

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
102	\$15.00 SF/YR	\$3.50/sf NN	1,238 SF	Negotiable
105	\$15.00 SF/YR	\$3.50/sf NN	1,238 SF	Negotiable
201	\$15.00 SF/YR	\$3.50/sf NN	1,202 SF	Negotiable
302	\$15.00 SF/YR	\$3.50/sf NN	1,307 SF	Negotiable

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# ADDITIONAL PHOTOS

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# SITE PLANS

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700 Atlantis Road  
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## ATLANTIS BAY WAREHOUSES *NASA Commerce Center*



107	106	105	104	103	102	101
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208	207	206	205	204	203	202	201
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308	307	306	305	304	303	302	301
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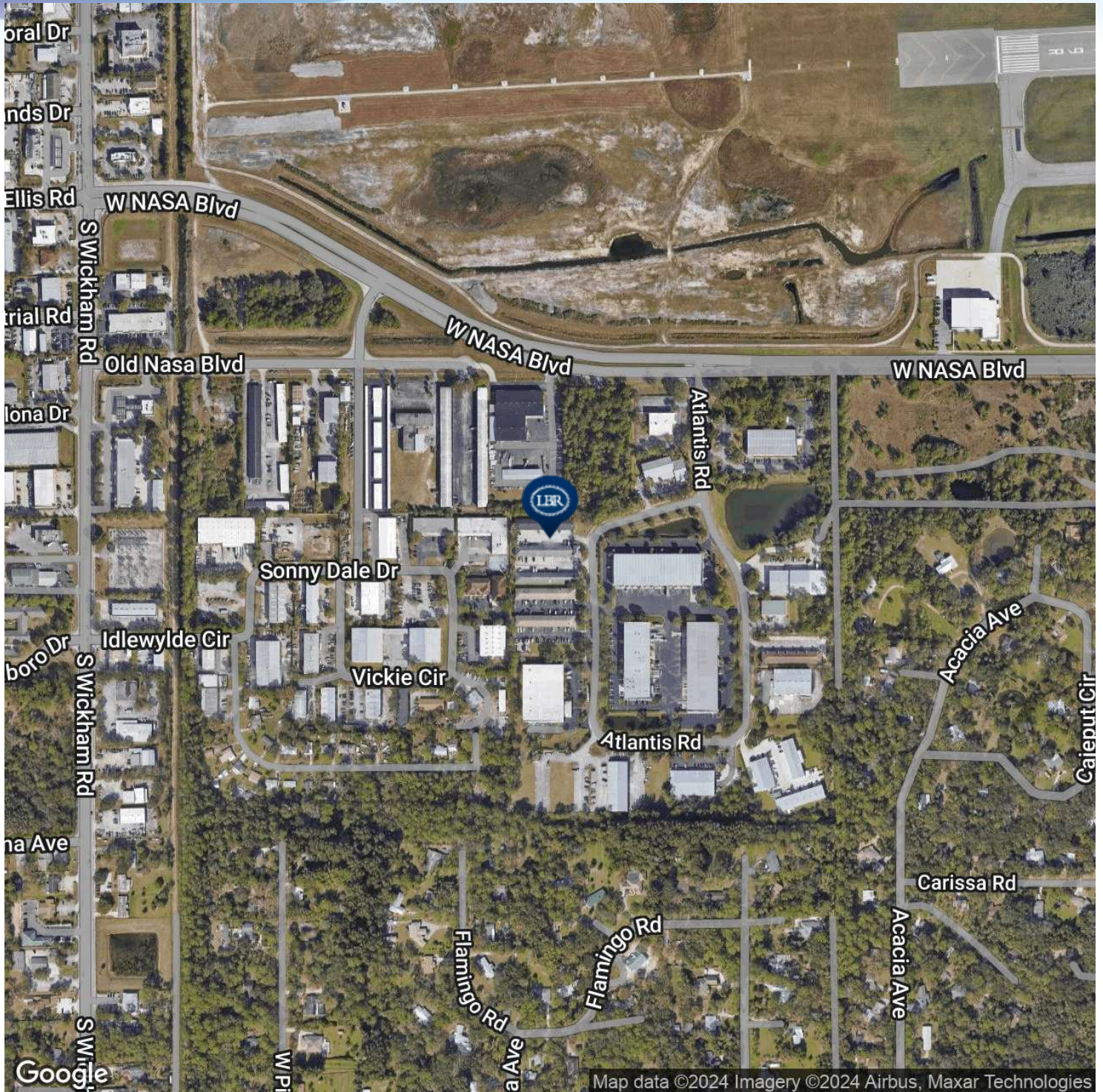
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# LOCATION MAP

