

Property Summary

4050 Riomar Drive
For Lease



PROPERTY DESCRIPTION

- Suite is configured for Tech or Engineering. Large cube area with Executive Offices and Conference Rooms.
- Furnishings are available for tenants use.
- Space is immediately available for tenant use.

LOCATION DESCRIPTION

Located off Barnes Blvd and Riomar Drive, In Central Brevard County

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	16,000 SF
Building Size:	40,768 SF

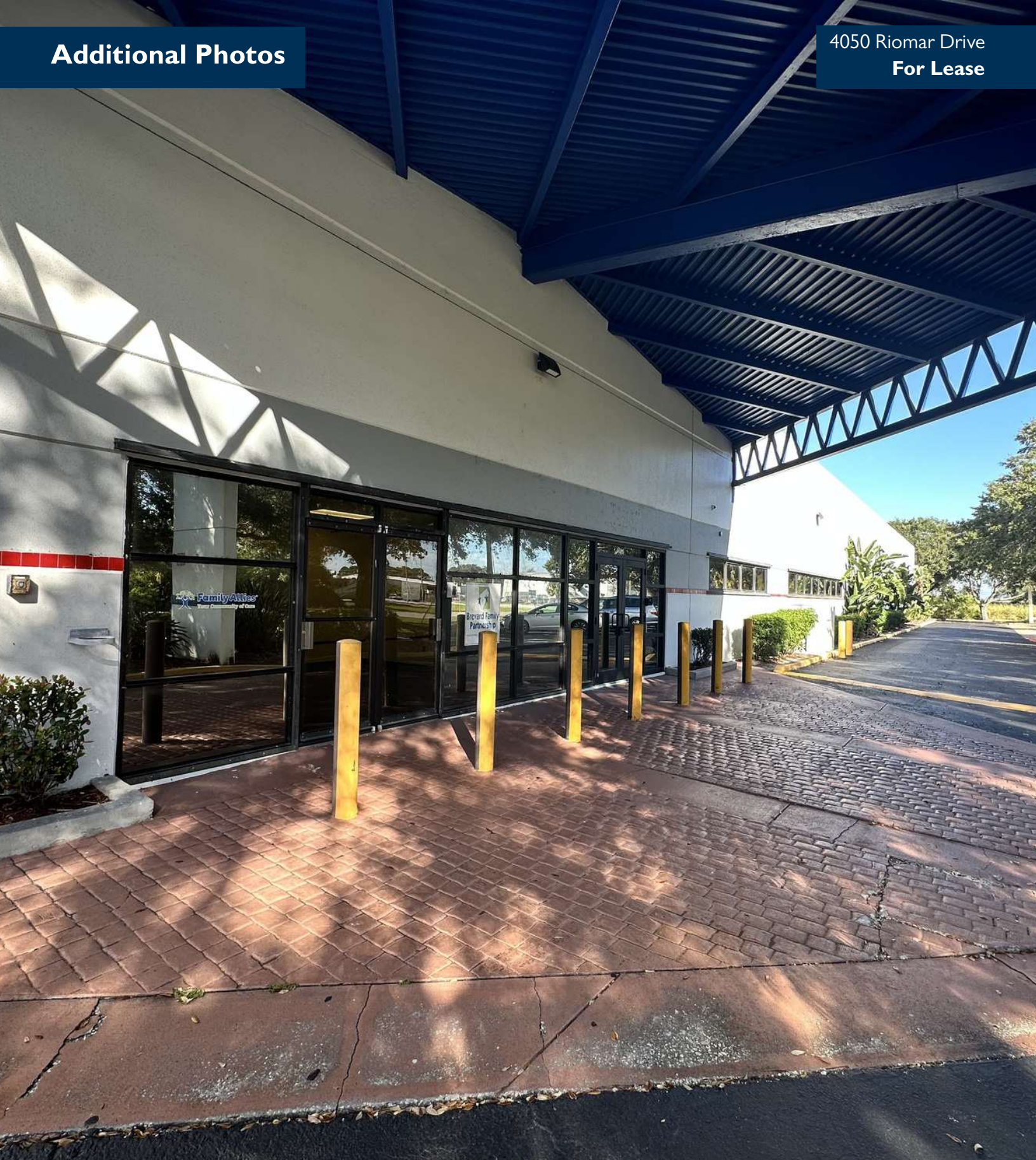
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,301	7,232	16,784
Total Population	3,234	15,239	38,043
Average HH Income	\$99,890	\$89,380	\$87,058

ROB BECKNER, SIOR

Principal
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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.

