

# Property Summary



## PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is pleased to offer a new medical building in Viera on Stadium Pkwy. This building only has one (1) 2,306 square foot suite available.

The suite will be grey shell. Ready for tenants to customize their space.

This location is close to Health First Viera Hospital on N Wickham Rd and The Avenues of Viera Town Center on Lake Andrew Dr.

## LOCATION DESCRIPTION

Located between Lake Andrew Dr and Stadium Pkwy.  
North of Health First Viera Hospital and Wickham Rd.

## OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (7.50)
Available SF:	2,306 SF
Building Size:	9,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,992	16,670	30,994
Total Population	7,482	40,295	74,452
Average HH Income	\$132,975	\$129,276	\$134,813



## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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.

## Additional Photos



Viera Medical Park Phase I | 2339 Medico Lane, Melbourne, FL 32940



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

**ROB BECKNER, SIOR**

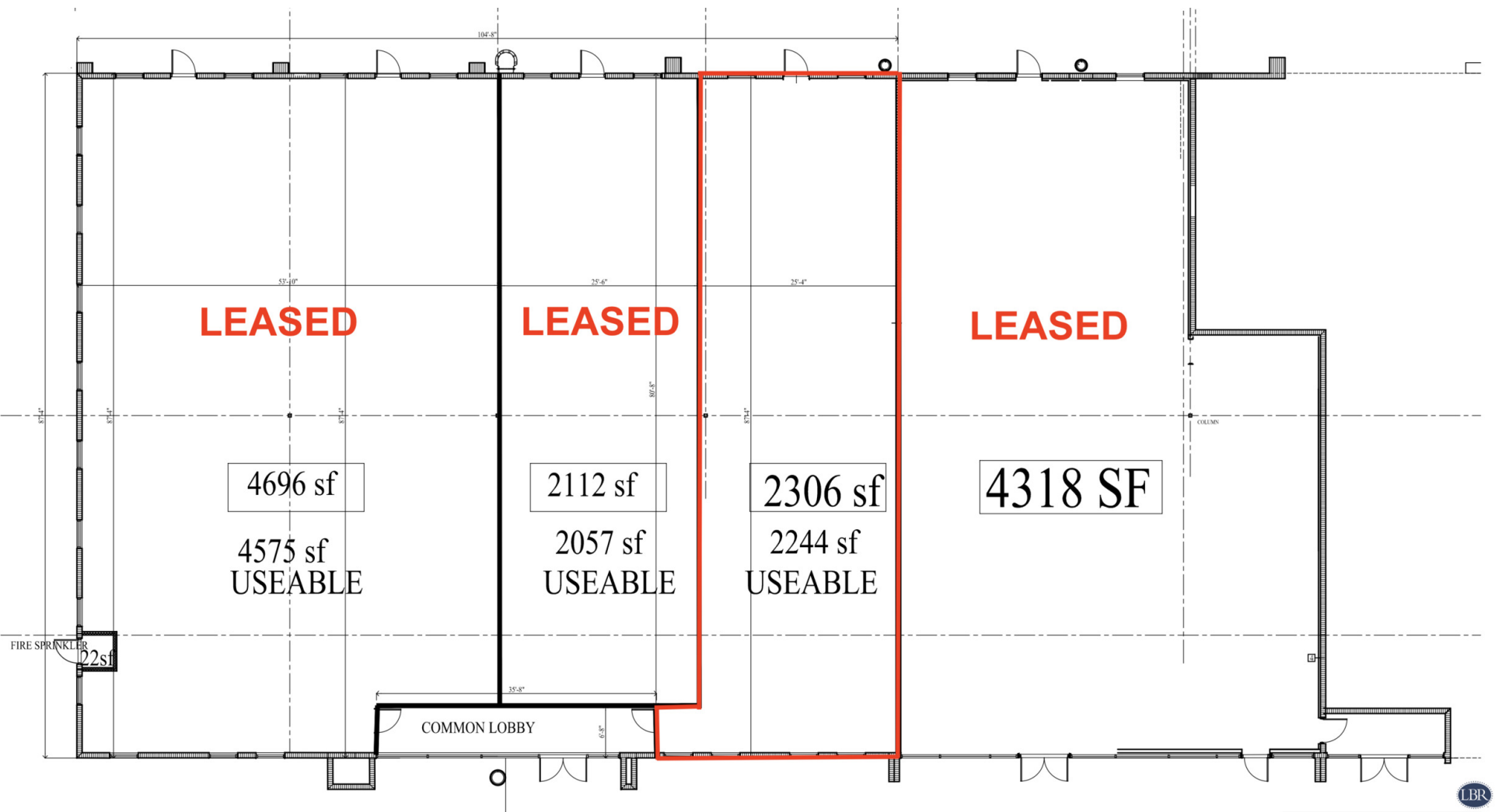
Principal

321.722.0707 x11

Rob@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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.



