

Property Summary

Hibiscus Center
For Lease



PROPERTY DESCRIPTION

Introducing a prime lease opportunity at 231 West Hibiscus Boulevard, Melbourne, FL, 32901. With approximately 1,800 SF of open, versatile space, this property is ideal for a variety of retail uses. The unit features a glass frontage, ensuring high visibility, and offers ample parking both at the front and behind the building. Its strategic location and adaptable layout make it an excellent choice for businesses seeking a prominent and accessible retail space in the heart of Melbourne.

LOCATION DESCRIPTION

Located in the heart of Melbourne, the plaza enjoys proximity to major employers such as L3 Harris, Northrop Grumman, and Thales, as well as the airport. Prime corner location at MLK Blvd and Hibiscus Blvd - The plaza offers unparalleled visibility and is situated in the largest daytime population of Brevard County.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	1,800 SF
Building Size:	15,432 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,540	21,992	63,276
Total Population	5,534	51,240	146,089
Average HH Income	\$70,325	\$77,370	\$87,019

SPACES	LEASE RATE	SPACE SIZE
Unit 235	\$24.00 SF/yr	1,800 SF

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



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.

Additional Photos

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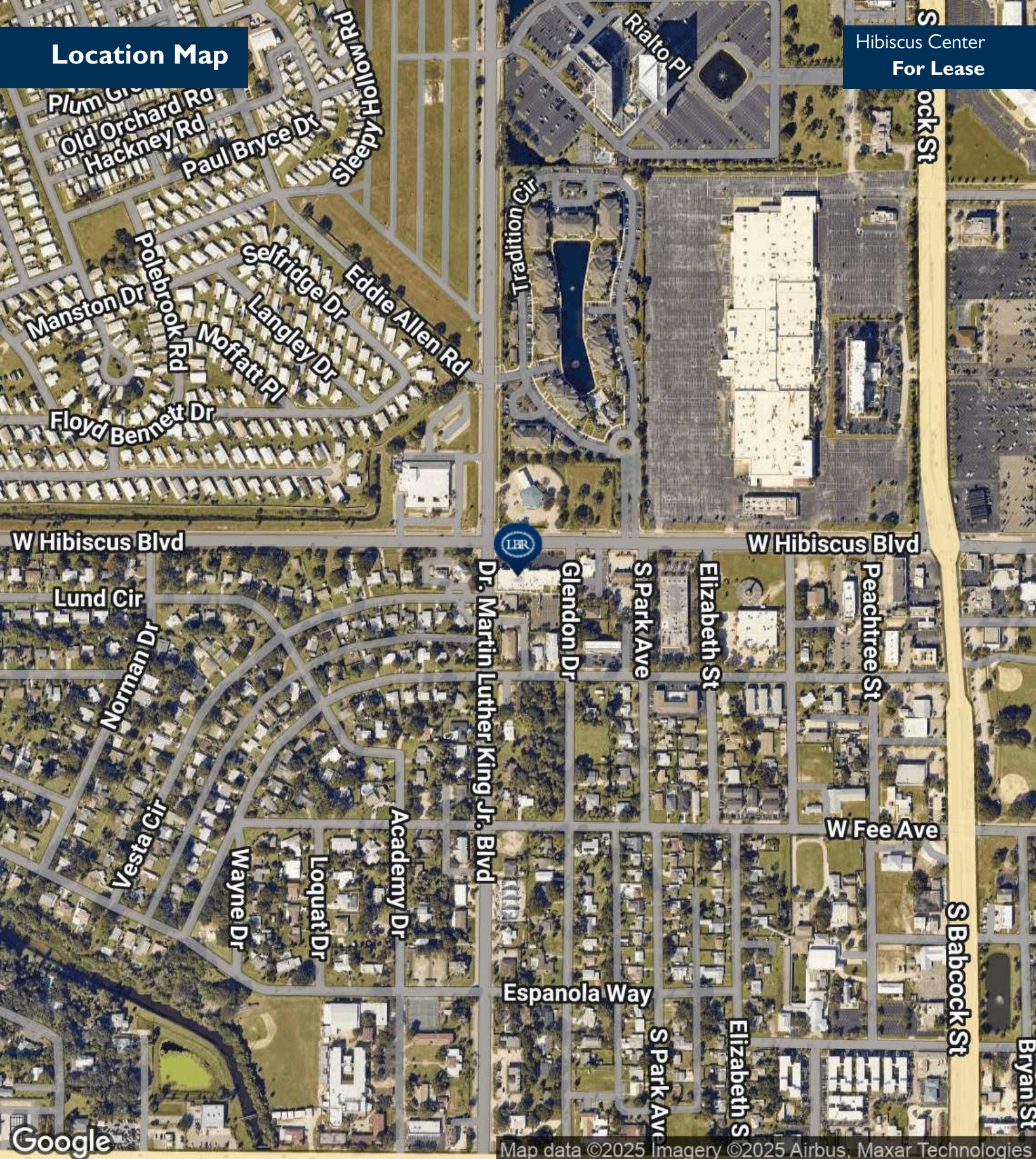
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Location Map

