

# EXECUTIVE SUMMARY

The Center at Indialantic • 325 5th Avenue Indialantic, FL 32903



## OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>Available SF:</b>  | 2,830 SF           |
| <b>Lease Rate:</b>    | \$24.00 SF/yr (MG) |
| <b>Lot Size:</b>      | 1.03 Acres         |
| <b>Year Built:</b>    | 1964               |
| <b>Building Size:</b> | 21,569 SF          |
| <b>Zoning:</b>        | C-1                |

## PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease 325 Fifth Avenue "The Center at Indialantic."

Known as one of the most prominent Class "A" office buildings on the beach, the building provides one suite available for lease. Suite 207 +/- 2,830 SqFt.

Enjoy the "live, work, and play" experience at this building with its close proximity to retail amenities, and the beach.

## LOCATION OVERVIEW

The building benefits from its location being situated directly on fifth avenue with convenient access to US-192, US HWY 1, and I-95.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
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### Lightle Beckner Robison, Inc.

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# AVAILABLE SPACES

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**Lease Rate:** \$24.00 SF/YR (MG) **Total Space** 2,830 SF  
**Lease Type:** MG **Lease Term:**

| SPACE     | SPACE USE | LEASE RATE    | LEASE TYPE     | SIZE (SF) | TERM       | COMMENTS |
|-----------|-----------|---------------|----------------|-----------|------------|----------|
| Suite 207 |           | \$24.00 SF/YR | Modified Gross | 2,830 SF  | Negotiable |          |

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# ADDITIONAL PHOTOS

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Suite 207 has been virtually staged. The furnishings and décor shown are for illustrative purposes only.



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Rendering Suite 207

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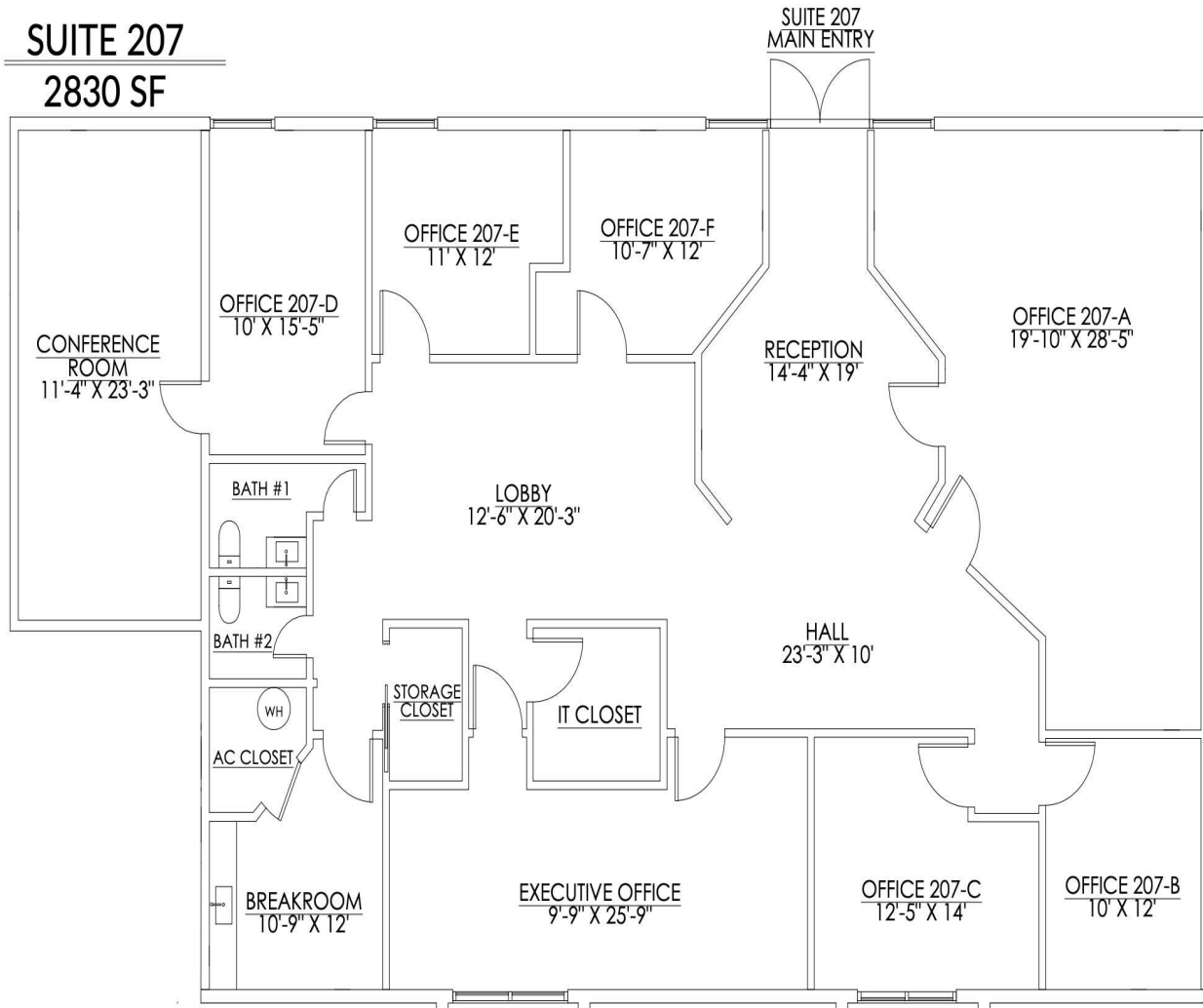
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## SUITE 207

