

# EXECUTIVE SUMMARY

• 1320 Culver Dr. NE Palm Bay, FL 32907



## OFFERING SUMMARY

**Available SF:** 2,760 - 5,520 SF

**Lease Rate:** \$16.00 SF/yr  
(\$4.84/NNN)

**Lot Size:** 2.0 Acres

**Year Built:** 2007

**Building Size:** 27,610 SF

**Zoning:** CC

**Submarket:** South Brevard

## PROPERTY OVERVIEW

Beautiful flex space available in great location with rollup door at the rear of the space. Both spaces can be demised to shell condition or opened up for nearly any tenant type. Featuring ample parking, excellent visibility, and easy access. Plaza surrounded by dense residential in the Lockmar Area. Property is located near many national retailers and a central commercial district along Palm Bay Road. Tenant Improvement/Buildout Assistance may be available

High traffic counts:  
11,300 (22) AADT on Culver Dr.  
33,000 (22) AADT from Culver Dr. to I-95 ramp

## LOCATION OVERVIEW

Located off NE Palm Bay Rd with dedicated stop light

Less than 1 mile from the I-95 interchange

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

### Lightle Beckner Robison, Inc.

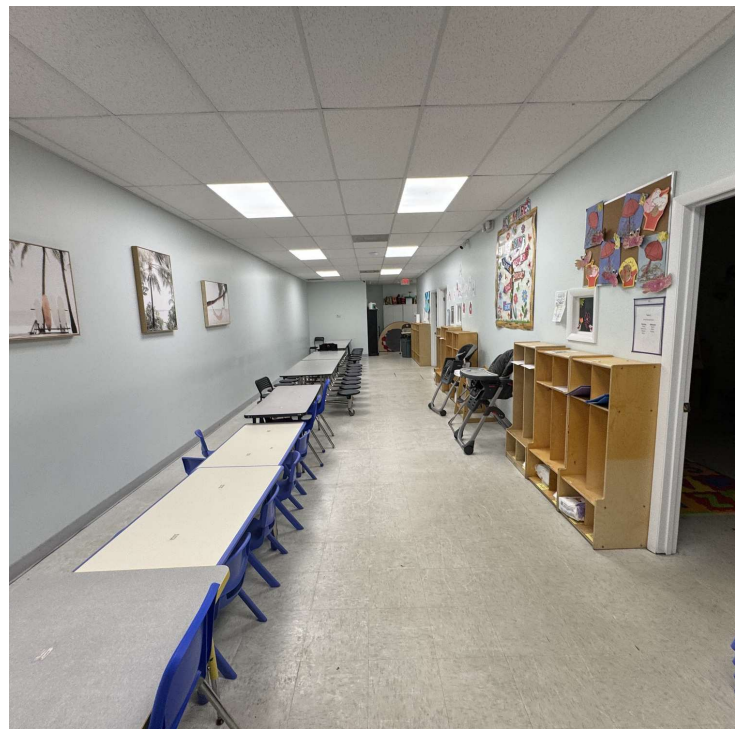
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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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## UNIT 3-4

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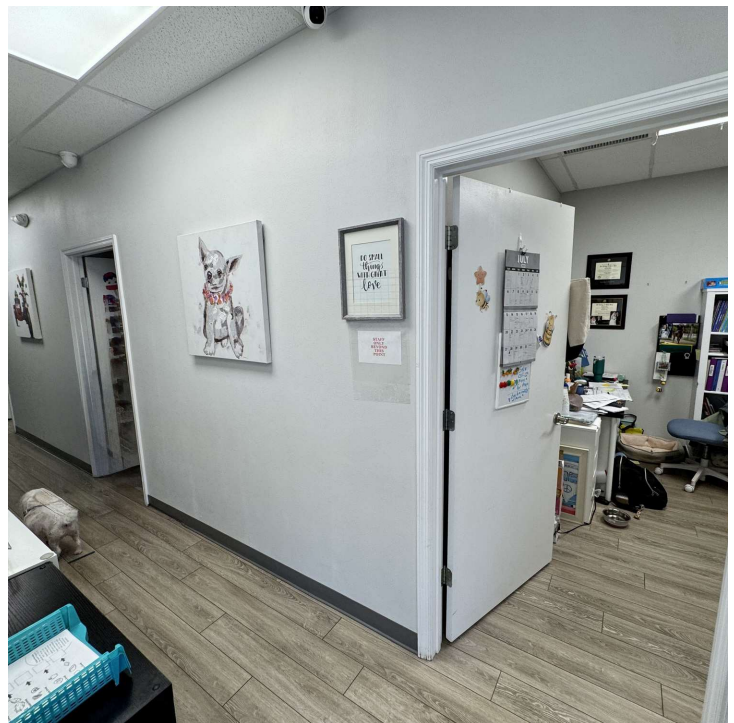
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## UNIT 6

