

# Property Summary

1427 Aurora Rd  
For Lease



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1427 Aurora Rd, Melbourne, FL. This expansive property boasts a strategic location and versatile space, catering to a myriad of business needs. With ample parking and high visibility, it offers an ideal setting for retail, office, or service-oriented ventures. The well-maintained interior showcases modern finishes and flexible layouts, while the large windows invite an abundance of natural light. With its proximity to major thoroughfares and established neighboring businesses, this property is poised to elevate your brand's presence and accessibility. Embrace the potential of this exceptional space and position your business for success.

## LOCATION DESCRIPTION

Located directly on Aurora Rd. Just moments away, the Melbourne International Airport offers seamless connectivity for business travelers. Nearby, Wickham Park provides a serene escape and a serene environment for relaxation and outdoor activities.

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	3,455 SF
Building Size:	3,455 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,867	21,917	57,925
Total Population	11,232	48,791	133,178
Average HH Income	\$76,263	\$86,557	\$101,202

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,455 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1427	Available	3,455 SF	Modified Gross	\$18.00 SF/yr	Professional office/medical space Conference room Reception, waiting area Multiple private restrooms

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## Additional Photos

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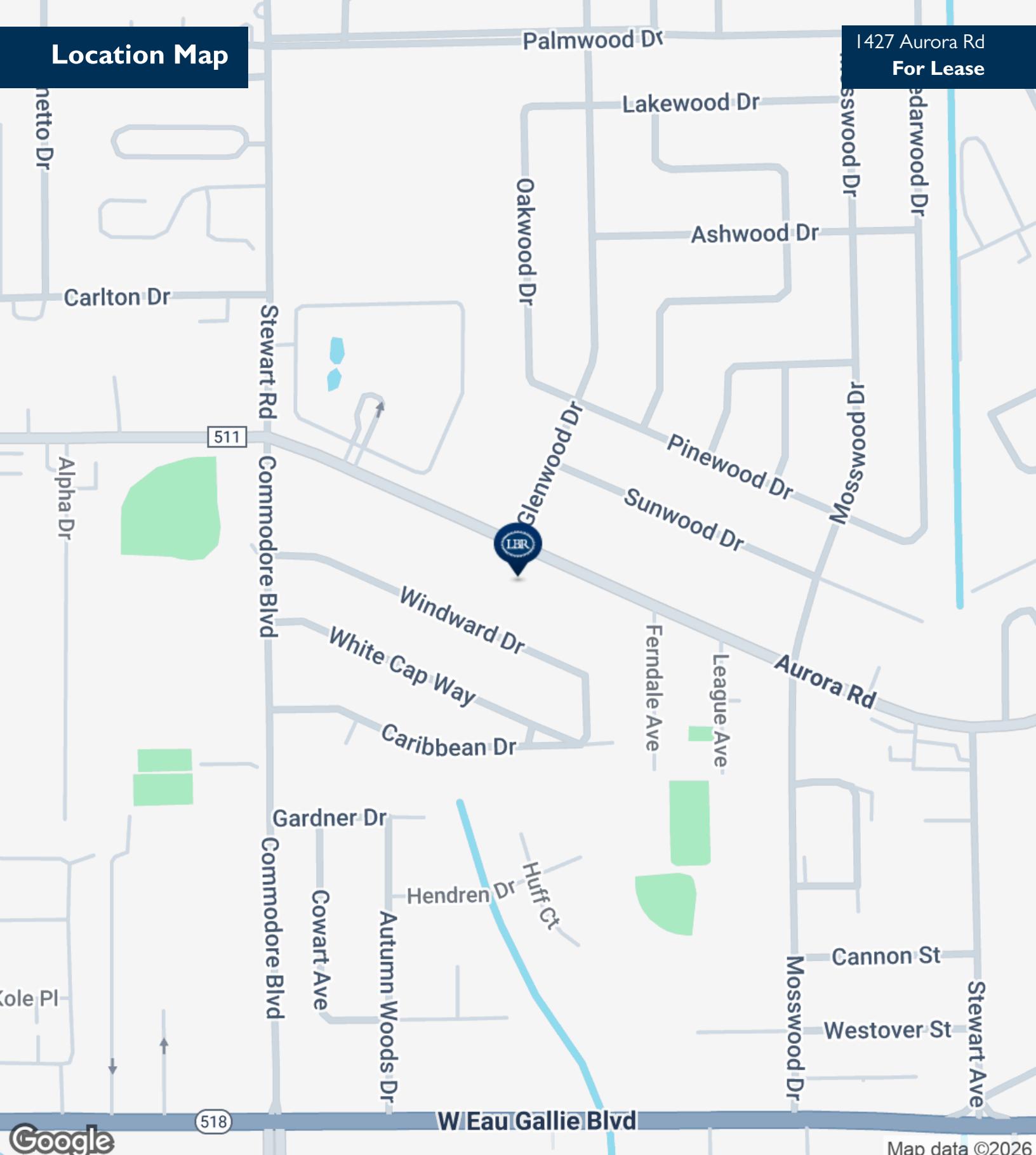
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**LBR** INCORPORATED  
LIGHTLE  
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COMMERCIAL REAL ESTATE SERVICES

