

Property Summary

Atlantis Bay Warehouses
For Lease



PROPERTY DESCRIPTION

Small Bay Warehouses Available for Lease
10x12 Roll-Up Door, Warehouse, One Office, Bathroom
Tenant Pays for Utilities

LOCATION DESCRIPTION

NASA Commerce Center Near Melbourne Orlando International Airport
Great Melbourne Location

DISTANCES:

Less than 2 miles to I-95 at Ellis Road
+/- 2 miles to MLB Airport

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (\$3.00/sf NN; NN)
Available SF:	1,039 - 1,307 SF
Lot Size:	2.05 Acres
Building Size:	31,250 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,657	19,441	49,108
Total Population	4,026	46,142	115,841
Average HH Income	\$57,159	\$53,365	\$55,751

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LUKE BROWN

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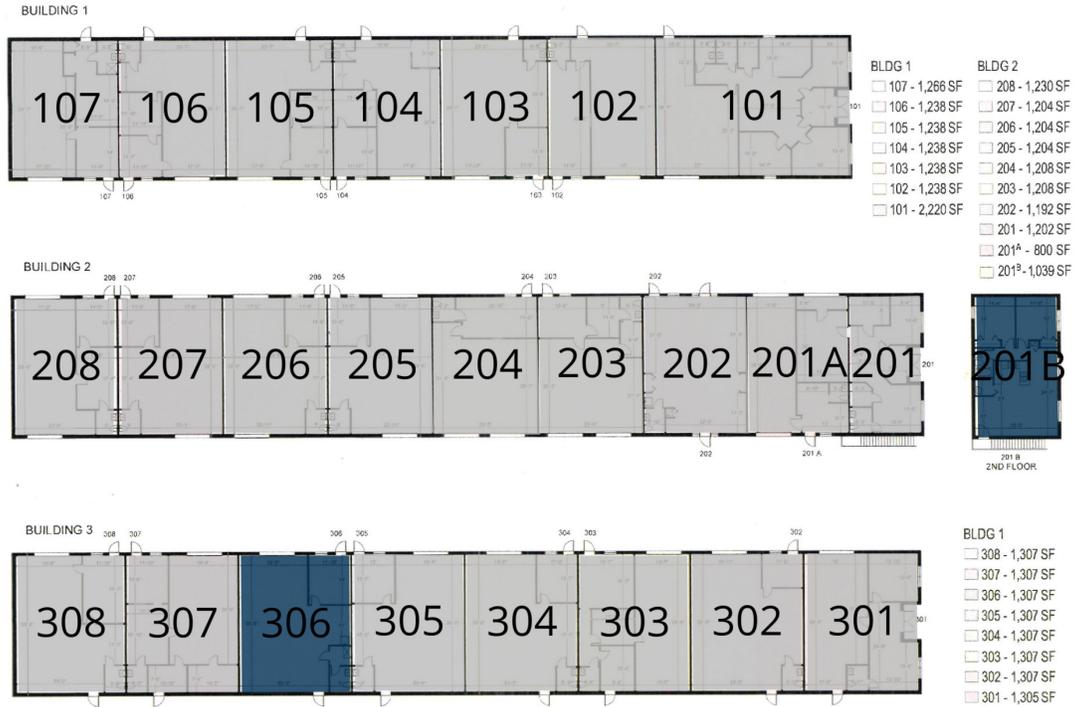
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

700 ATLANTIS ROAD
MELBOURNE, FL 32904



LEASE INFORMATION

Lease Type:	\$3.00/sf NN; NN
Total Space:	1,039 - 1,307 SF

Lease Term:	Negotiable
Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
306	Available	1,307 SF	\$3.00/sf NN	\$12.50 SF/yr	Flex
201B	Available	1,039 SF	Modified Net	\$12.50 SF/yr	Apartment