2830 SF



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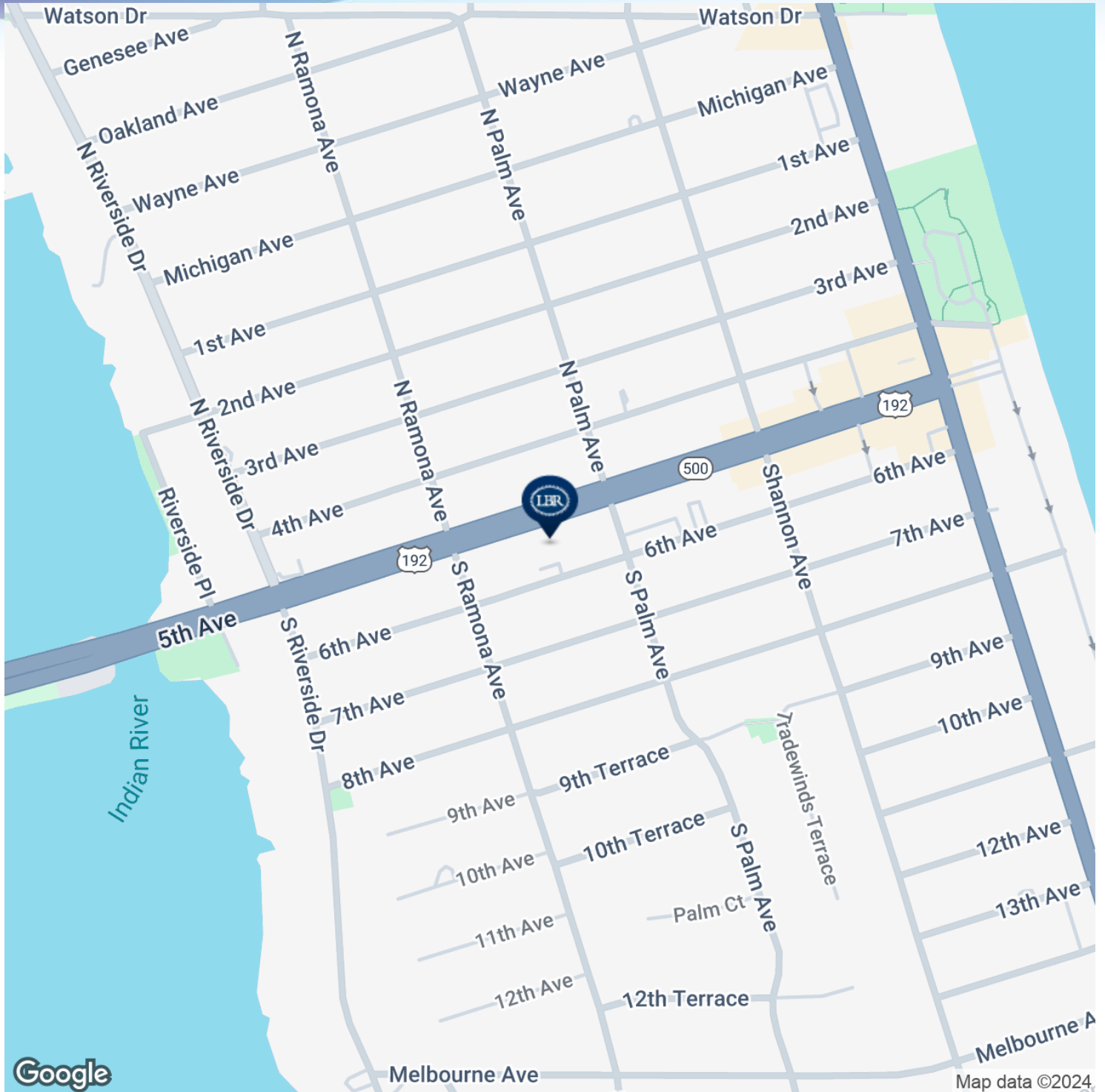
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# LOCATION MAP

