



## PROPERTY DESCRIPTION

The Office Team at Lightle Beckner Robison Inc is pleased to offer this beautiful beachside office suite located directly on A1A. The property is well-suited for a wide range of professional users and offers all the functionality needed for day-to-day office operations. Positioned directly across from the Atlantic Ocean, this is a rare opportunity to enjoy a true work-live-play environment in Satellite Beach, ideal for tenants seeking a beachside office setting.

The suite features a reception area, three private offices, a conference room, open work area, break room, and a private restroom. The space comes partially furnished, if desired.

## LOCATION DESCRIPTION

Located directly on A1A with entrances from Ellwood Avenue and Glenwood Avenue

## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$19.00 SF/yr (7.21/sf NNN) |
| Available SF:  | 1,508 SF                    |
| Lot Size:      | 0.83 Acres                  |
| Building Size: | 5,931 SF                    |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,387     | 13,855    | 31,814    |
| Total Population  | 8,075     | 31,501    | 72,041    |
| Average HH Income | \$145,175 | \$125,619 | \$107,379 |

## 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

1300 Jimmy Buffett Memorial Hwy  
For Lease



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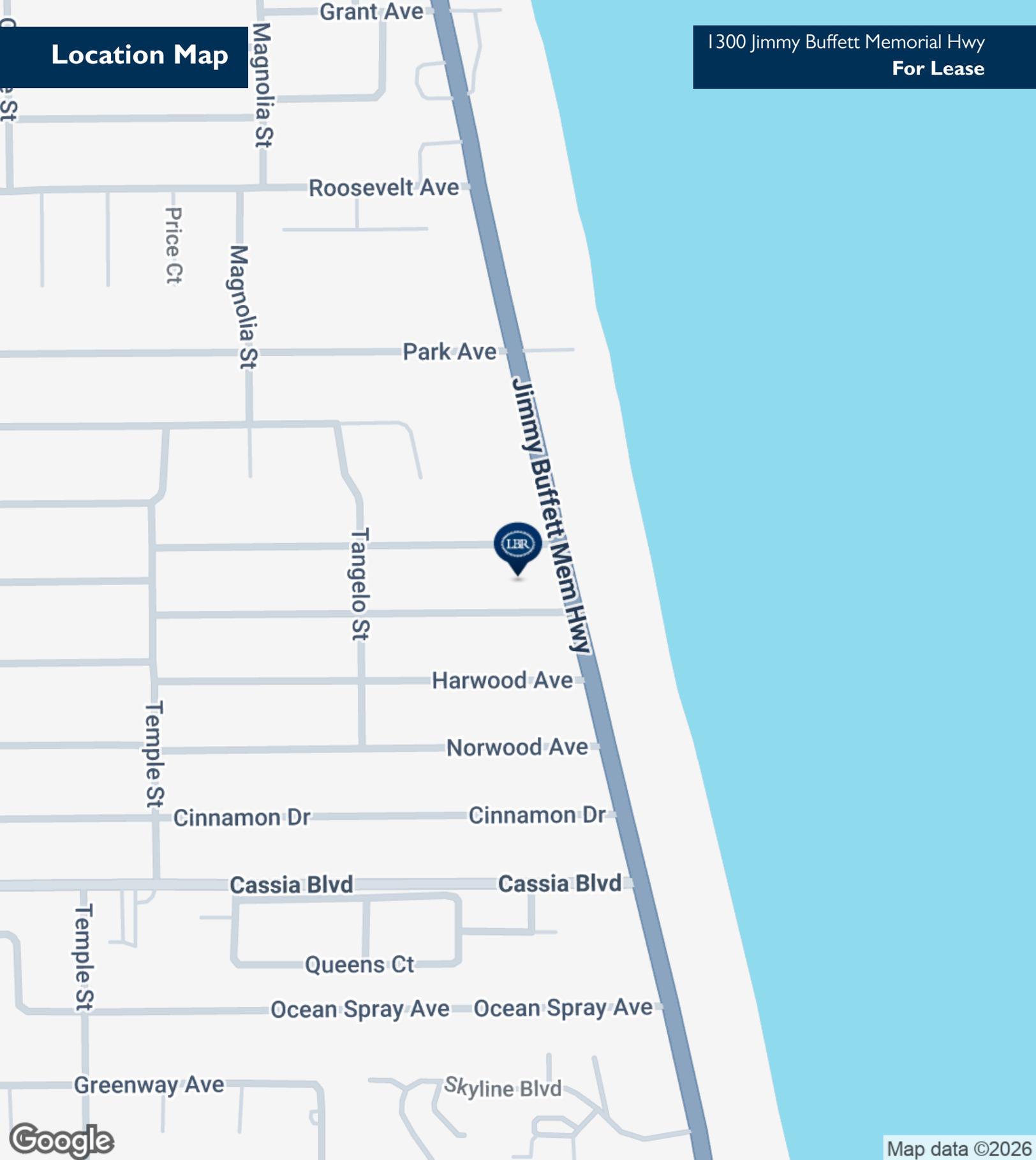
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# Location Map

