



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1435 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:	4,080 SF
Lot Size:	0.69 Acres
Building Size:	4,080 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,924	21,591	57,925
Total Population	11,366	47,951	133,178
Average HH Income	\$76,367	\$84,599	\$101,202

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



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,080 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1435	Available	4,080 SF	Modified Gross	\$18.00 SF/yr	Built out office space Multiple restrooms Reception area, private offices Backyard Ample Parking lot

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



Additional Photos

1435 Aurora Rd
For Lease



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

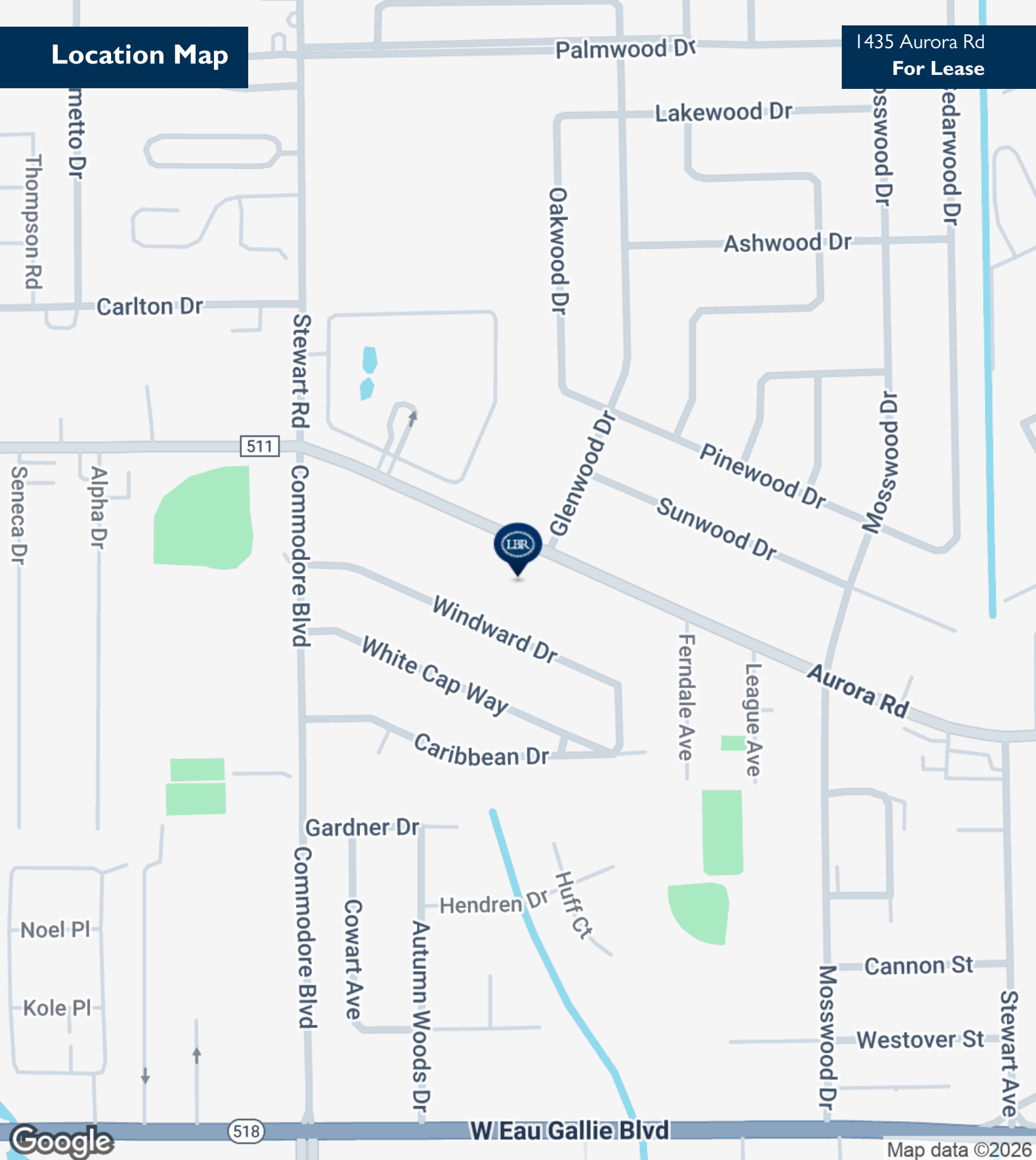
ROB BECKNER, SIOR
Principal
321.722.0707 x11
Rob@TeamLBR.com