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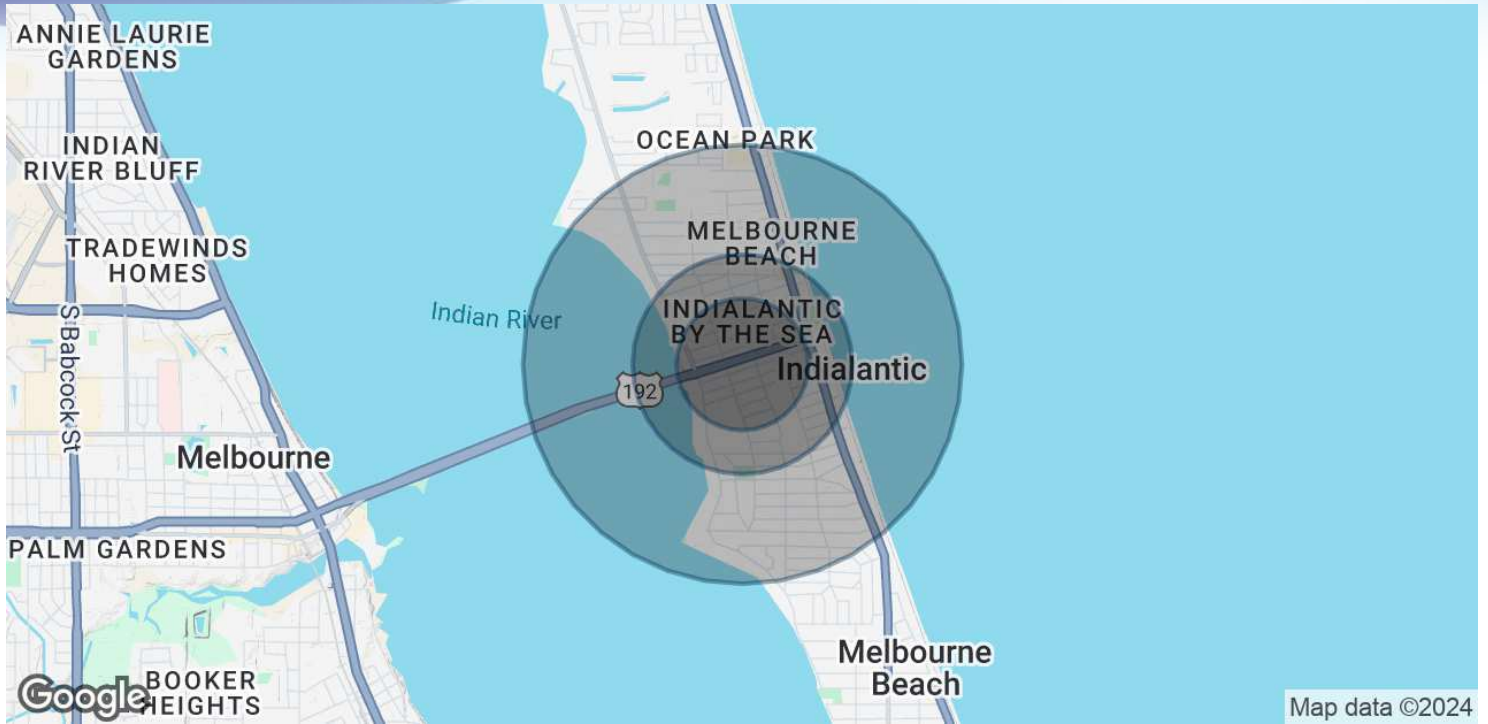
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 597       | 1,901     | 4,942  |
| Average Age          | 48        | 48        | 49     |
| Average Age (Male)   | 47        | 47        | 48     |
| Average Age (Female) | 49        | 49        | 50     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 256       | 833       | 2,225     |
| # of Persons per HH | 2.3       | 2.3       | 2.2       |
| Average HH Income   | \$129,125 | \$125,560 | \$132,053 |
| Average House Value | \$663,955 | \$646,748 | \$639,385 |

Demographics data derived from AlphaMap

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