



PROPERTY DESCRIPTION

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease 325 Fifth Avenue “The Center at Indialantic.”

Recognized as one of the most prominent Class “A” office buildings on the beach, the building offers one suite available for lease. Suite 207 +/- 2,830 SqFt.

The Landlord is willing to subdivide the space for a suitable tenant.

Enjoy the “live, work, and play” experience at this building with its close proximity to retail amenities, and the beach.

LOCATION DESCRIPTION

The building benefits from its location being situated directly on fifth avenue with convenient access to US-192, US HWY 1, and I-95.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	2,830 SF
Lot Size:	1.03 Acres
Building Size:	21,569 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,225	10,125	37,824
Total Population	4,942	22,864	84,483
Average HH Income	\$132,053	\$106,620	\$90,834

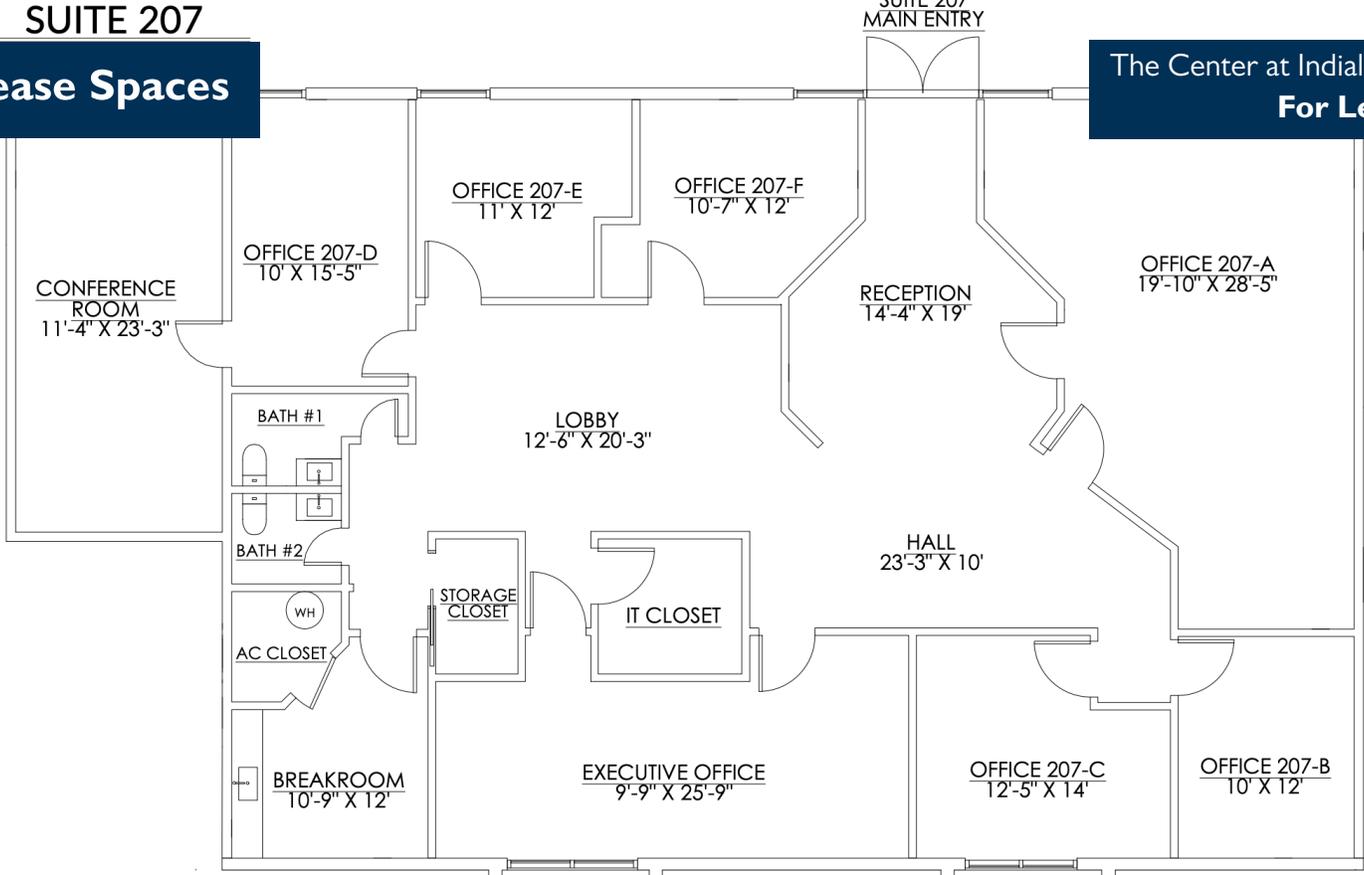
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ROB BECKNER, SIOR

