

# Property Summary

1515 Elizabeth St  
For Lease



## PROPERTY DESCRIPTION

Formerly Used as a Compounding Pharmacy, with an Interior Clean Room and Lab Area

Front Area for Reception or Storefront Retail  
Multiple Large Open Areas  
Perimeter Offices  
Multiple Entrance Points

All Available +/- 6550 Square Feet Gross Lease +/- \$17 psf AS IS  
Reconfigure for Desired Use Office or Retail

OR Subdivide for NNN Lease Base and CAM  
Suite J-K-L +/- 2250SF  
Suite A-B +/- 4300 SF

## LOCATION DESCRIPTION

Great Location off of Hibiscus Blvd  
+/- .7 Mile West of Health First Holmes Regional Medical Center  
+/- 1.7 Miles to Melbourne Orlando International Airport

## PROPERTY HIGHLIGHTS

**GREAT MIDTOWN MELBOURNE LOCATION**  
**EASY INGRESS AND EGRESS**

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

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## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross; NNN)
Number of Units:	24
Available SF:	2,250 - 6,550 SF
Lot Size:	53,714 SF
Building Size:	22,077 SF

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.





## Suite A-B



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J-K-L



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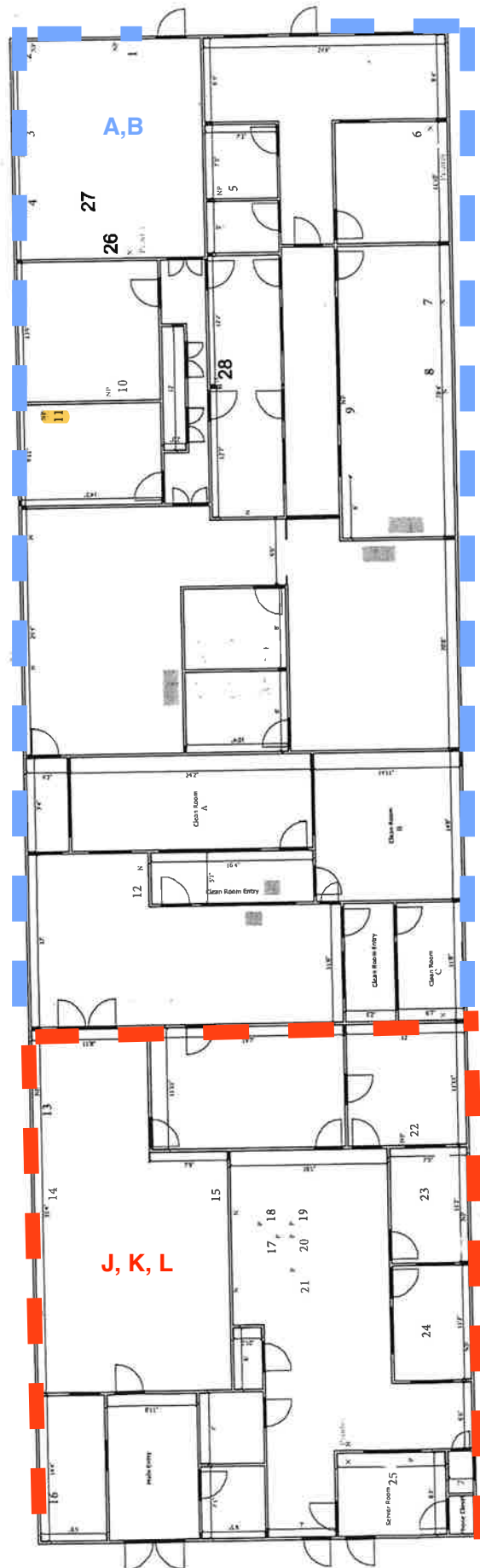