# Location Map

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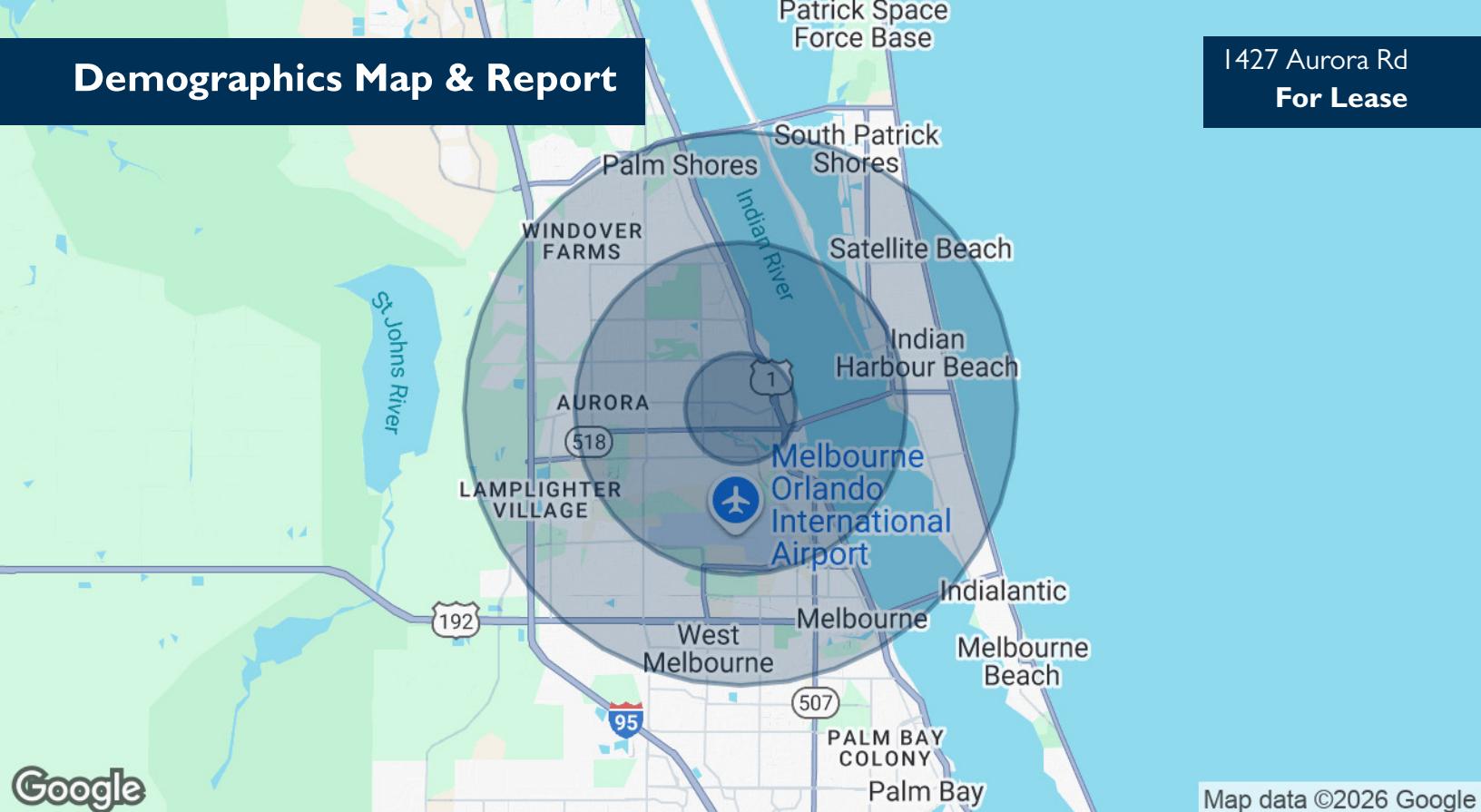
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# Demographics Map & Report

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,232	48,791	133,178
Average Age	43	45	46
Average Age (Male)	41	43	45
Average Age (Female)	44	46	48

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,867	21,917	57,925
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$76,263	\$86,557	\$101,202
Average House Value	\$303,003	\$338,339	\$398,805

Demographics data derived from AlphaMap

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