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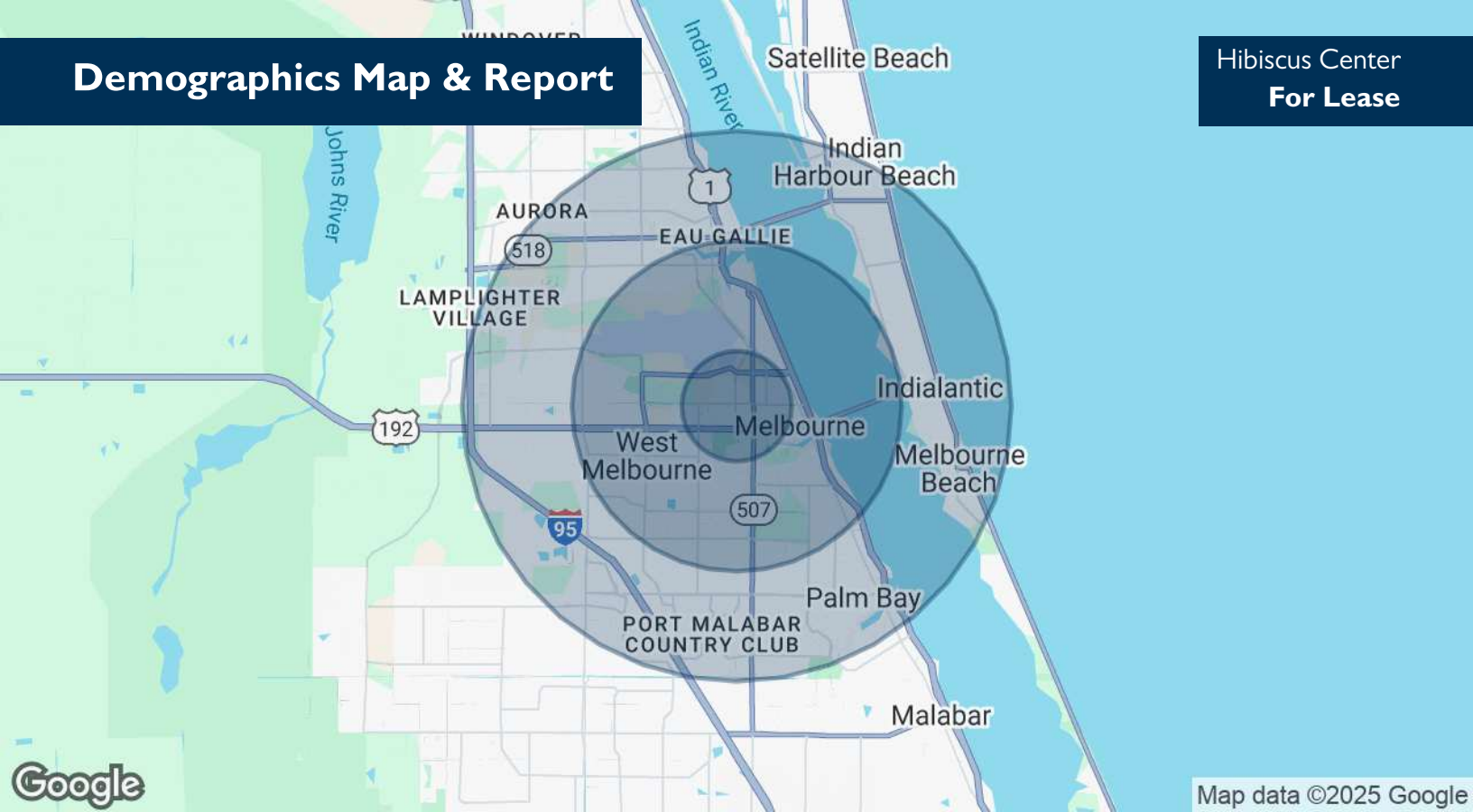
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,534	51,240	146,089
Average Age	50	46	46
Average Age (Male)	47	43	44
Average Age (Female)	52	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,540	21,992	63,276
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,325	\$77,370	\$87,019
Average House Value	\$237,312	\$288,174	\$347,950

Demographics data derived from AlphaMap

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