

Property Summary

350 Tangerine Ave
For Lease



PROPERTY DESCRIPTION

Introducing 350 Tangerine Ave, Merritt Island, FL. This impressive property offers an ideal leasing opportunity with its prime location and exceptional features. Only one suite available which is the corner unit that faces Tangerine. The well-maintained exterior and professional landscaping create an inviting facade, while large windows and abundant natural light enhance the interior ambiance. Convenient access to major roads ensures excellent connectivity, making this property a standout choice for businesses seeking a strategic location. With its combination of functionality and curb appeal, 350 Tangerine Ave presents an outstanding opportunity for your business.

LOCATION DESCRIPTION

Conveniently located north of Merritt Island Causway off N Tropical Trail. Just 2 miles from US Hwy - 1 and 6 miles from I-95 allowing for easy access.

OFFERING SUMMARY

Lease Rate:	\$1,100.00 SF/yr (Gross)
Number of Units:	6
Available SF:	840 SF
Lot Size:	0.47 Acres
Building Size:	5,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,126	19,761	39,537
Total Population	6,963	45,181	93,115
Average HH Income	\$77,909	\$91,789	\$98,159

BLAKE WILSON

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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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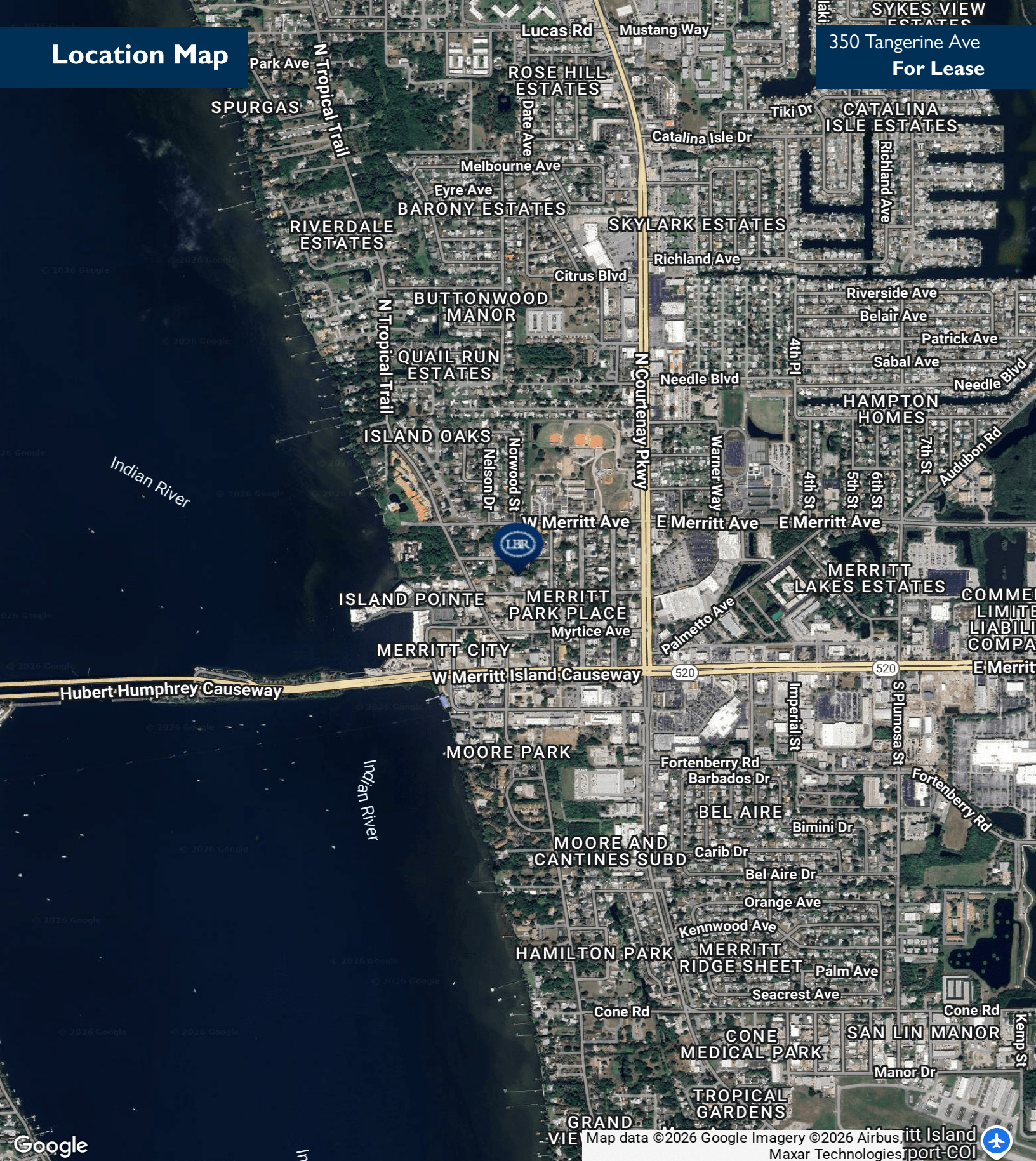
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Location Map