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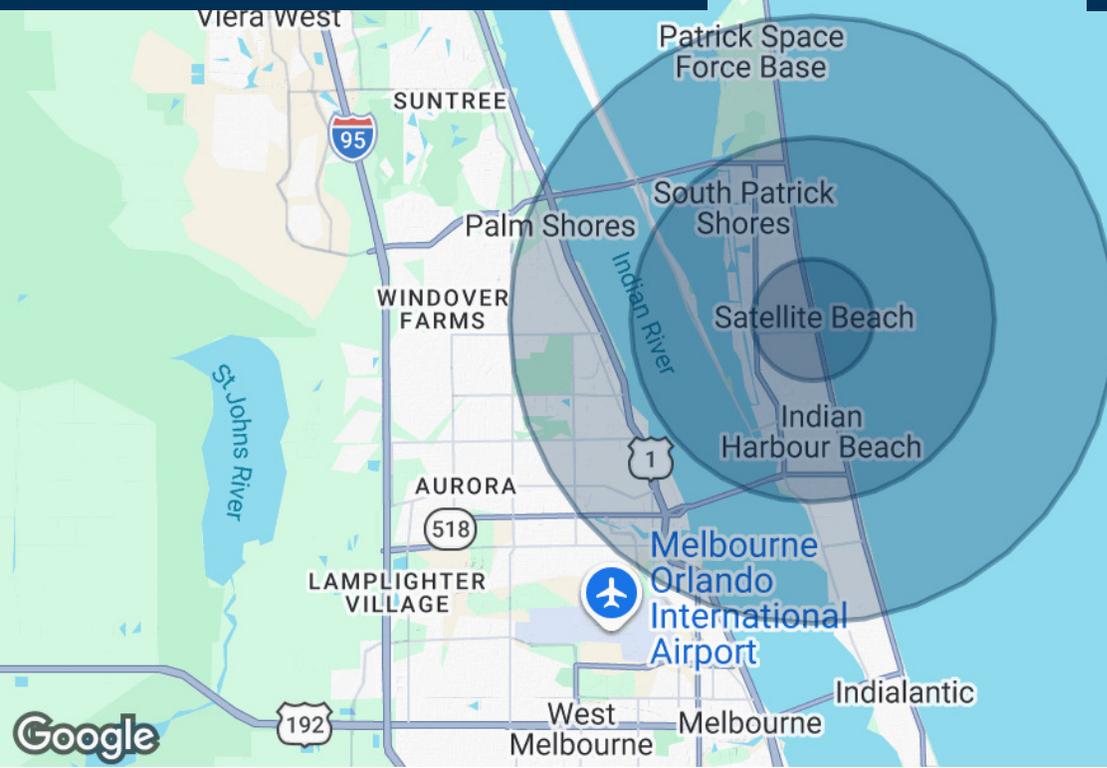
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# Demographics Map & Report

1300 Jimmy Buffett Memorial Hwy  
For Lease



Map data ©2026 Google

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,075  | 31,501  | 72,041  |
| Average Age          | 46     | 48      | 47      |
| Average Age (Male)   | 46     | 47      | 45      |
| Average Age (Female) | 47     | 49      | 48      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,387     | 13,855    | 31,814    |
| # of Persons per HH | 2.4       | 2.3       | 2.3       |
| Average HH Income   | \$145,175 | \$125,619 | \$107,379 |
| Average House Value | \$485,004 | \$523,325 | \$432,767 |

Demographics data derived from AlphaMap

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