

Property Summary



PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is pleased to offer up to 9,000 sq ft for lease at a new medical building in Viera on Stadium Pkwy. This building can be sub-divided into +/- 2,000 sq ft suites and will be ready 3rd Quarter of 2025.

Suites will be grey shell's, Ready for tenants to customize their space.

This location is close to Health First Viera Hospital on N Wickham Rd and The Avenues of Viera Town Center on Lake Andrew Dr.

LOCATION DESCRIPTION

Located between Lake Andrew Dr and Stadium Pkwy.
North of Health First Viera Hospital and Wickham Rd.

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (7.50)
Available SF:	2,000 - 9,000 SF
Building Size:	9,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,992	16,670	30,994
Total Population	7,482	40,295	74,452
Average HH Income	\$132,975	\$129,276	\$134,813



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.

Additional Photos



Viera Medical Park Phase I | 2339 Medico Lane, Melbourne, FL 32940



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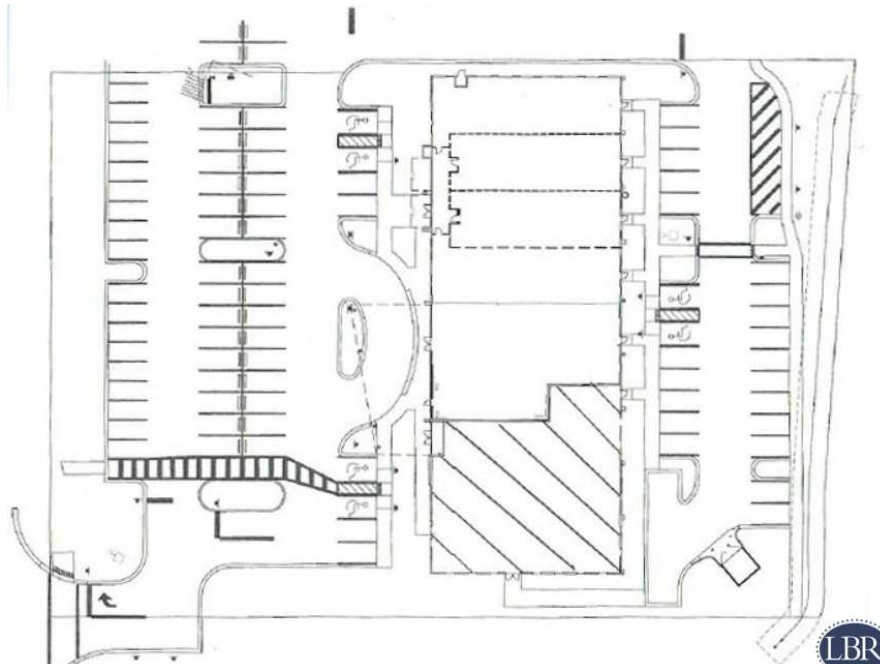
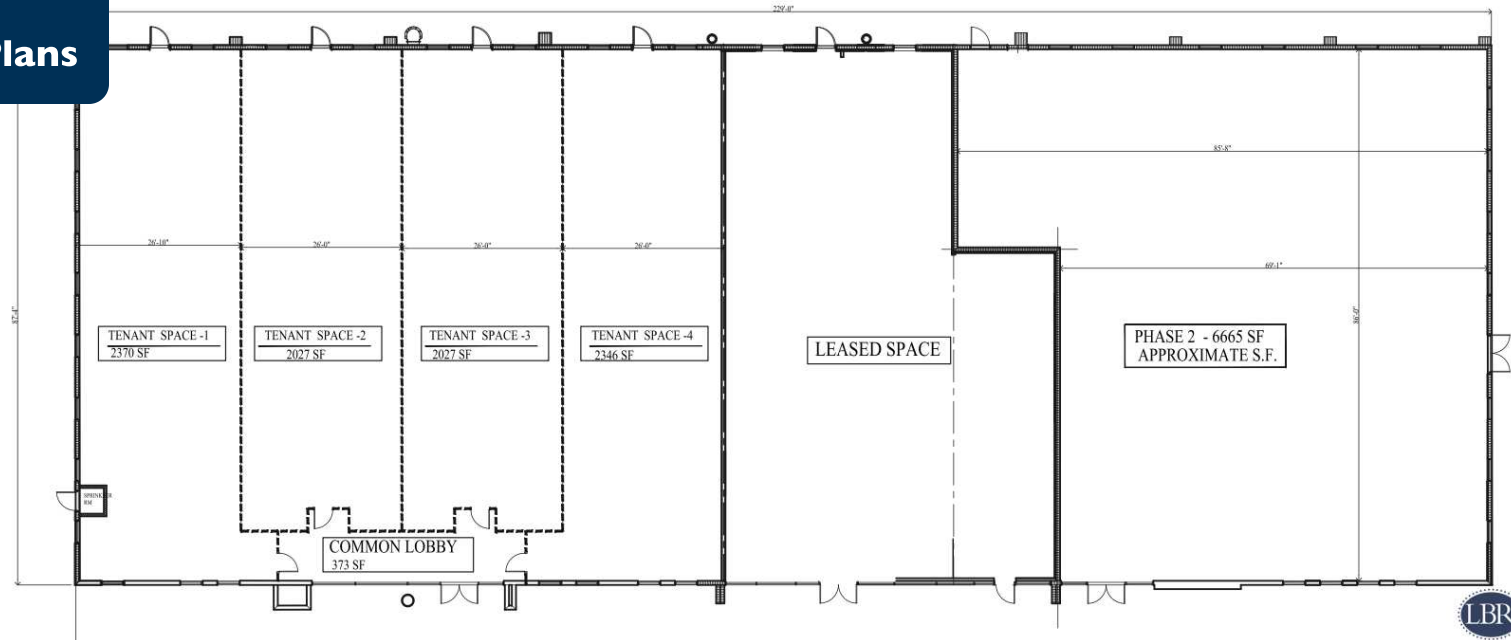
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Site Plans