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Additional Photos

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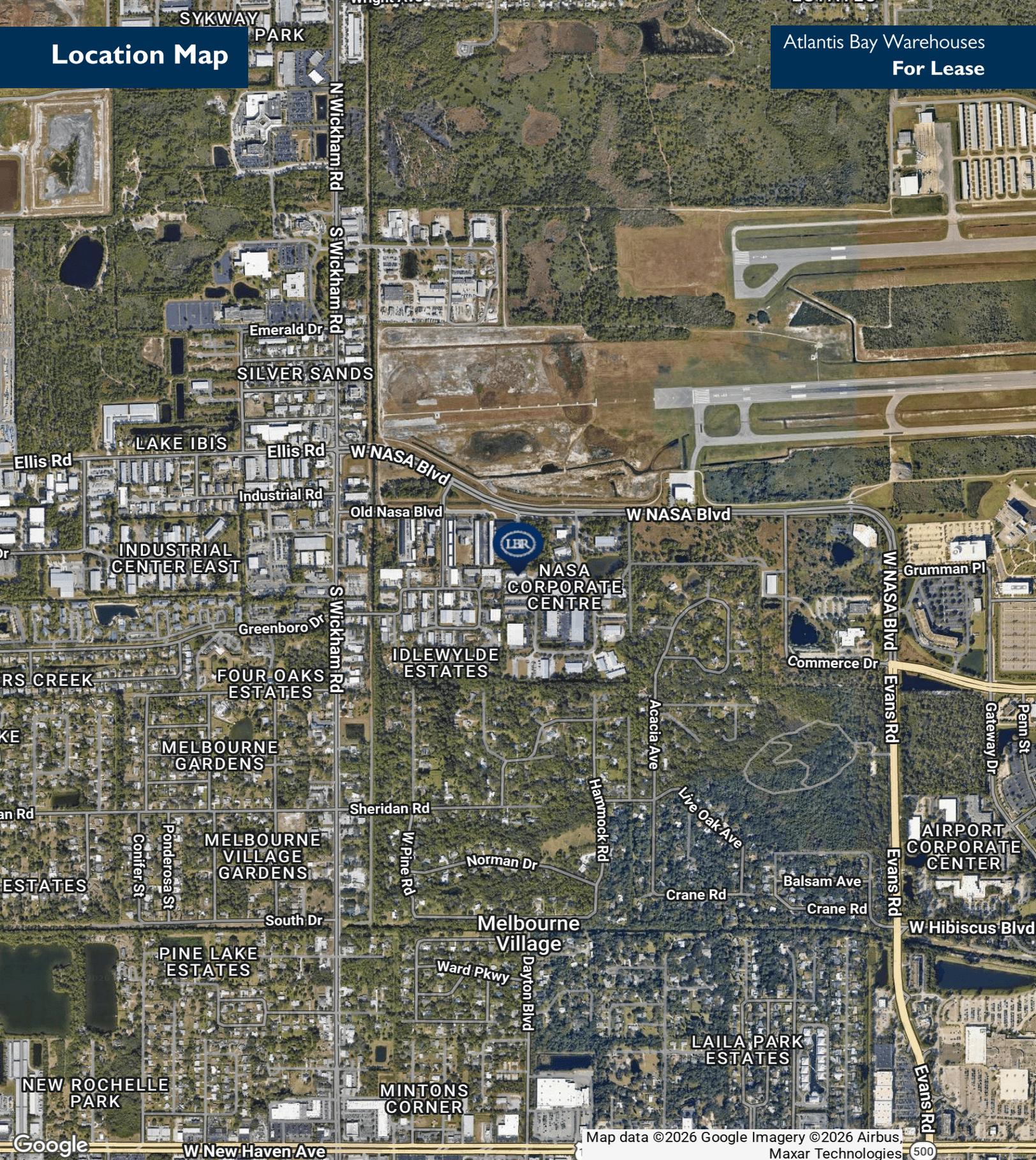
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Location Map

