

# EXECUTIVE SUMMARY

• 780 S Apollo Blvd Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** 2,000 SF

**Lease Rate:** \$20.00 SF/yr (MG)

**Lot Size:** 1.66 Acres

**Year Built:** 1984

**Building Size:** 26,856 SF

**Zoning:** CP

## PROPERTY OVERVIEW

One (1) Office Suite Available with +/- 2,000 sq ft  
Tenant responsible for electric

## LOCATION OVERVIEW

Great Location!  
Near Airport and Hospital  
Near popular Food spots  
On South Apollo Blvd

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.

# AVAILABLE SPACES

• 780 S Apollo Blvd Melbourne, FL 32901

**Lease Rate:** \$20.00 SF/YR (MG) **Total Space** 2,000 SF  
**Lease Type:** MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 102		\$20.00 SF/YR	Modified Gross	2,000 SF	Negotiable	Beautiful Office space with Reception Area, Four (4) Private Offices, Conference Room and Open Office Space.

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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

• 780 S Apollo Blvd Melbourne, FL 32901



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

## Lightle Beckner Robison, Inc.

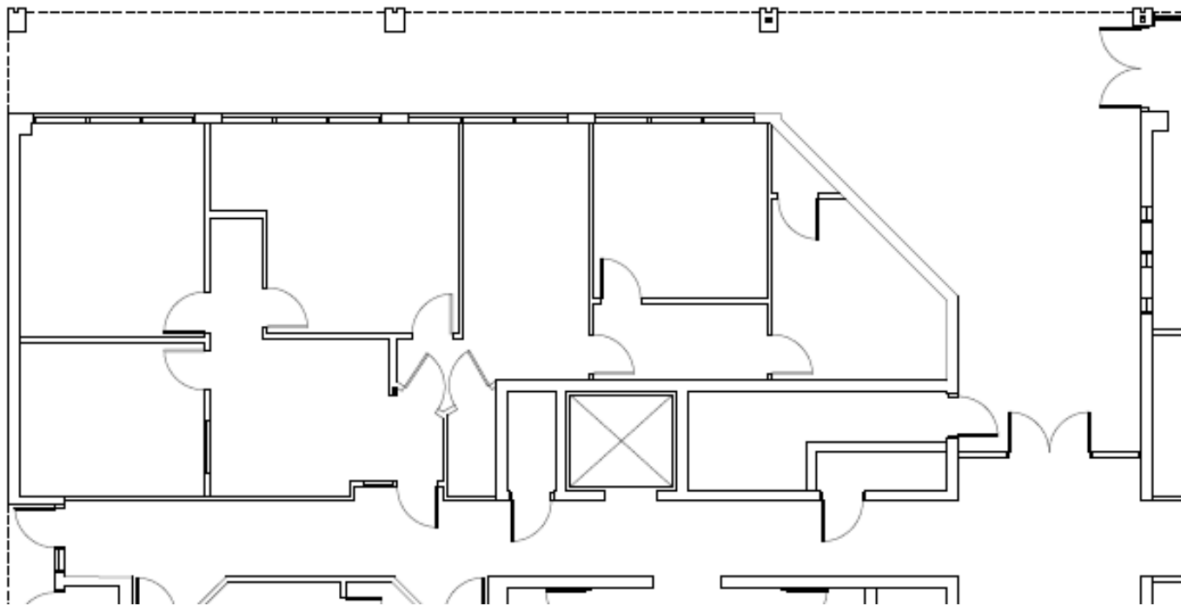
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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