Principal
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,830 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 207	Available	2,830 SF	Modified Gross	\$20.00 SF/yr

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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



Additional Photos



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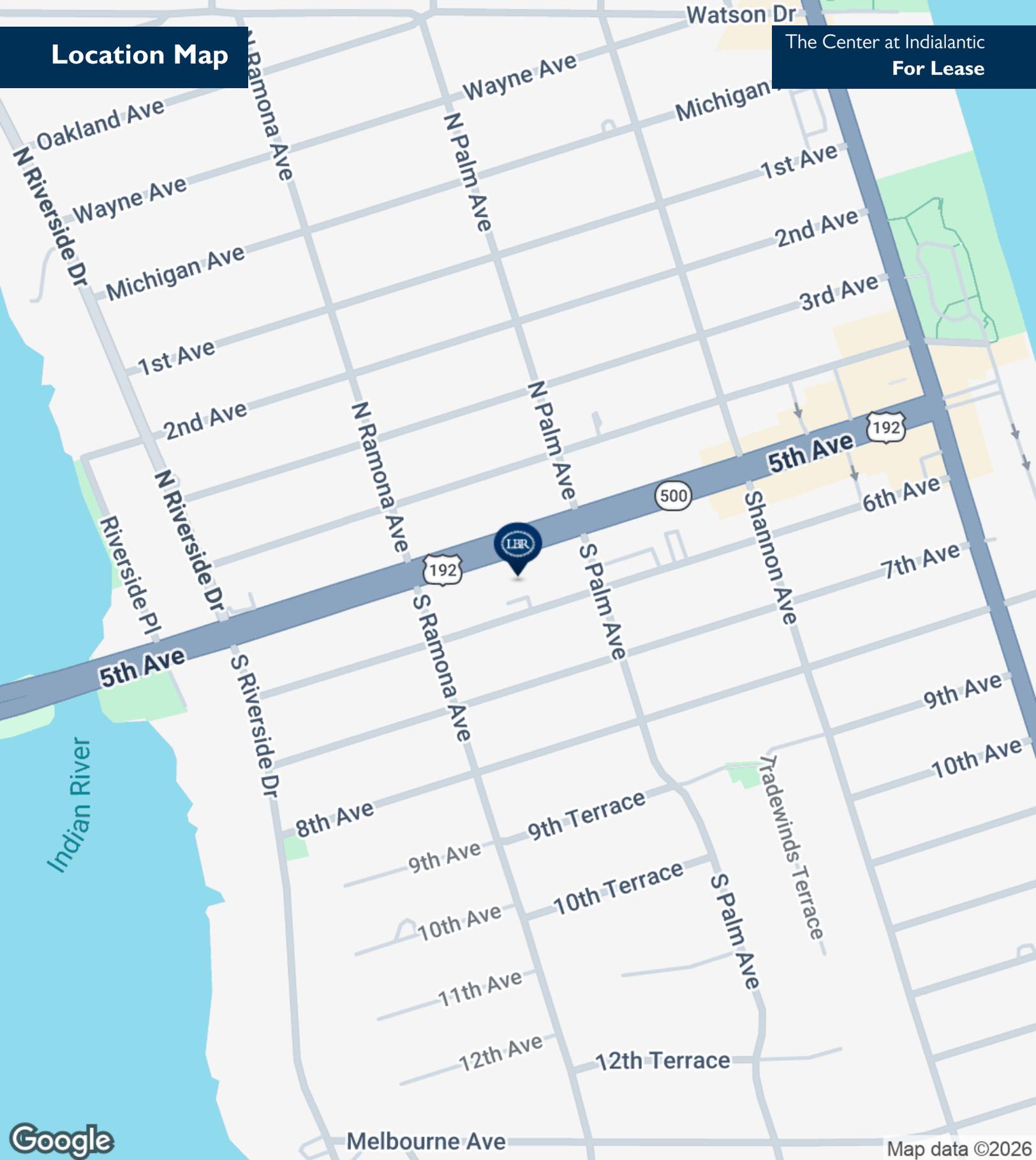
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Location Map

