

# Property Summary

804 E Hibiscus Blvd  
For Lease



## PROPERTY DESCRIPTION

2nd Floor Office available for Lease directly on Hibiscus Blvd  
Great Location, Open Work Spaces, Plenty of Parking  
Close proximity to Downtown Melbourne

## LOCATION DESCRIPTION

One (1) block West of US-1, right on Hibiscus Blvd

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	2
Available SF:	4,150 SF
Lot Size:	0.54 Acres
Building Size:	8,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,197	19,660	64,200
Total Population	4,533	44,799	147,570
Average HH Income	\$59,504	\$82,168	\$88,476

## HAYDEN BROUILLETTE

Office Sales and Leasing Associate  
321.722.0707 x23  
Hayden@teamlbr.com

## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@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



804 E Hibiscus Blvd  
For Lease



**HAYDEN BROUILLETTE**  
Office Sales and Leasing Associate  
321.722.0707 x23  
Hayden@teamlbr.com

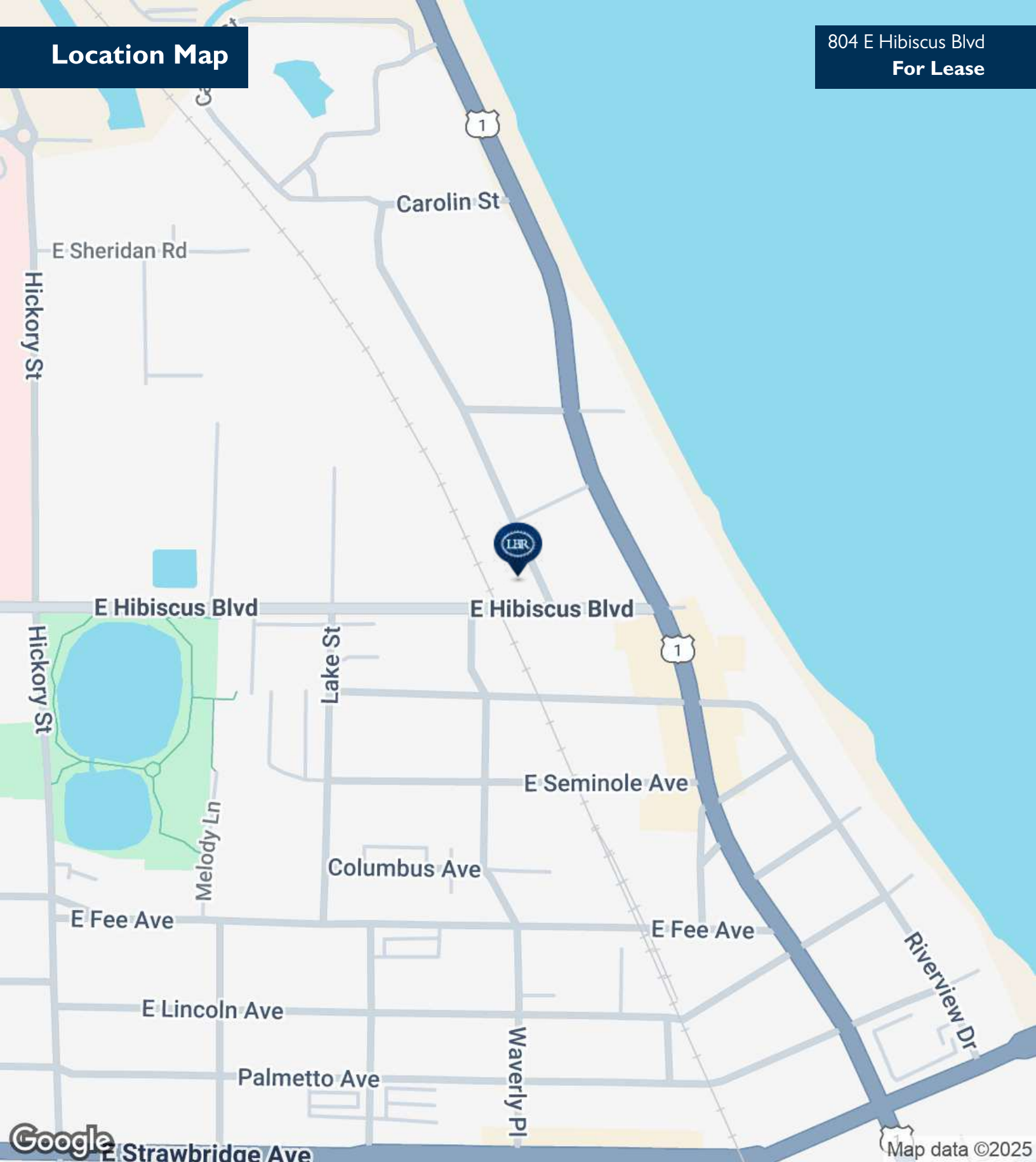
**ROB BECKNER, SIOR**  
Principal  
321.722.0707 x11  
Rob@TeamLBR.com



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.