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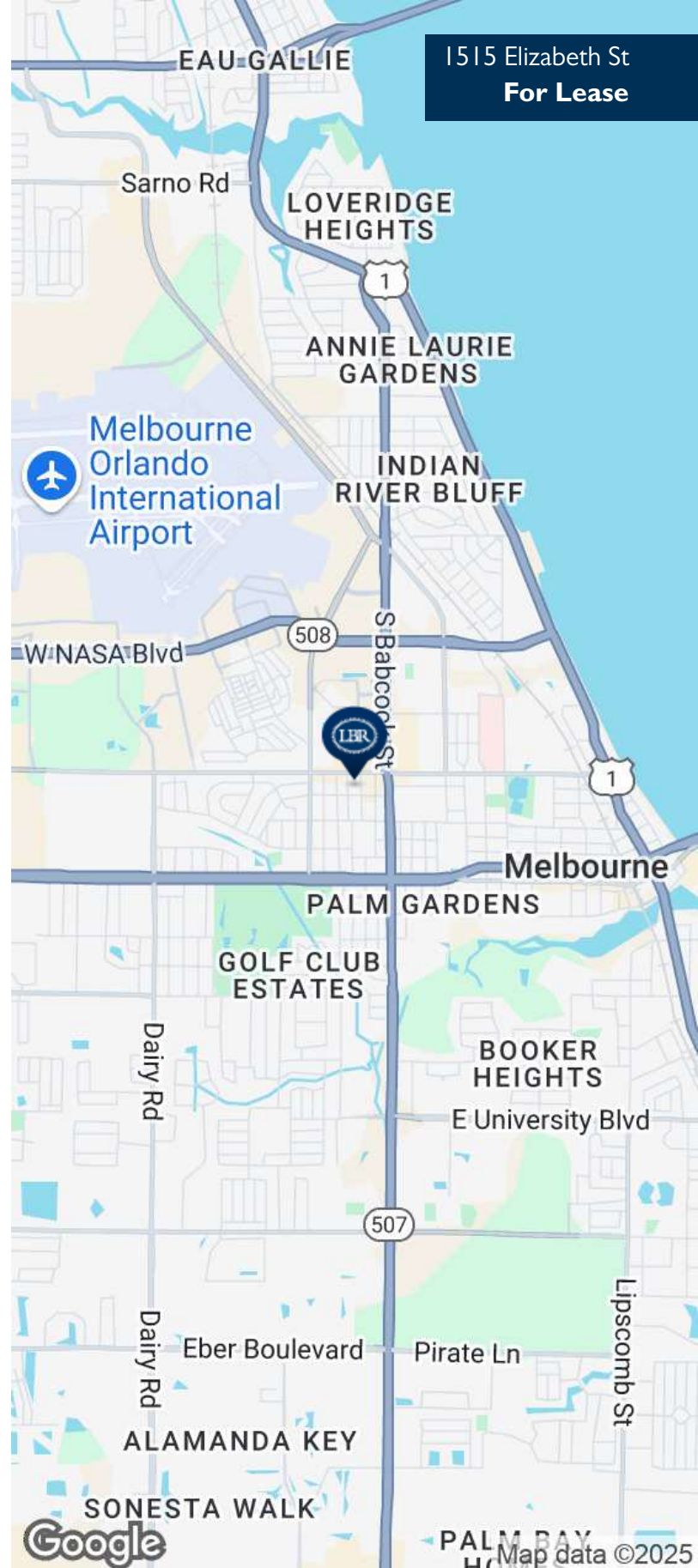
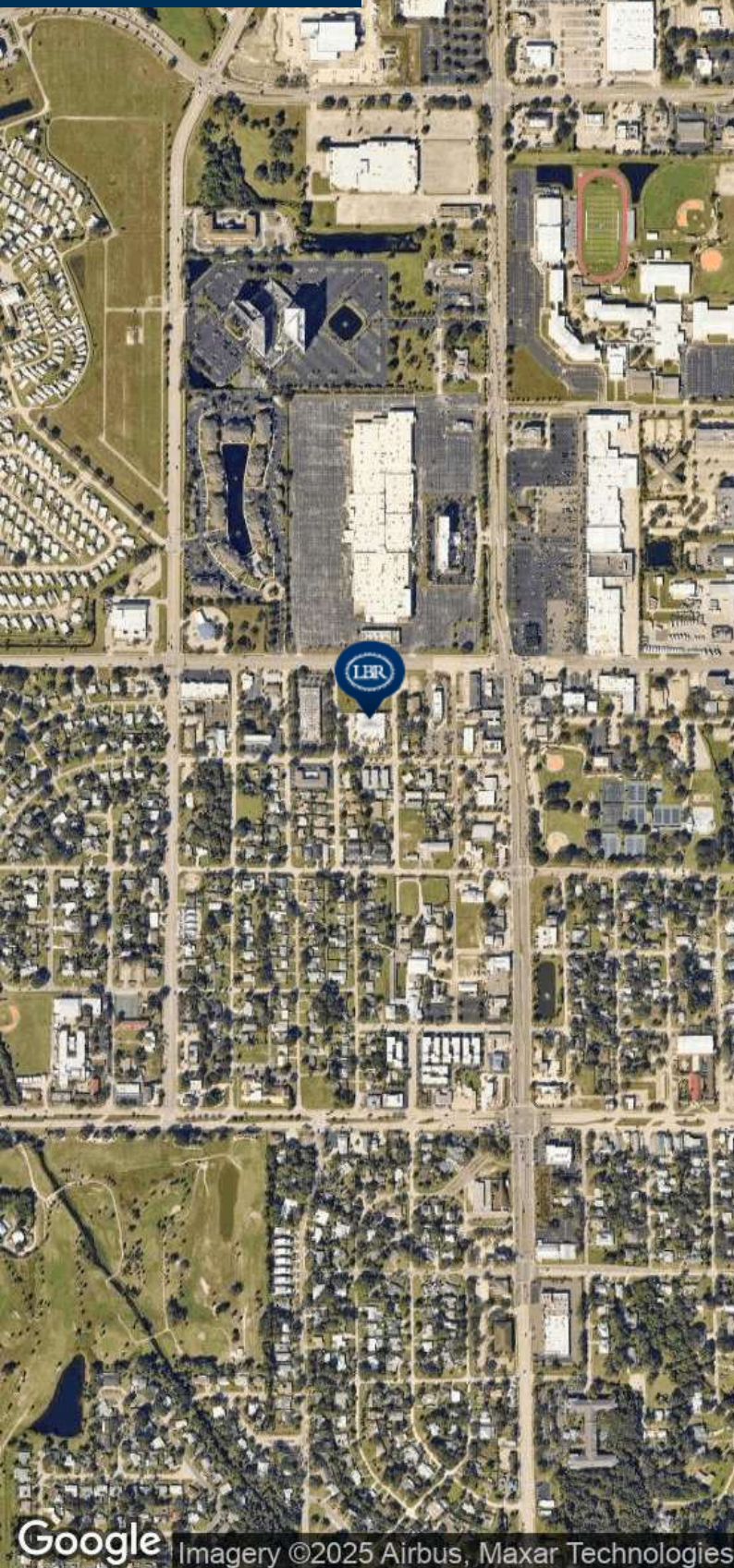