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

1435 Aurora Rd
For Lease



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

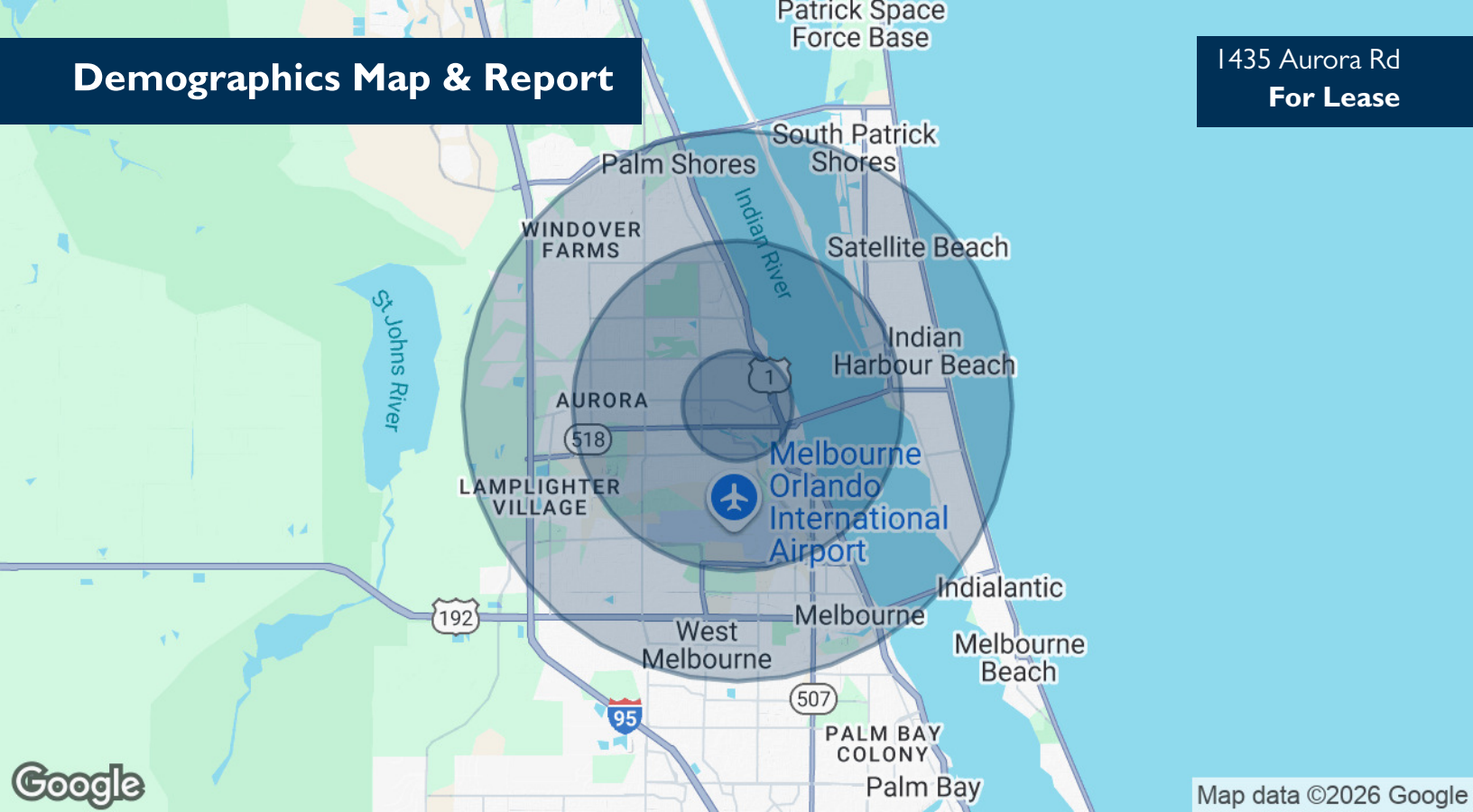
ROB BECKNER, SIOR
Principal
321.722.0707 x11
Rob@TeamLBR.com



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

1435 Aurora Rd
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,366	47,951	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	4,924	21,591	57,925
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$76,367	\$84,599	\$101,202
Average House Value	\$302,221	\$334,148	\$398,805

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.