

# Property Summary



## PROPERTY DESCRIPTION

New construction mixed-use building!  
Located next to Bass Pro Shops and Harley Davidson and multiple hotels  
Benefit from local and tourist traffic, surrounded by thriving businesses  
Retail spaces on the first floor of a 4 building apartment complex

## LOCATION DESCRIPTION

Excellent location with close proximity to I-95 off Palm Bay Rd.  
In the retail corridor of West Melbourne and Palm Bay  
High traffic area

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	900 - 1,700 SF
Lot Size:	4.97 Acres
Building Size:	9,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,852	33,981	66,641
Total Population	8,660	81,760	164,457
Average HH Income	\$85,355	\$82,249	\$81,011



### VITOR DE SOUSA, CCIM

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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



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## LEGEND

Available



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 1,700 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
101	Available	1,200 SF	NNN	Negotiable



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SUITE	TENANT	SIZE	TYPE	RATE
I02	Available	1,100 SF	NNN	Negotiable
I03	Available	900 SF	NNN	Negotiable
I04	Available	1,600 SF	NNN	Negotiable
I05	Available	1,200 SF	NNN	Negotiable
I06	Available	1,400 SF	NNN	Negotiable
I07	Available	1,700 SF	NNN	Negotiable

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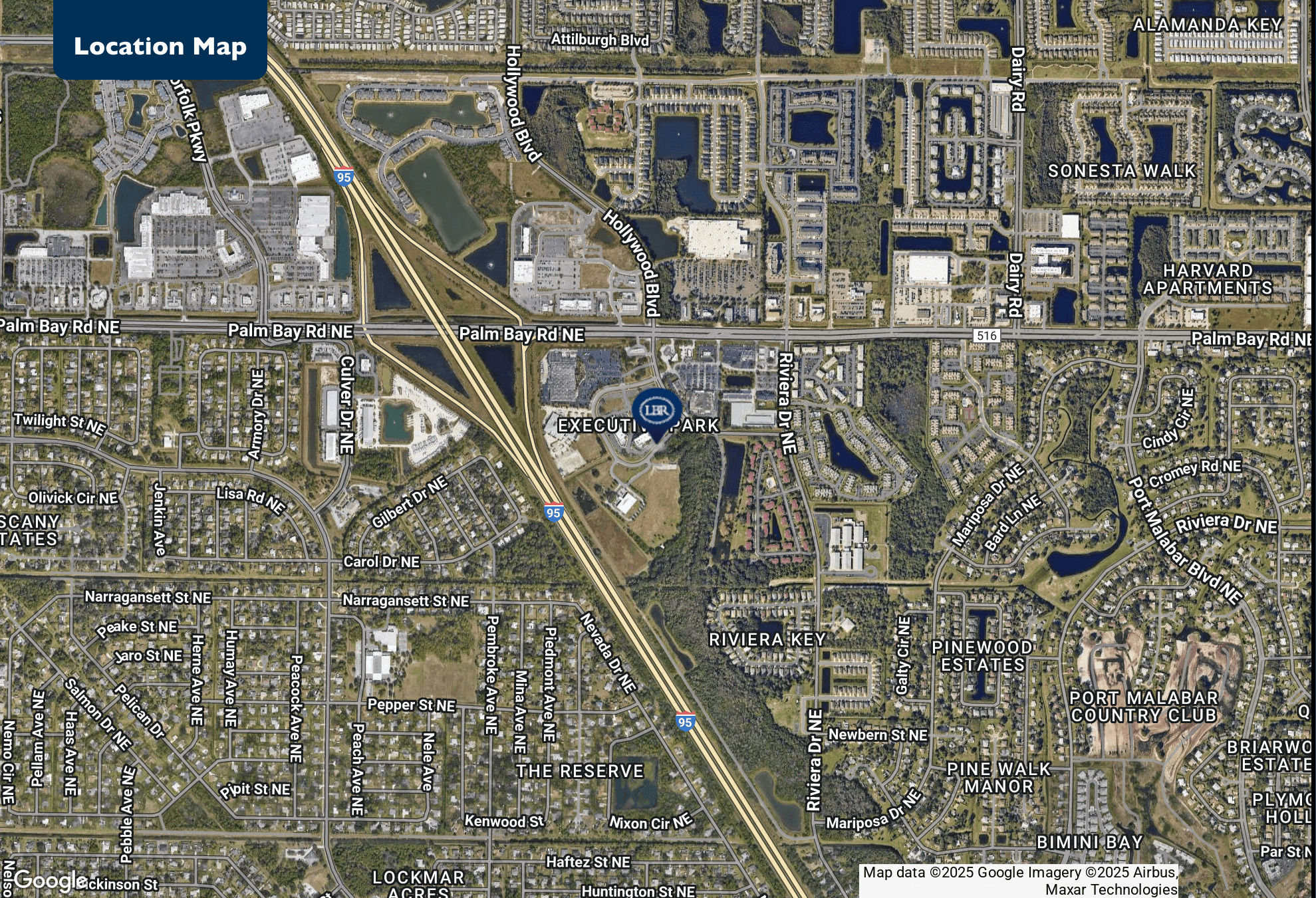
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## Location Map



