

# RETAIL FOR LEASE

University Plaza • 101 W Florida Ave Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	2,000 SF
<b>Lease Rate:</b>	\$17.00 SF/yr (\$5.00/sf NNN)
<b>Lot Size:</b>	0.86 Acres
<b>Year Built:</b>	2007
<b>Building Size:</b>	6,500 SF
<b>Zoning:</b>	C2
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Melbourne

## PROPERTY OVERVIEW

Join this great plaza located blocks from F.I.T., a nationally ranked university with over 3600 students.

Plaza offers building and monument signage with abundant parking.

University Plaza is located off Babcock Street, a heavily travelled corridor running north and south through southern Brevard County next to Walmart Neighborhood Market.

## LOCATION OVERVIEW

Just south of Florida Institute of Technology and across from Melbourne Central Catholic High School.

Located a block west of Babcock St. midway between US 192 (New Haven) and Palm Bay Rd.

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

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LEASE TYPE | \$5.00/sf NNN

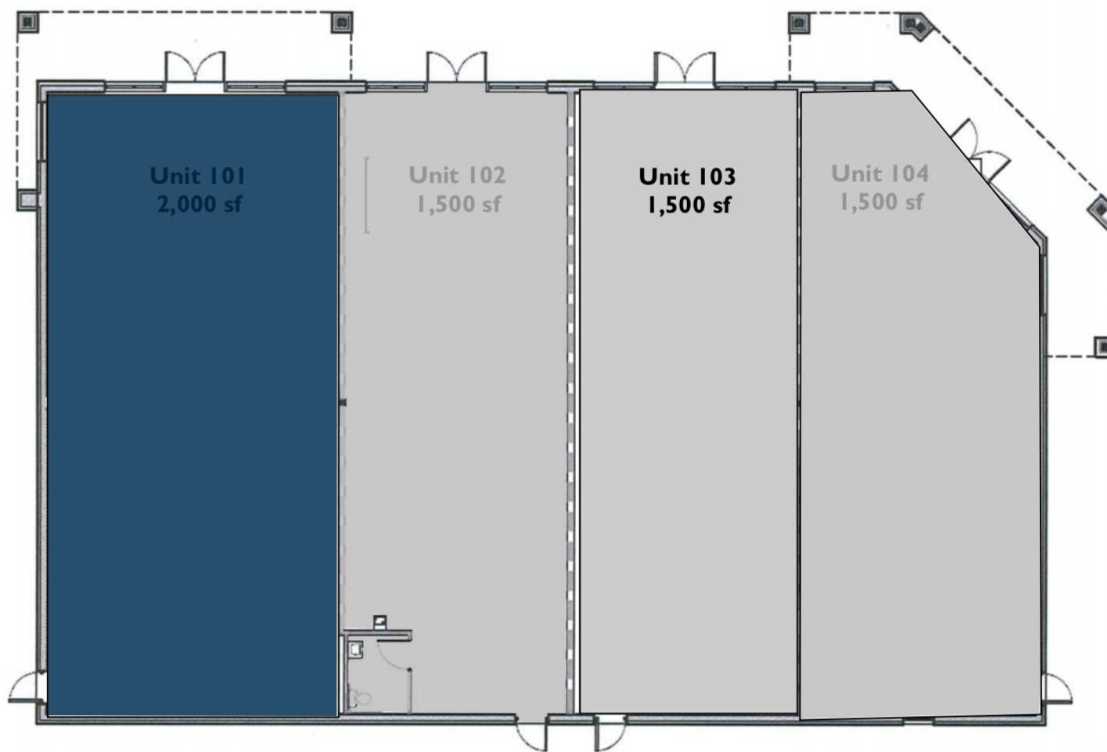
TOTAL SPACE | 2,000 SF

LEASE TERM | Negotiable

LEASE RATE | \$17.00 SF/yr



## University Plaza



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Unit #101	Available	2,000 SF	\$5.00/sf NNN	\$17.00 SF/yr