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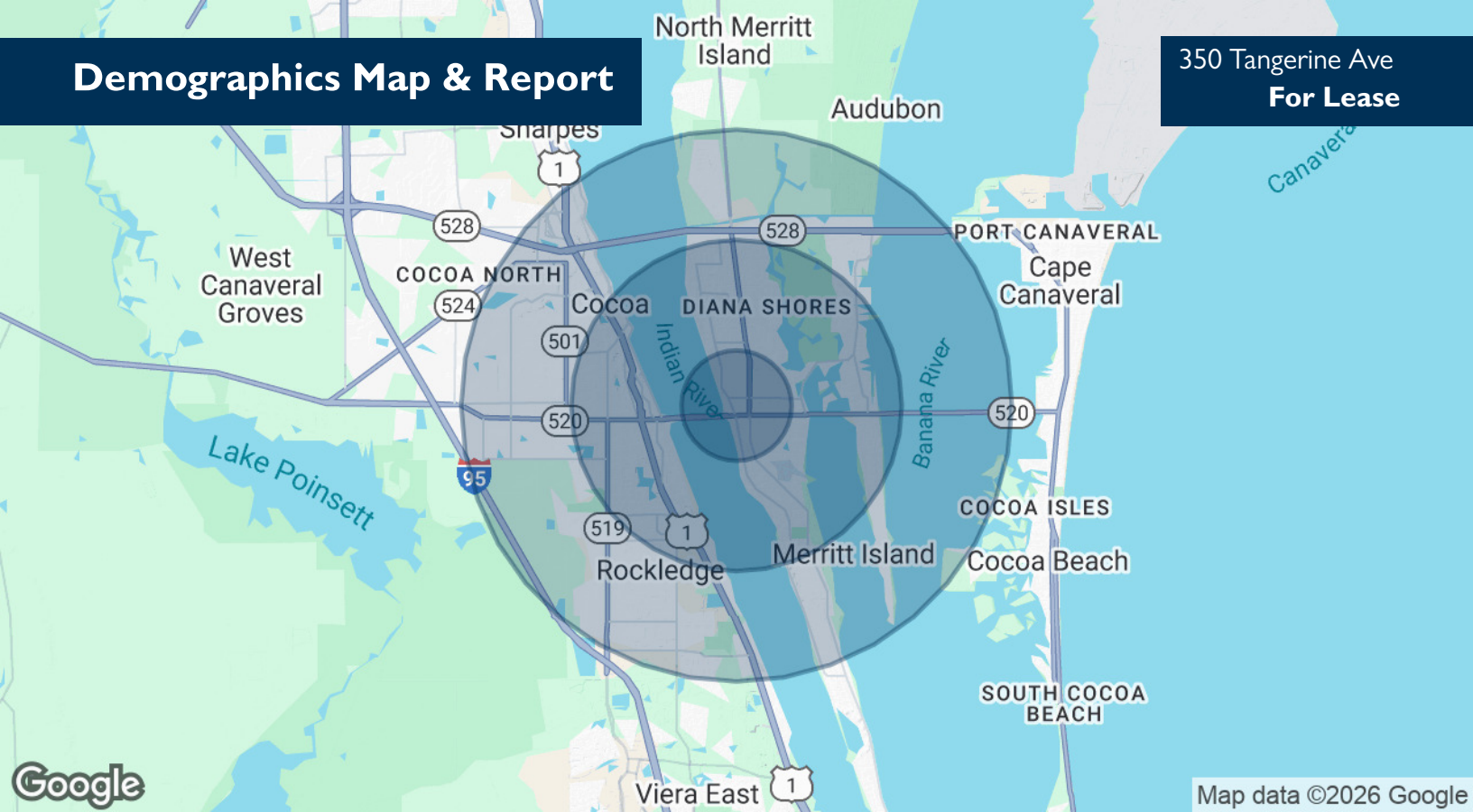
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,963	45,181	93,115
Average Age	46	46	46
Average Age (Male)	45	45	45
Average Age (Female)	47	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,126	19,761	39,537
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$77,909	\$91,789	\$98,159
Average House Value	\$380,102	\$391,826	\$373,659

Demographics data derived from AlphaMap

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