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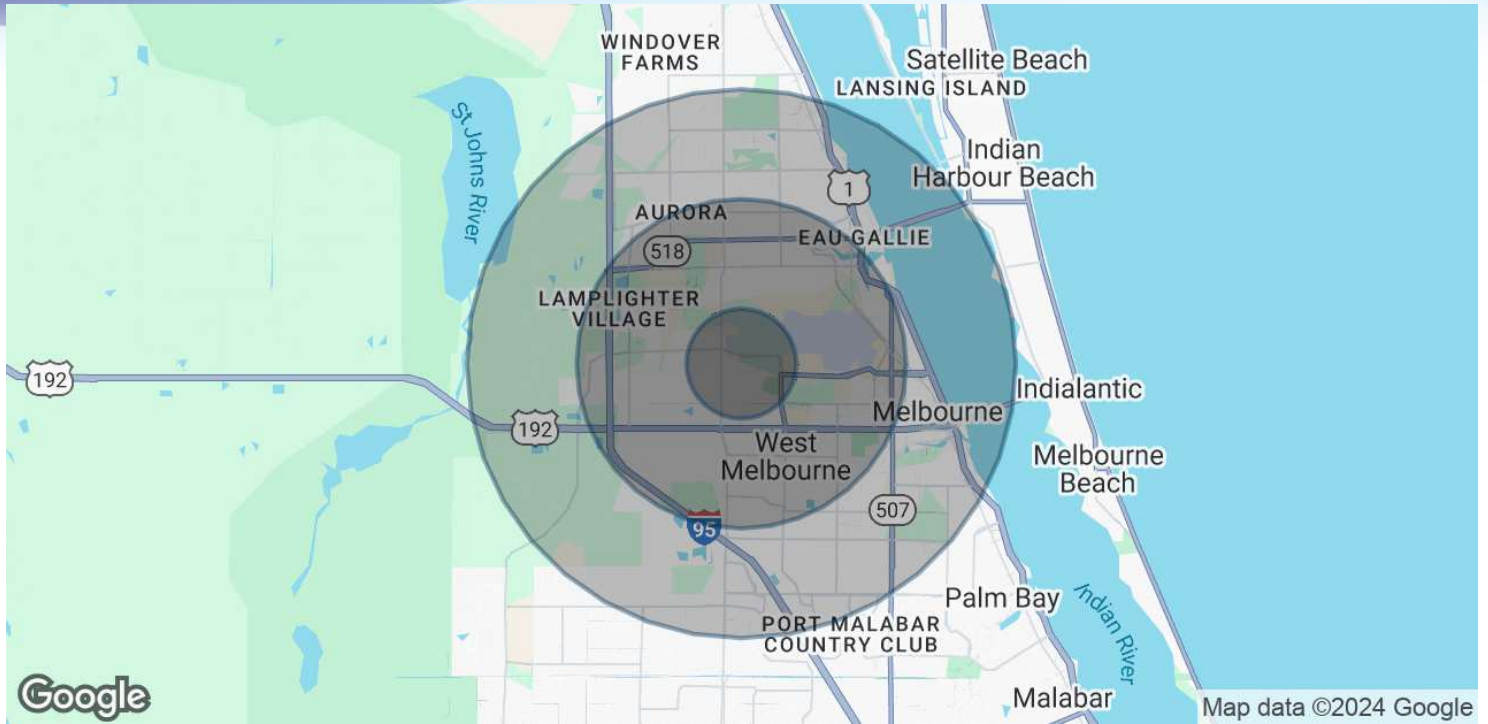
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,026	46,142	115,841
Average Age	48.5	45.1	43.7
Average Age (Male)	46.2	42.8	41.2
Average Age (Female)	49.7	46.9	45.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,657	19,441	49,108
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,159	\$53,365	\$55,751
Average House Value	\$57,184	\$164,028	\$186,075

2020 American Community Survey (ACS)

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