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# RETAILER MAP

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# PLANS

• 1320 Culver Dr. NE Palm Bay, FL 32907



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	\$4.84/NNN	Lease Term:	Negotiable
Total Space:	2,760 - 5,520 SF	Lease Rate:	\$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 3 - 4	Available	5,520 SF	\$4.84/NNN	\$16.00 SF/yr	Prior school built out with 12 classrooms and office area.
Unit 4	-	2,760 SF	\$4.00/NNN	Negotiable	-
Unit 6	Available	2,760 SF	\$4.84/NNN	\$16.00 SF/yr	Prior counseling office with back warehouse/gym area.

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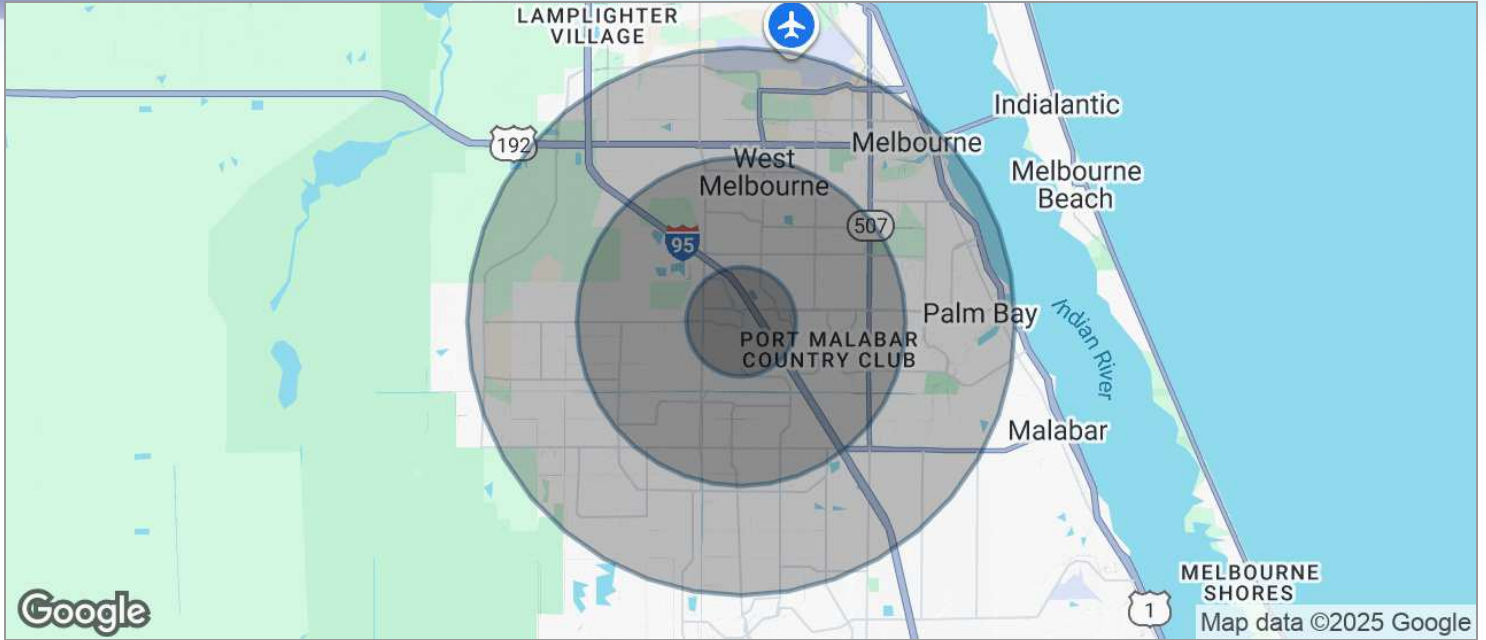
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,018	71,115	141,071
MEDIAN AGE	46.3	43.8	43.7
MEDIAN AGE (MALE)	44.4	40.8	41.0
MEDIAN AGE (FEMALE)	44.0	46.0	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,578	29,444	59,079
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$61,877	\$61,305	\$58,298
AVERAGE HOUSE VALUE	\$184,490	\$179,930	\$175,767

\* Demographic data derived from 2020 ACS - US Census

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