The Center at Indialantic
For Lease

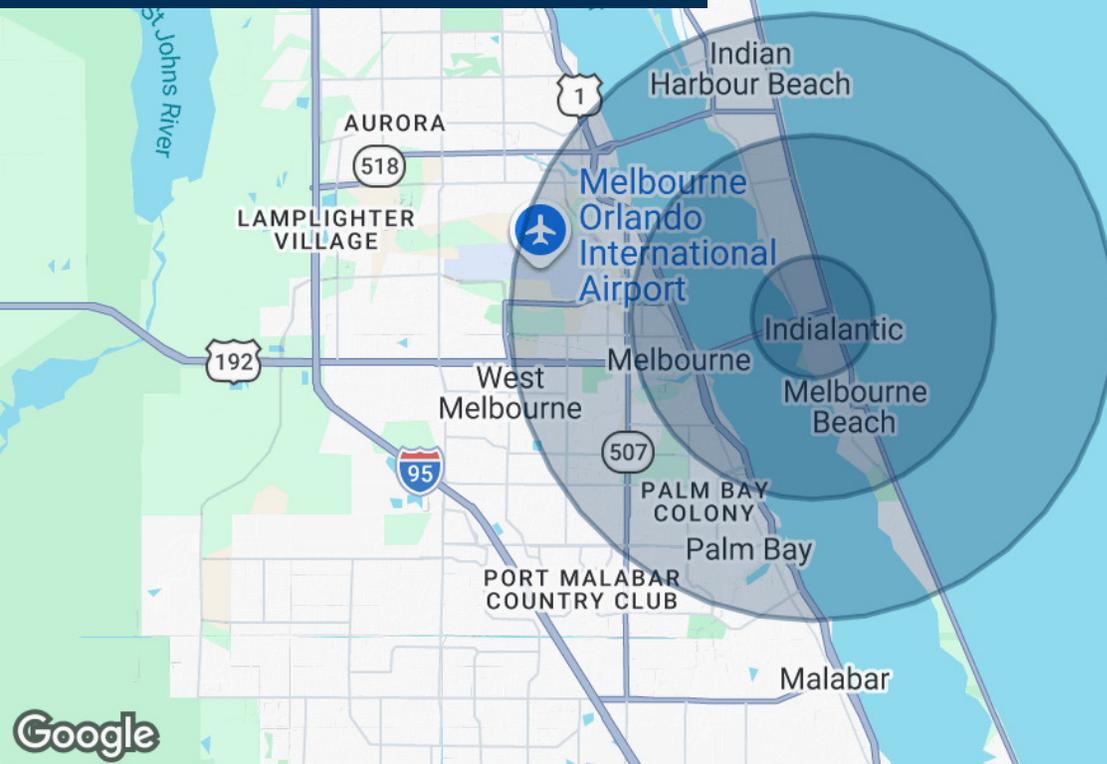


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,942	22,864	84,483
Average Age	49	48	48
Average Age (Male)	48	47	46
Average Age (Female)	50	50	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,225	10,125	37,824
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$132,053	\$106,620	\$90,834
Average House Value	\$639,385	\$514,570	\$385,746

Demographics data derived from AlphaMap

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