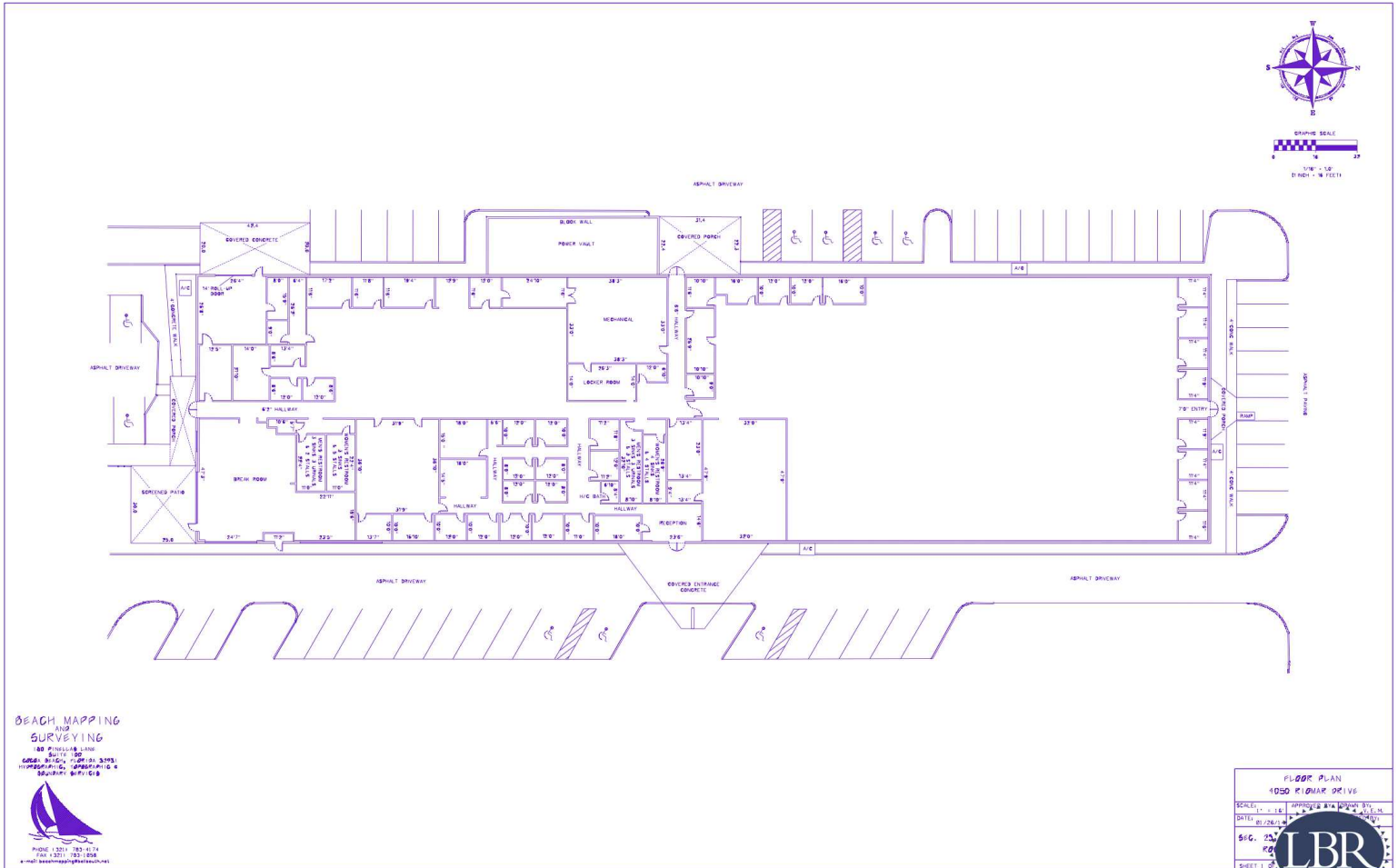


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