

# Property Summary

718 North Dr.  
For Lease



## PROPERTY DESCRIPTION

Beautiful flex space with fenced yard!  
Offers both 5000sf of office and 5000sf of high bay warehouse space with roll-up door.  
100% air conditioned.  
Conference Room - equipped with sound masking system  
Individual Offices, IT room  
Kitchen/Break room  
Plus additional 3000sf of Mezzanine

## LOCATION DESCRIPTION

Conveniently located off Sarno Rd. close to W. Eau Gallie Blvd.  
Approx. 1.4 miles from I-95

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (\$3.30/sf NNN)
Number of Units:	1
Available SF:	10,000 SF
Lot Size:	1.04 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,180	36,339	114,154
Total Population	2,282	85,710	279,111
Average HH Income	\$47,128	\$58,032	\$65,420

## JEFFERY T. ROBISON, CCIM

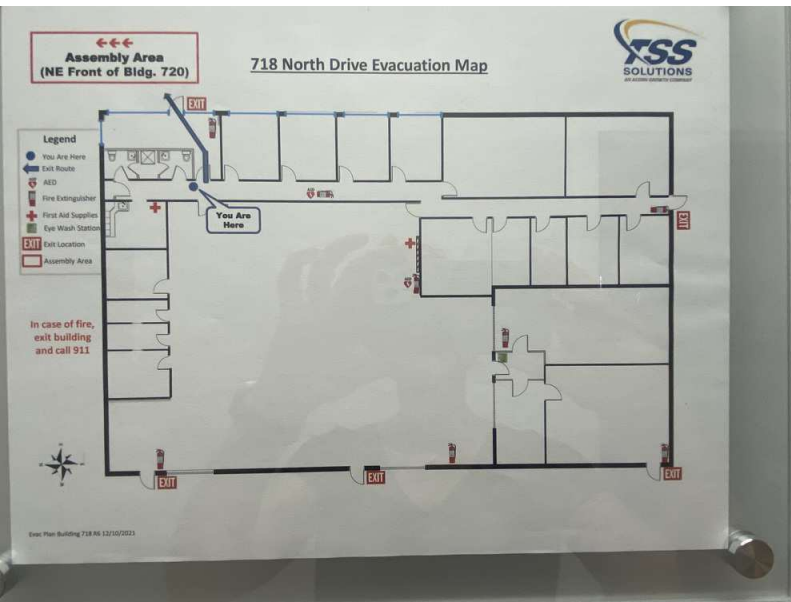
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# Additional Photos

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## Location Map

EAGLE HARBOR

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AND MAGNOLIA  
LAKES

PEACHTREE  
LANDING

Sarno Rd

Sarno Rd

518

North Dr

PLAZA NORTH

NORTH DRIVE  
INDUSTRIAL  
PLAZA

North Dr

North Dr

ELLIS ROAD  
INDUSTRIAL PARK

INDUSTRIAL  
PLAZA

HAMMOCK  
TRACE PRESERVE

N John Rodes Blvd

N John Rodes Blvd

Footbridge Dr

Google

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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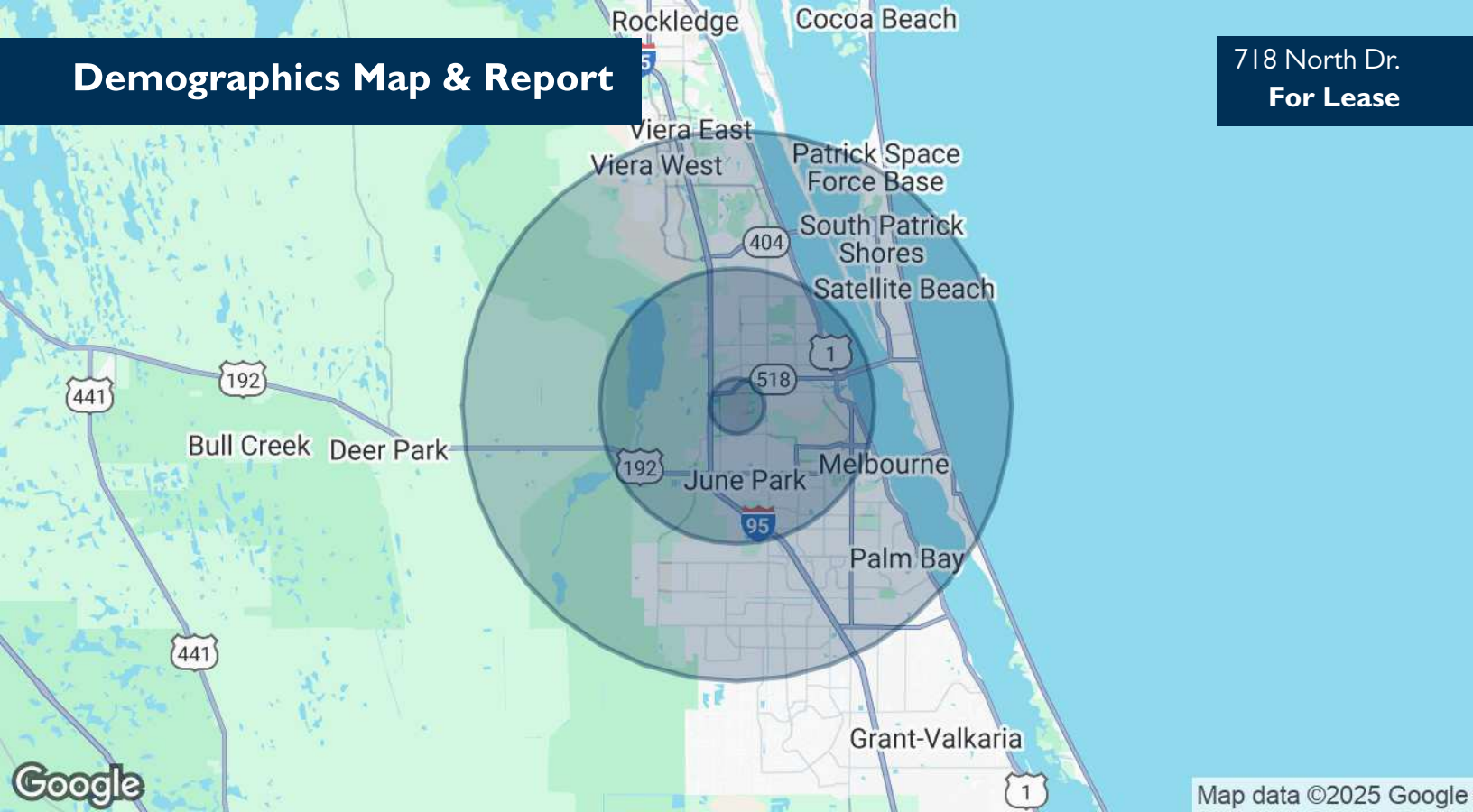
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# Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,282	85,710	279,111
Average Age	60.7	44.5	43.7
Average Age (Male)	57.3	42.5	41.8
Average Age (Female)	61.8	46.2	45.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,180	36,339	114,154
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$47,128	\$58,032	\$65,420
Average House Value	\$57,219	\$205,530	\$228,293

2020 American Community Survey (ACS)

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