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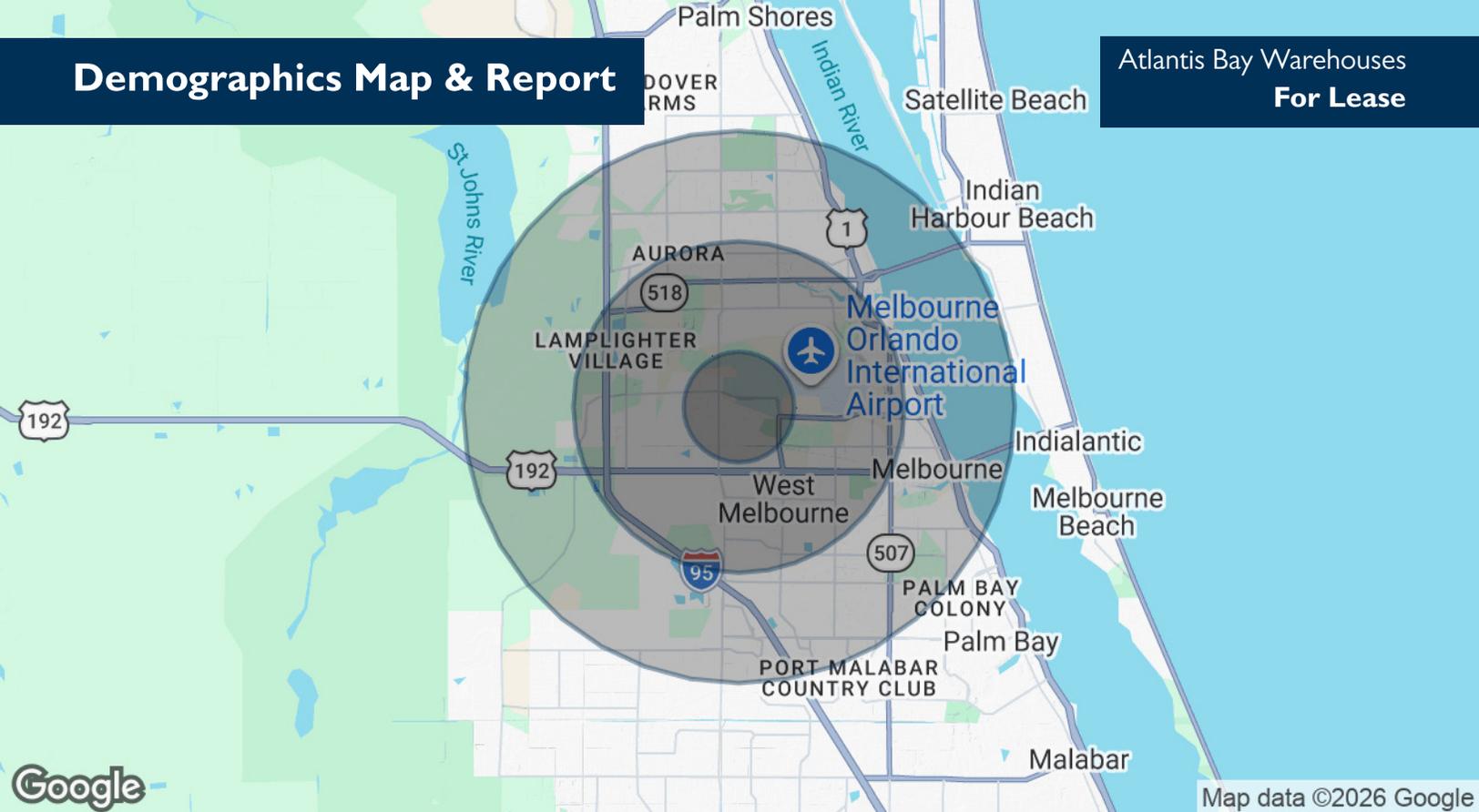
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Demographics Map & Report

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For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,026	46,142	115,841
Average Age	48.5	45.1	43.7
Average Age (Male)	46.2	42.8	41.2
Average Age (Female)	49.7	46.9	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,657	19,441	49,108
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,159	\$53,365	\$55,751
Average House Value	\$57,184	\$164,028	\$186,075

2020 American Community Survey (ACS)

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