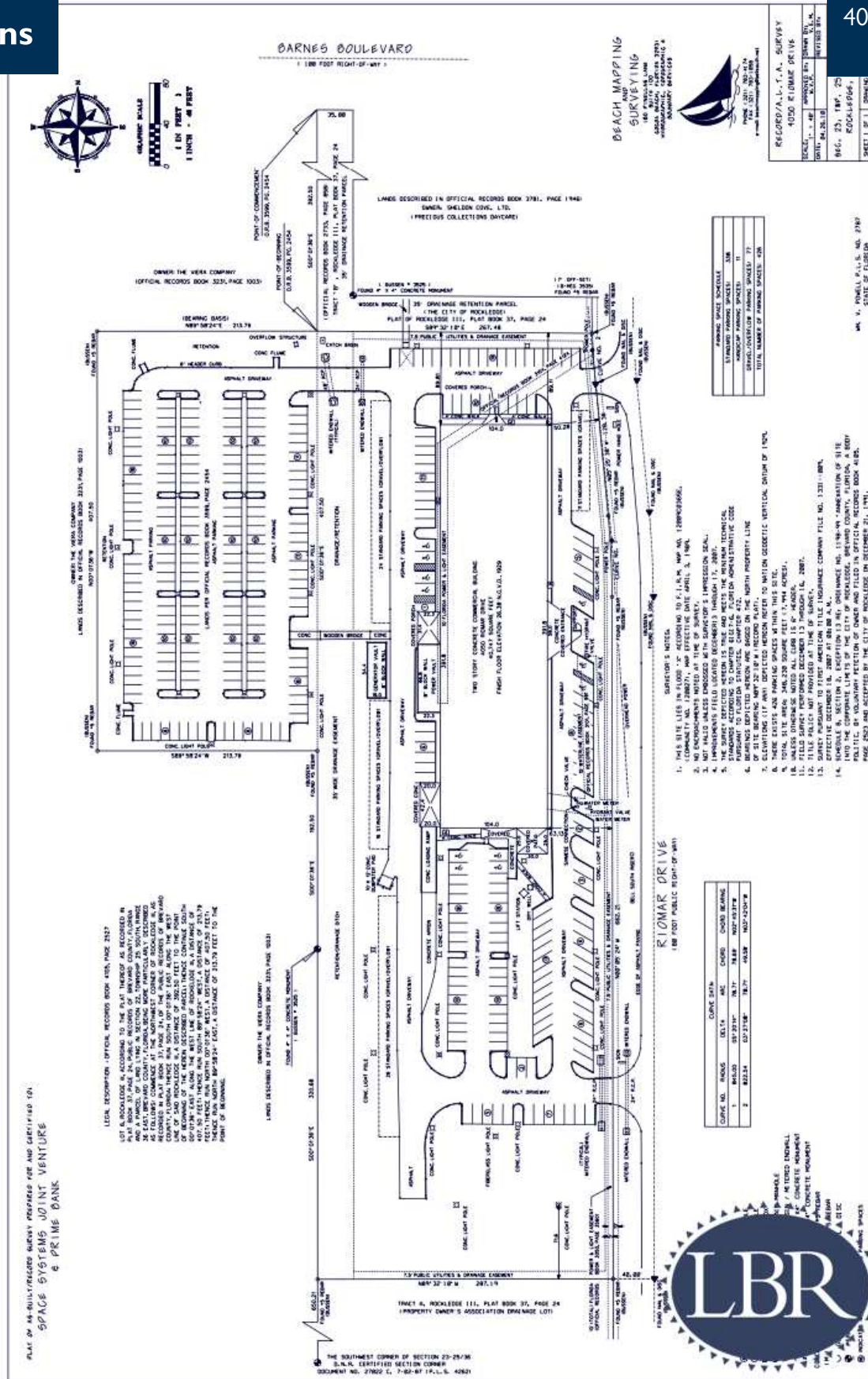