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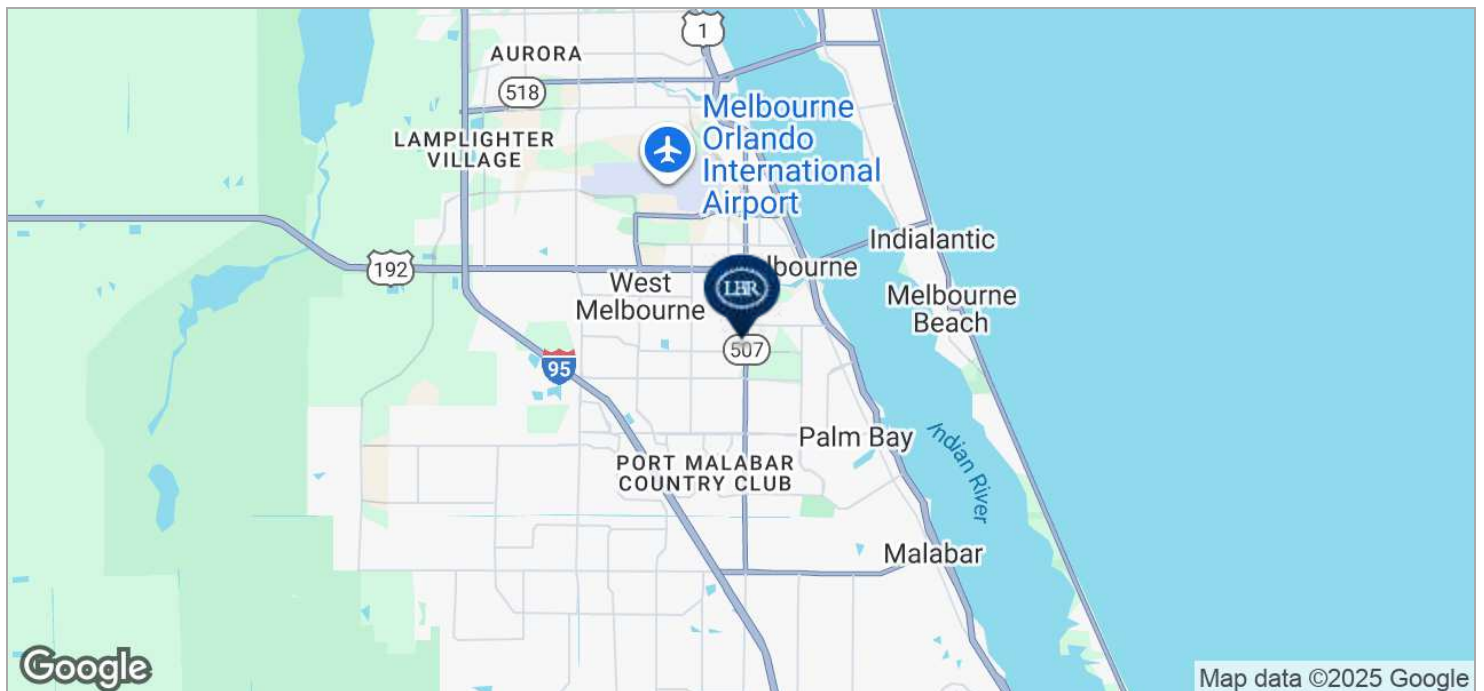
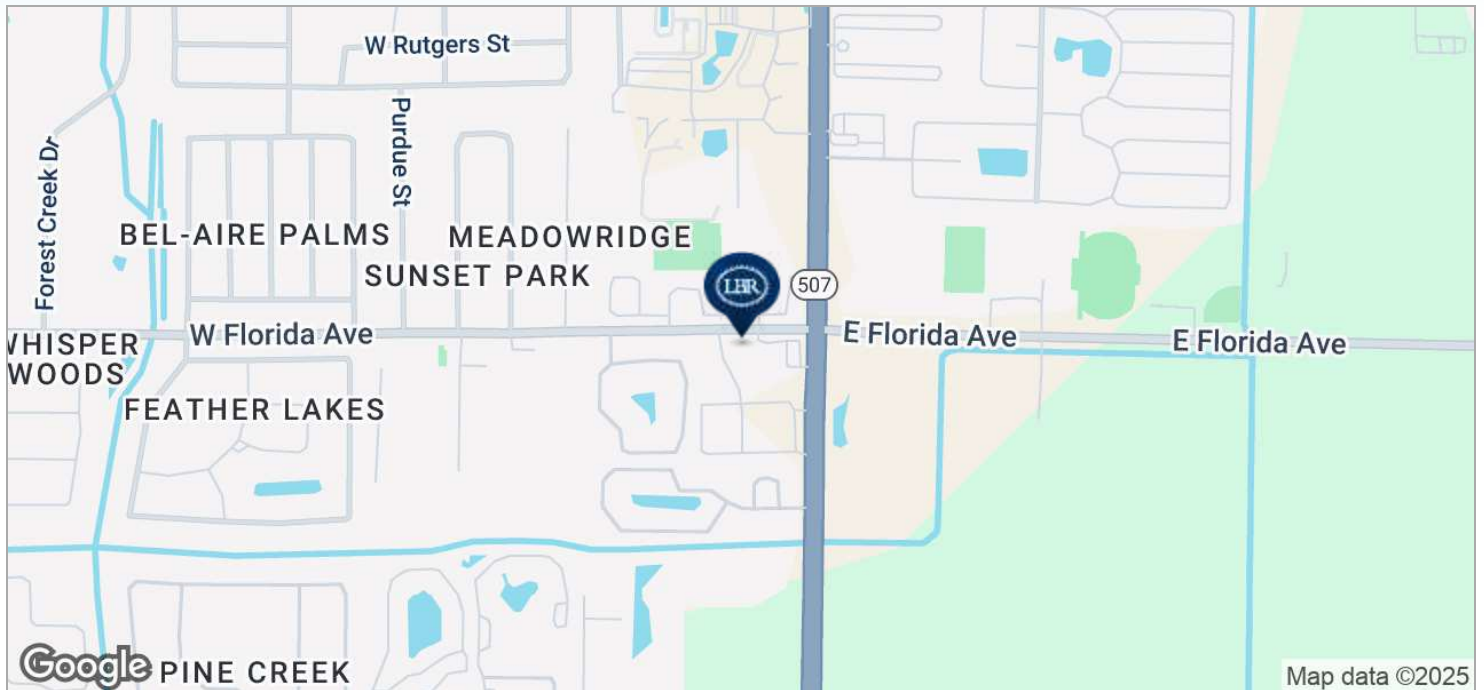
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# LOCATION MAPS