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Location Map



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Demographics Map & Report

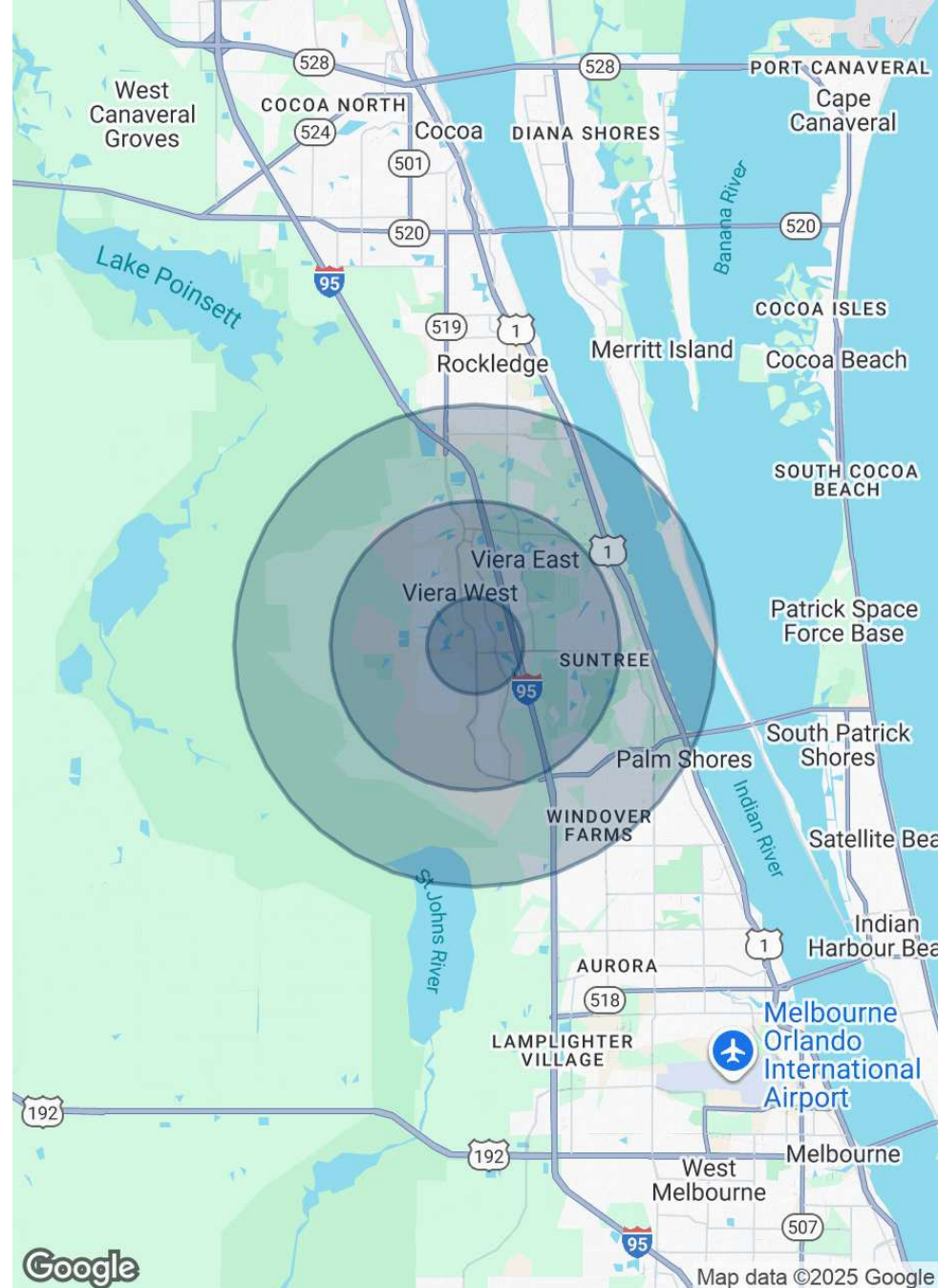
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,482	40,295	74,452
Average Age	46	48	48
Average Age (Male)	46	47	47
Average Age (Female)	47	48	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,992	16,670	30,994
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$132,975	\$129,276	\$134,813
Average House Value	\$589,958	\$521,535	\$506,831

Demographics data derived from AlphaMap



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