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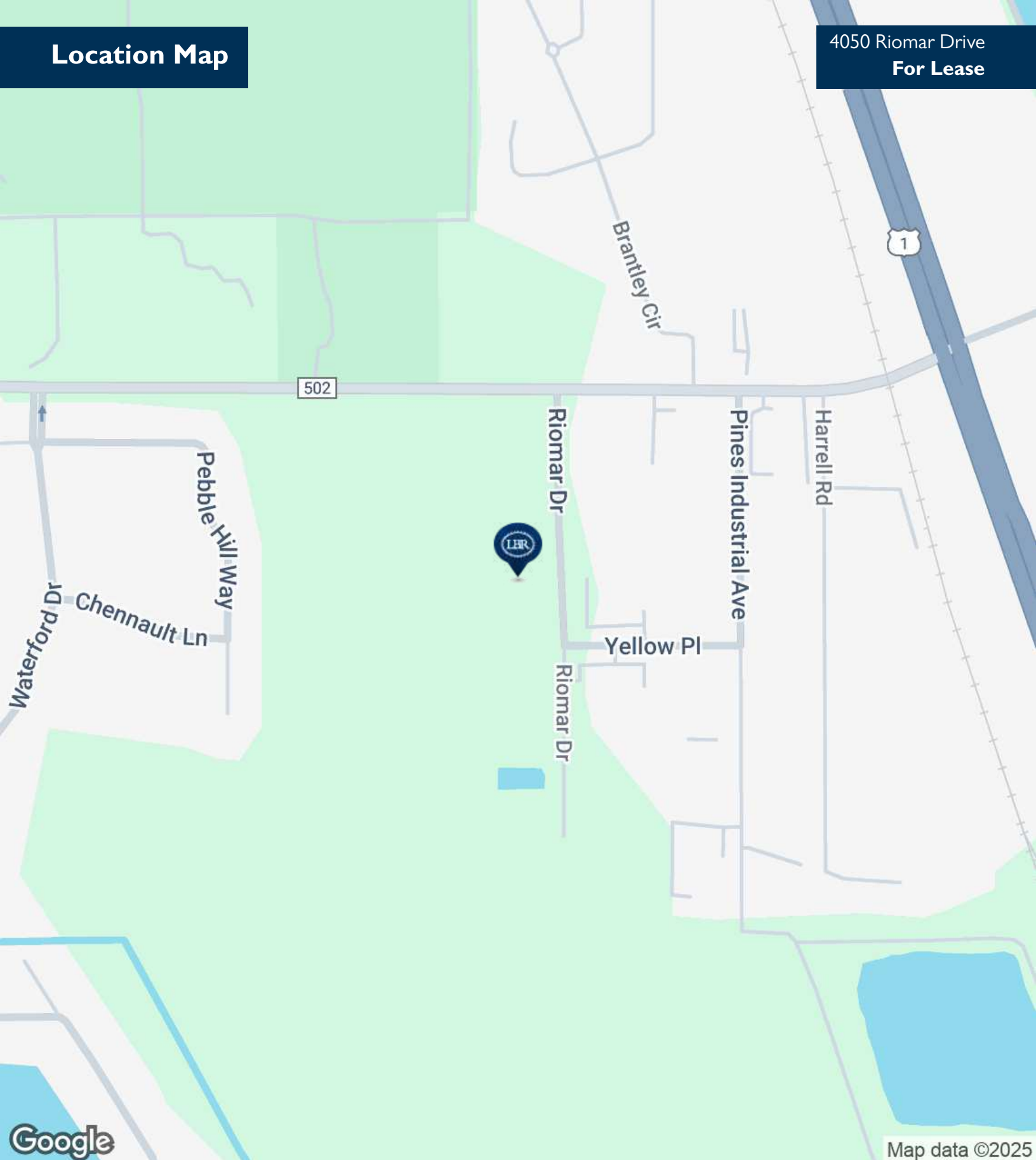
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Location Map