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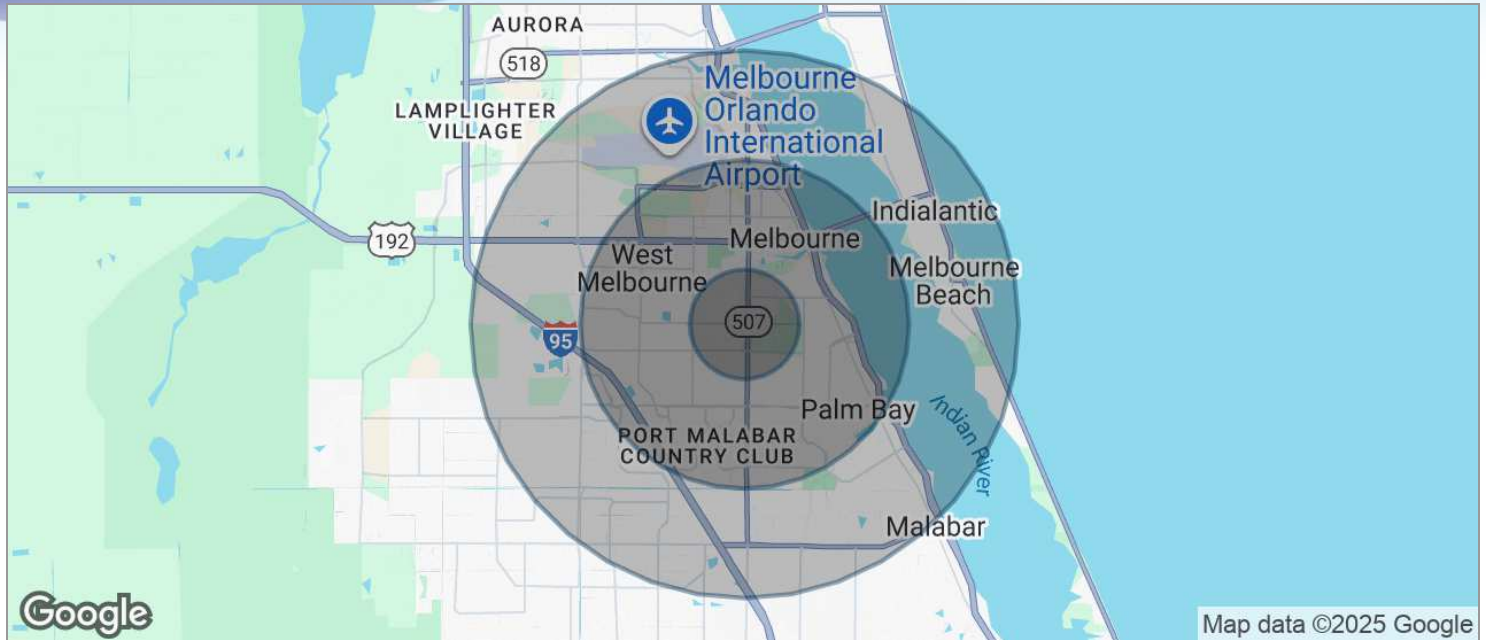
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,574	56,408	126,435
MEDIAN AGE	40.8	42.8	43.8
MEDIAN AGE (MALE)	35.6	38.7	41.2
MEDIAN AGE (FEMALE)	44.2	45.8	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,962	24,340	52,607
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$48,950	\$50,057	\$58,160
AVERAGE HOUSE VALUE	\$171,276	\$178,588	\$198,306

\* Demographic data derived from 2020 ACS - US Census

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