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

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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



Viera Medical Park Phase I | 2339 Medico Lane, Melbourne, FL 32940



**ROB BECKNER, SIOR**

Principal

321.722.0707 x11

Rob@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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

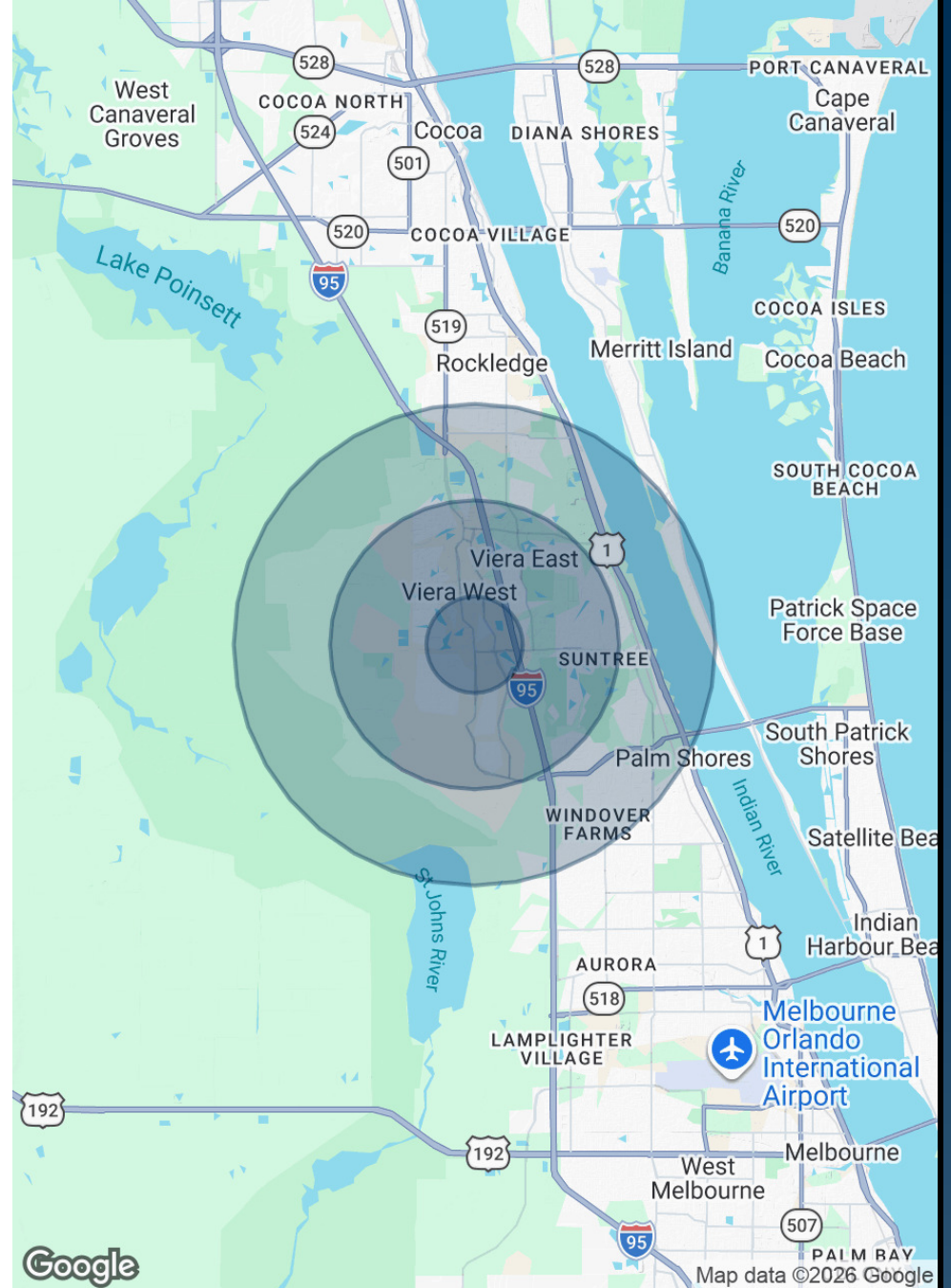
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,482	40,295	74,452
Average Age	46	48	48
Average Age (Male)	46	47	47
Average Age (Female)	47	48	49

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,992	16,670	30,994
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$132,975	\$129,276	\$134,813
Average House Value	\$589,958	\$521,535	\$506,831

2020 American Community Survey (ACS)



Viera Medical Park Phase I | 2339 Medico Lane, Melbourne, FL 32940



**ROB BECKNER, SIOR**

Principal

321.722.0707 x11

Rob@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://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.