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



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# Demographics Map & Report

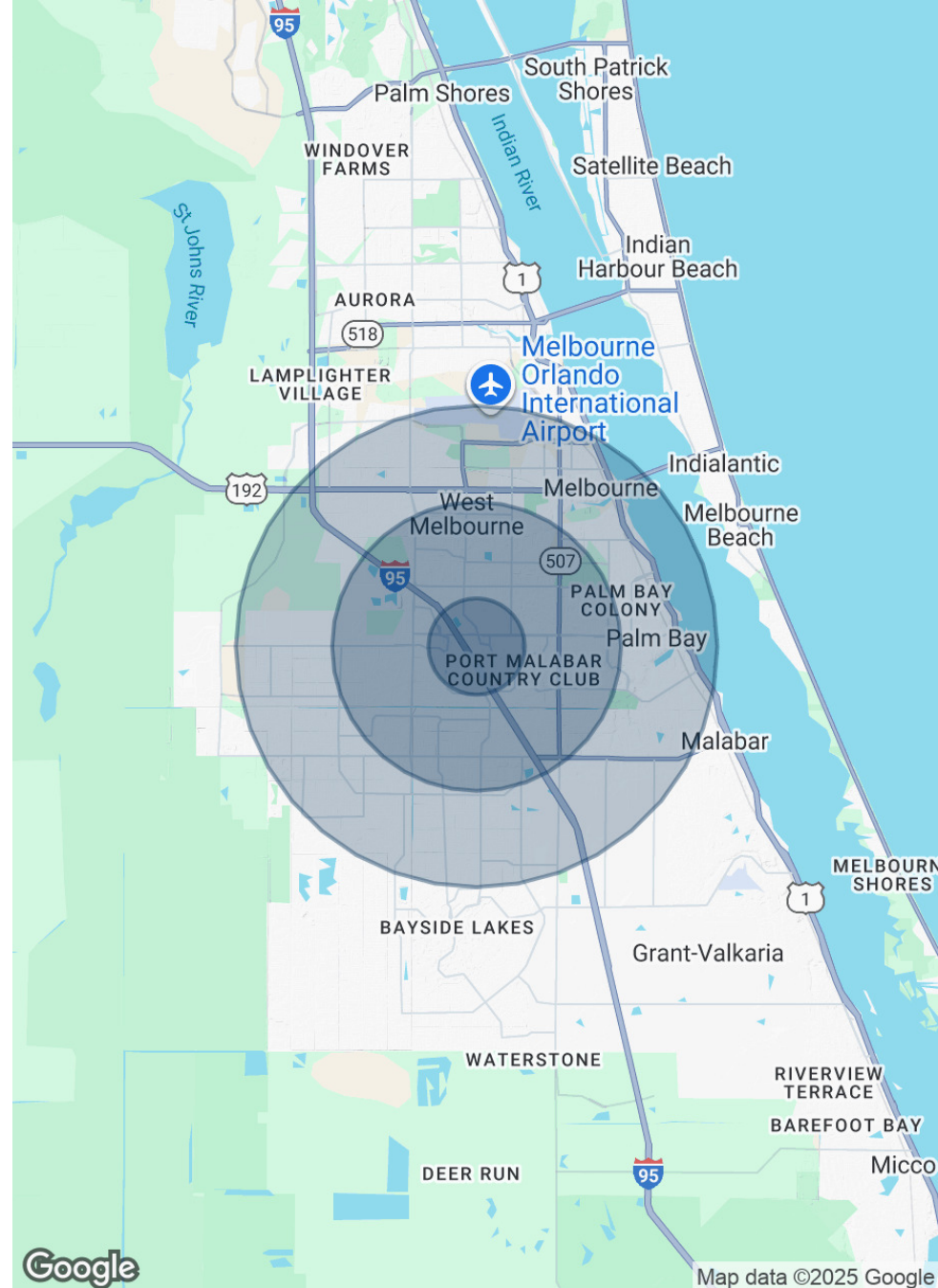
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,660	81,760	164,457
Average Age	44	45	44
Average Age (Male)	42	43	43
Average Age (Female)	45	46	46

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,852	33,981	66,641
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$85,355	\$82,249	\$81,011
Average House Value	\$300,255	\$294,067	\$290,428

Demographics data derived from AlphaMap



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