## Location Map

804 E Hibiscus Blvd  
For Lease



**HAYDEN BROUILLETTE**  
Office Sales and Leasing Associate  
321.722.0707 x23  
Hayden@teamlbr.com

**ROB BECKNER, SIOR**  
Principal  
321.722.0707 x11  
Rob@TeamLBR.com

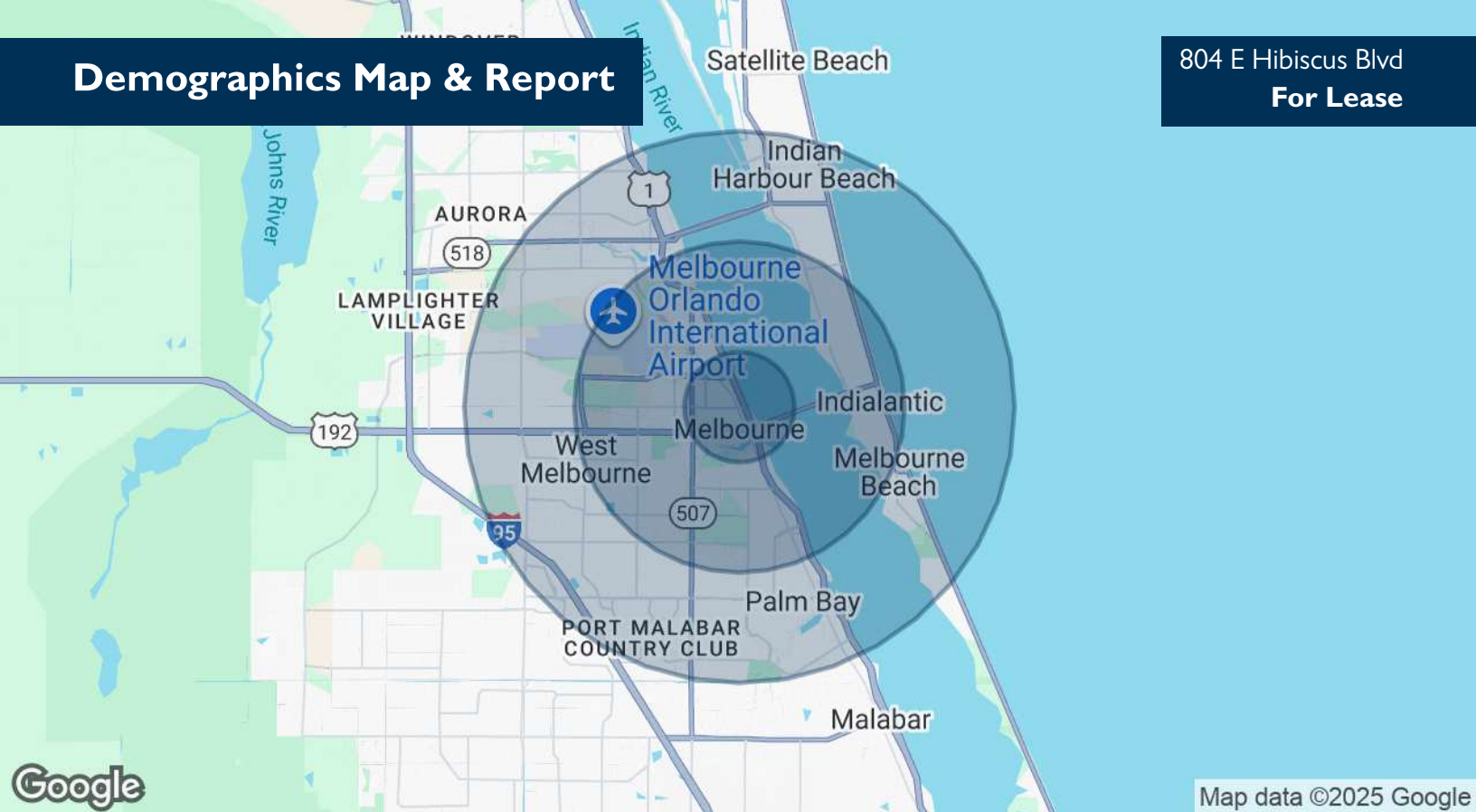


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# Demographics Map & Report

804 E Hibiscus Blvd  
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,533	44,799	147,570
Average Age	50	47	46
Average Age (Male)	47	44	44
Average Age (Female)	53	49	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,197	19,660	64,200
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$59,504	\$82,168	\$88,476
Average House Value	\$294,775	\$348,505	\$352,962

Demographics data derived from AlphaMap

**HAYDEN BROUILLETTE**  
Office Sales and Leasing Associate  
321.722.0707 x23  
Hayden@teamlbr.com

**ROB BECKNER, SIOR**  
Principal  
321.722.0707 x11  
Rob@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.