

Property Summary

Stadium Pkwy
For Lease



PROPERTY DESCRIPTION

Introducing a prime ground lease opportunity at Stadium Pkwy in Viera. Excellent restaurant location that could take advantage of the waterfront. This is your opportunity to join one of the top Master Planned Communities in the nation.

LOCATION DESCRIPTION

North-East corner of Stadium Pkwy and Ivanhoe Dr. in Viera. Across the street from new Publix plaza and Pinecrest Academy. Excellent visibility and access.

PROPERTY HIGHLIGHTS

- Easy access to major highways
- Flexible layout options
- Steady flow of local and visiting clientele
- Dynamic mix of retailers and businesses

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2.49 Acres
Lot Size:	2.49 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	367	2,572	15,485
Total Population	1,025	6,912	37,136
Average HH Income	\$152,444	\$145,676	\$130,765

JEFFERY T. ROBISON, CCIM

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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.

Retail Map

Retail Map

benefit WALK-ON'S AspenDental OUTBACK STEAKHOUSE
TUCANA FLATS PETSMART BUFFALO WILD WINGS SHERWIN-WILLIAMS
five BEL'W ULTA HG hair cutlery TIRE KINGDOM

popshelf CHARLEY'S MATTRESSFIRM SHOE CARNIVAL
ROSS DRESS FOR LESS Walmart petco DOLLAR TREE
HOBBY LOBBY SUBWAY HomeGoods

MURPHY USA STARBUCKS LAQUINTA INN & SUITES
CIRCLE K BURGER KING

Pizza Hut target CVS pharmacy

-chargepoint+

SITE

Publix

Amazing Explorers Viera

Quest Elementary School

GS

Viera Bark Park

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LBR LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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Location Map

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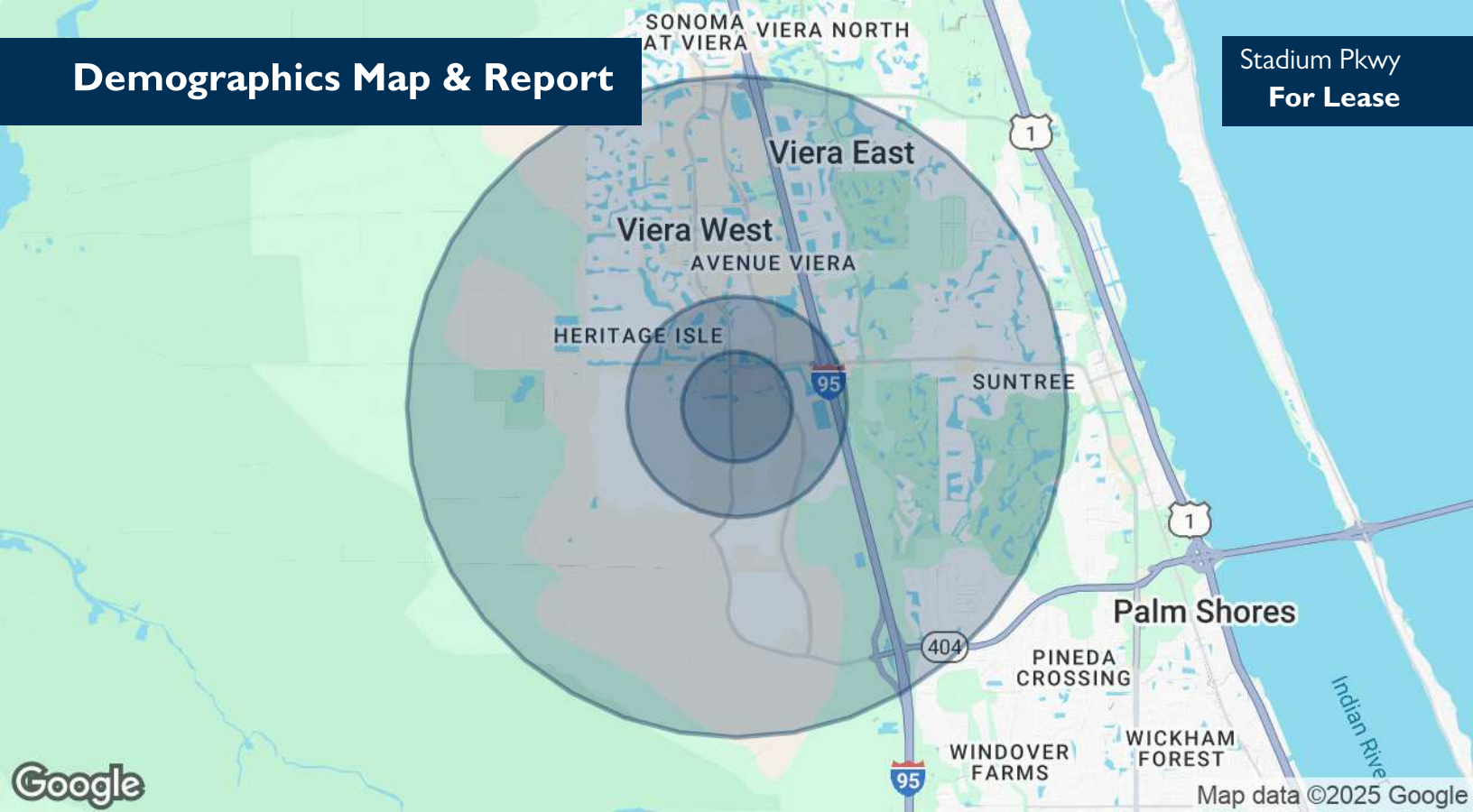
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Demographics Map & Report

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POPULATION

0.5 MILES

1 MILE

3 MILES

Total Population	1,025	6,912	37,136
Average Age	41	42	48
Average Age (Male)	40	41	47
Average Age (Female)	42	44	49

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

3 MILES

Total Households	367	2,572	15,485
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$152,444	\$145,676	\$130,765
Average House Value	\$617,491	\$612,128	\$528,113

Demographics data derived from AlphaMap

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