• 780 S Apollo Blvd Melbourne, FL 32901

## Suite 102



### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

### Lightle Beckner Robison, Inc.

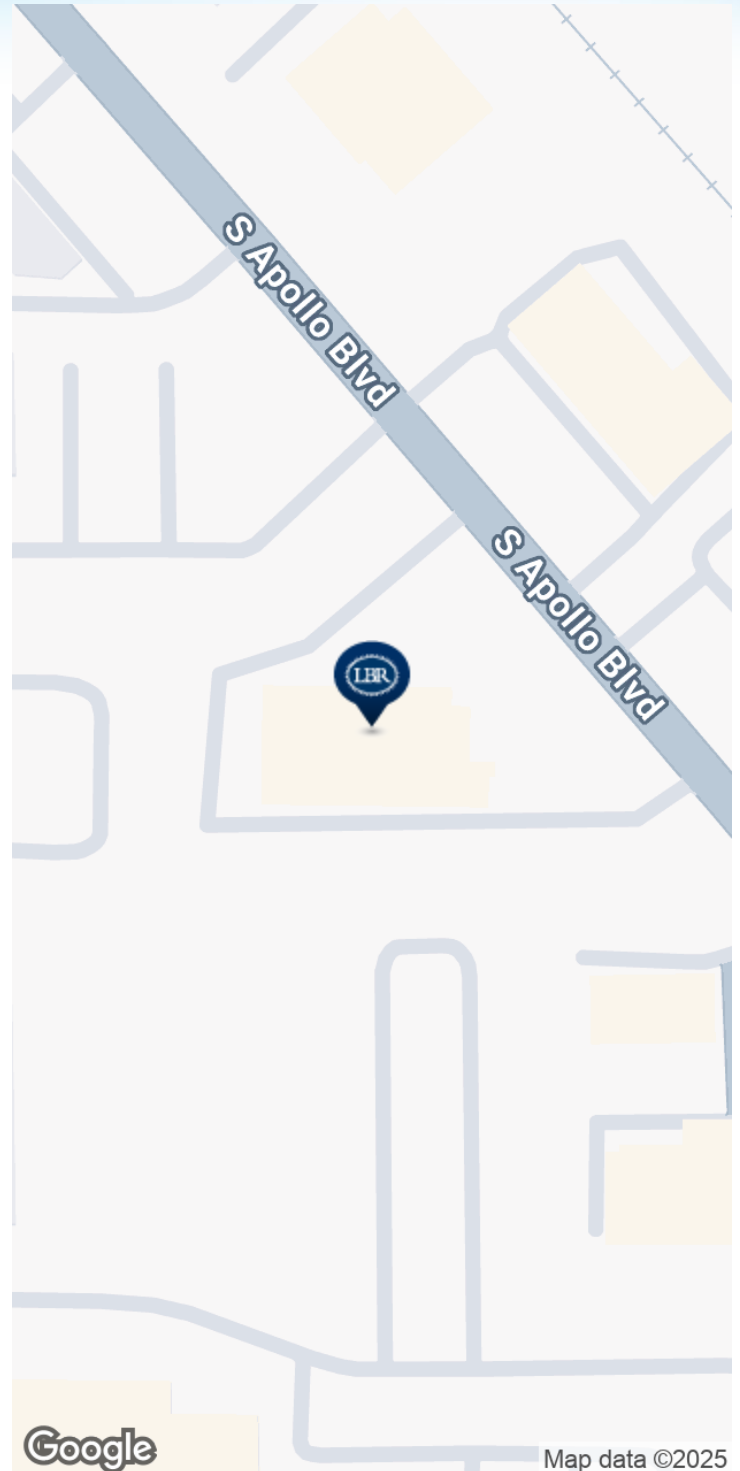
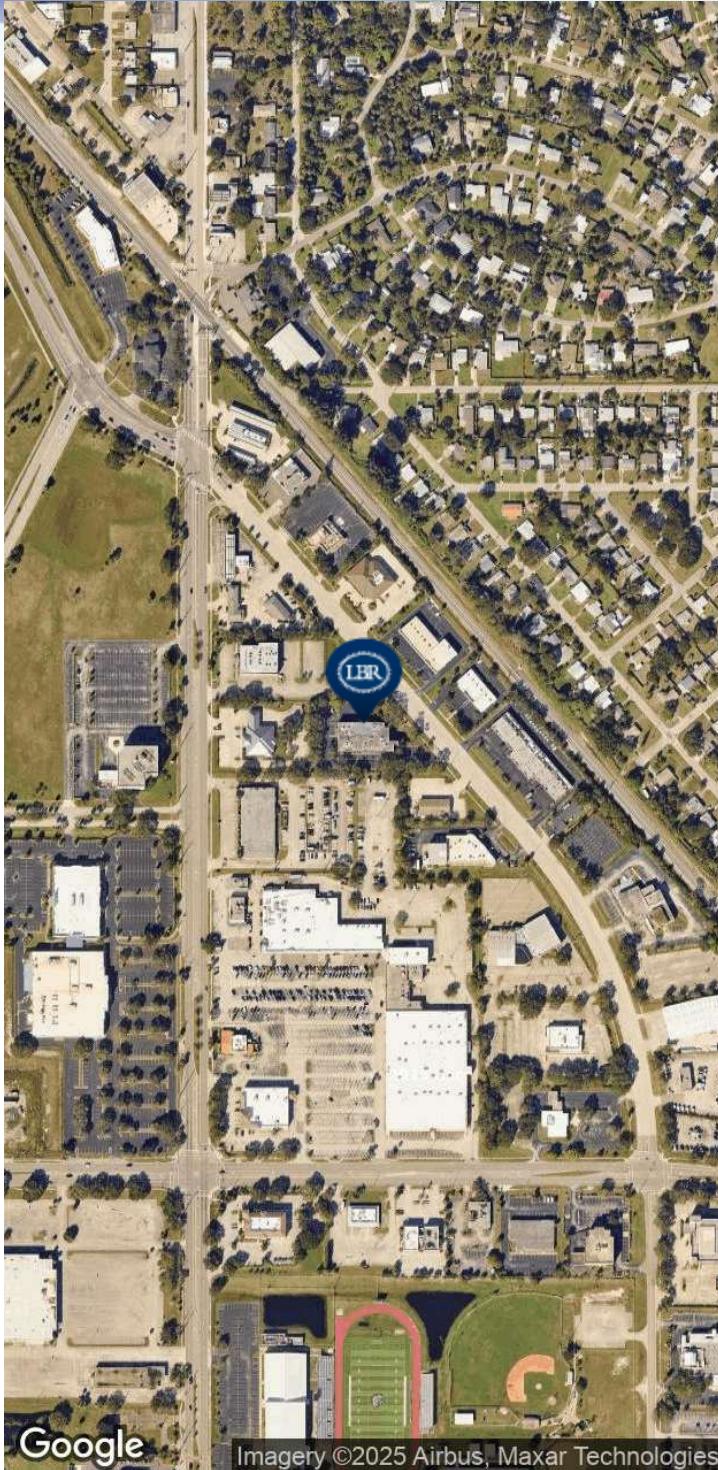
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.