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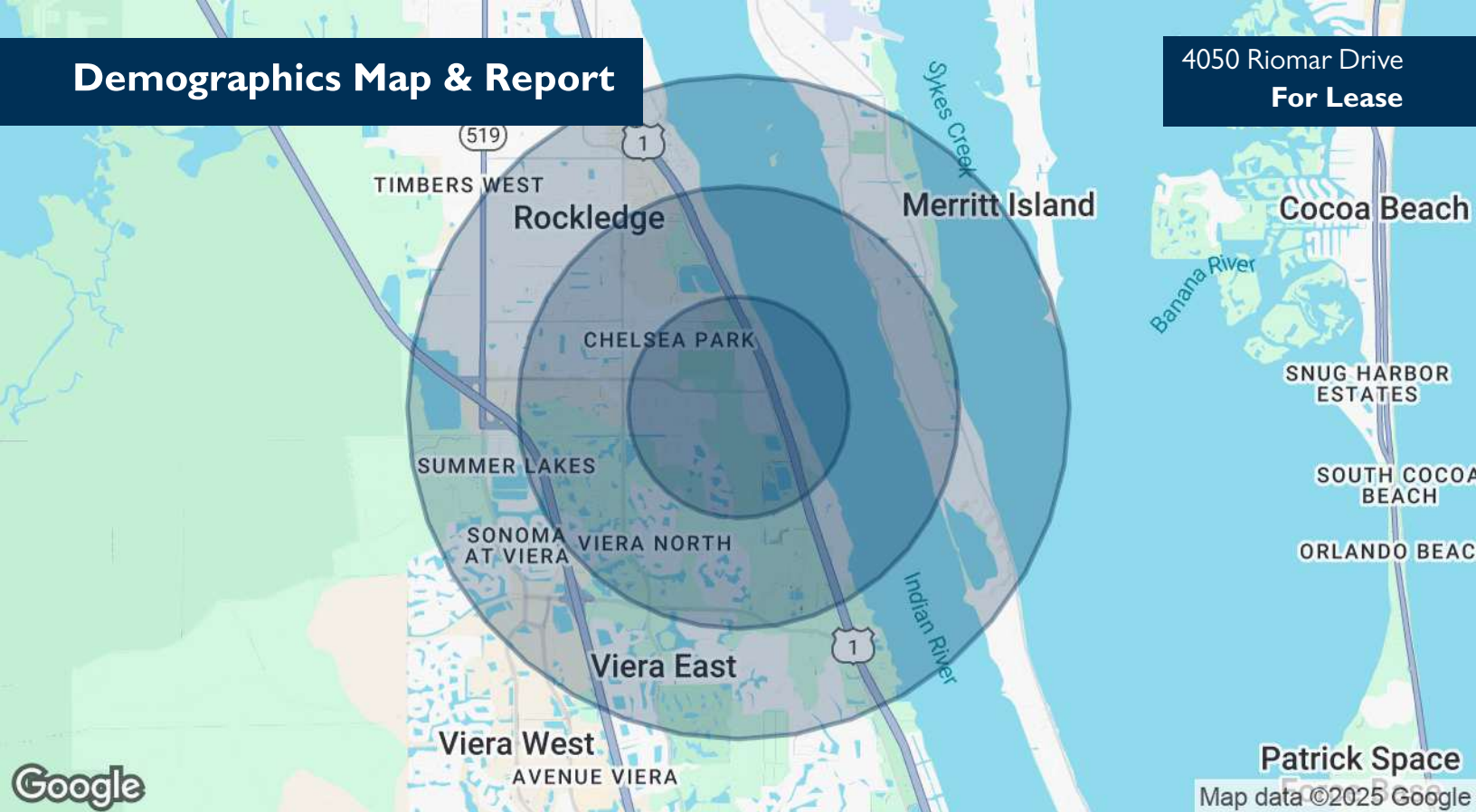
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,234	15,239	38,043
Average Age	42.7	49.1	47.1
Average Age (Male)	46.1	50.4	46.5
Average Age (Female)	41.9	49.5	47.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,301	7,232	16,784
# of Persons per HH	2.5	2.1	2.3
Average HH Income	\$99,890	\$89,380	\$87,058
Average House Value	\$318,654	\$297,125	\$295,123

2020 American Community Survey (ACS)

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