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## Location Map



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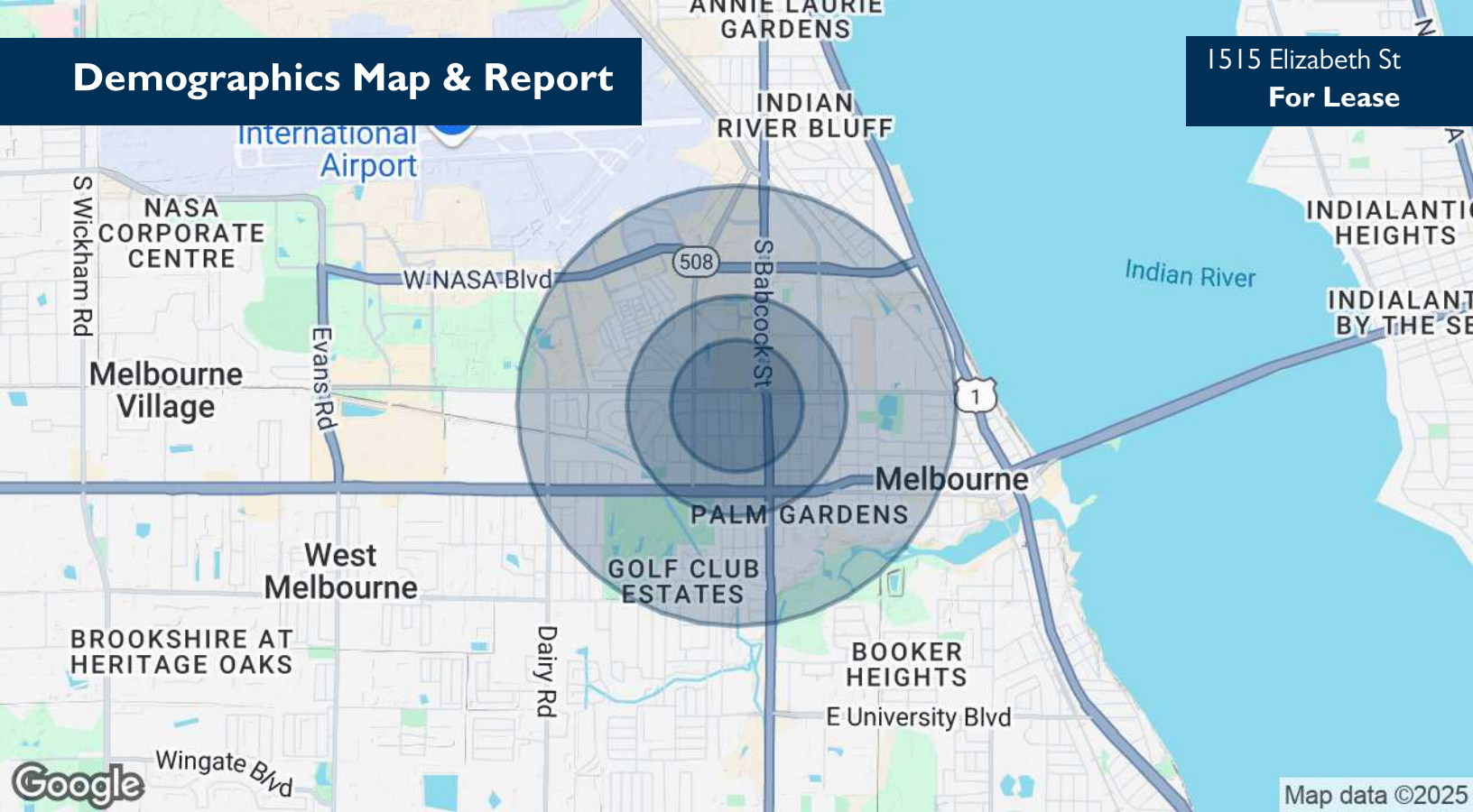


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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	697	2,118	6,965
Average Age	48	49	51
Average Age (Male)	45	47	48
Average Age (Female)	50	52	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	979	3,291
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$76,589	\$72,973	\$67,224
Average House Value	\$226,373	\$218,245	\$263,240

Demographics data derived from AlphaMap

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