# LOCATION MAP

• 780 S Apollo Blvd Melbourne, FL 32901



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

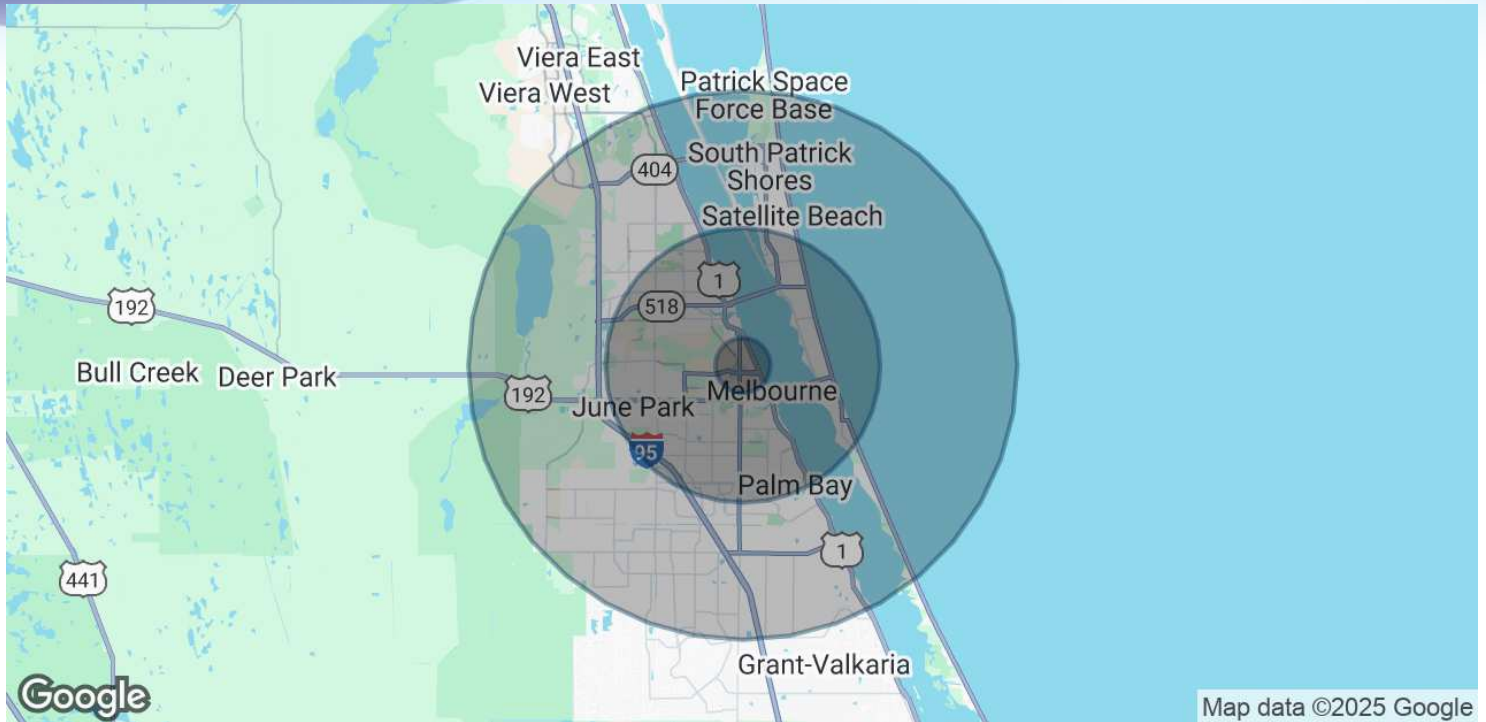
## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.

# DEMOGRAPHICS MAP & REPORT

• 780 S Apollo Blvd Melbourne, FL 32901



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,006	133,580	281,975
Average Age	37.7	43.6	45.2
Average Age (Male)	37.1	41.6	43.1
Average Age (Female)	40.7	45.7	46.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,333	63,353	124,403
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$47,576	\$65,333	\$70,517
Average House Value	\$123,330	\$217,659	\$226,895

2020 American Community Survey (ACS)

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### HAYDEN BROUILLETTE

Jr. Associate  
321.722.0707 X23  
hayden@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.