

Property Summary



PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is pleased to offer +/-15,000 sq ft for lease at a new retail/residential center in Viera on Stadium Parkway. Conveniently located close to the new Goddard School and many residential developments.

The building will have seven (7) units, five (5) interior spaces will be +/-2,000 sq ft each and the two (2) end caps which will be +/-2,500 sq ft each.

The building will be delivered to the tenant as a dark shell. Drive through and outdoor seating available for restaurant end caps.

PROPERTY HIGHLIGHTS

- Top-selling master-planned community:
- Ranked 10th by RCLCO for 2024
- Consistently within top 25 (23rd by John Burns in 2024; top 15/50 in prior years)
- Brevard County quality-of-life:
- Ranked 10th in Florida among counties by MoneyInc, praised for schools, beaches, health care, and job opportunities

OFFERING SUMMARY

| | |
|------------------|------------------|
| Lease Rate: | \$45 SF/yr (NNN) |
| Number of Units: | 7 |
| Available SF: | 2,491 - 2,507 SF |
| Lot Size: | 2.94 Acres |
| Building Size: | 15,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 529 | 10,955 | 28,789 |
| Total Population | 1,499 | 26,665 | 69,789 |
| Average HH Income | \$154,664 | \$136,233 | \$134,595 |



JEFFERY T. ROBISON, CCIM

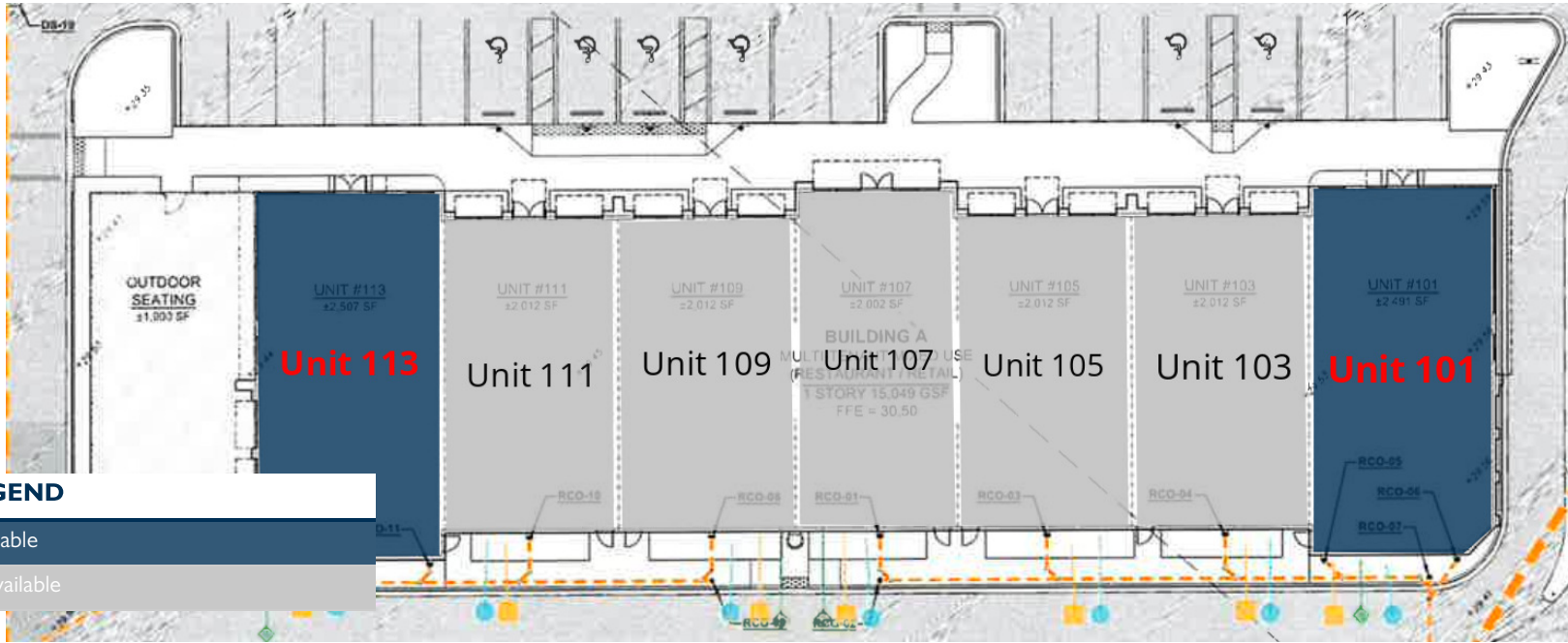
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LEGEND

- Available
- Unavailable

LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,491 - 2,507 SF | Lease Rate: | \$45 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|----------|-----------|----------|------|---------------|----------------------------------|
| Unit 101 | Available | 2,491 SF | NNN | \$45.00 SF/yr | Restaurant space with drive-thru |



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Plans

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|----------|-----------|----------|------|---------------|---|
| Unit 113 | Available | 2,507 SF | NNN | \$45.00 SF/yr | Restaurant space with outdoor patio seating |



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Additional Photos



Stadium Square | Pineda Blvd & Stadium Pkwy, Viera, FL 32940



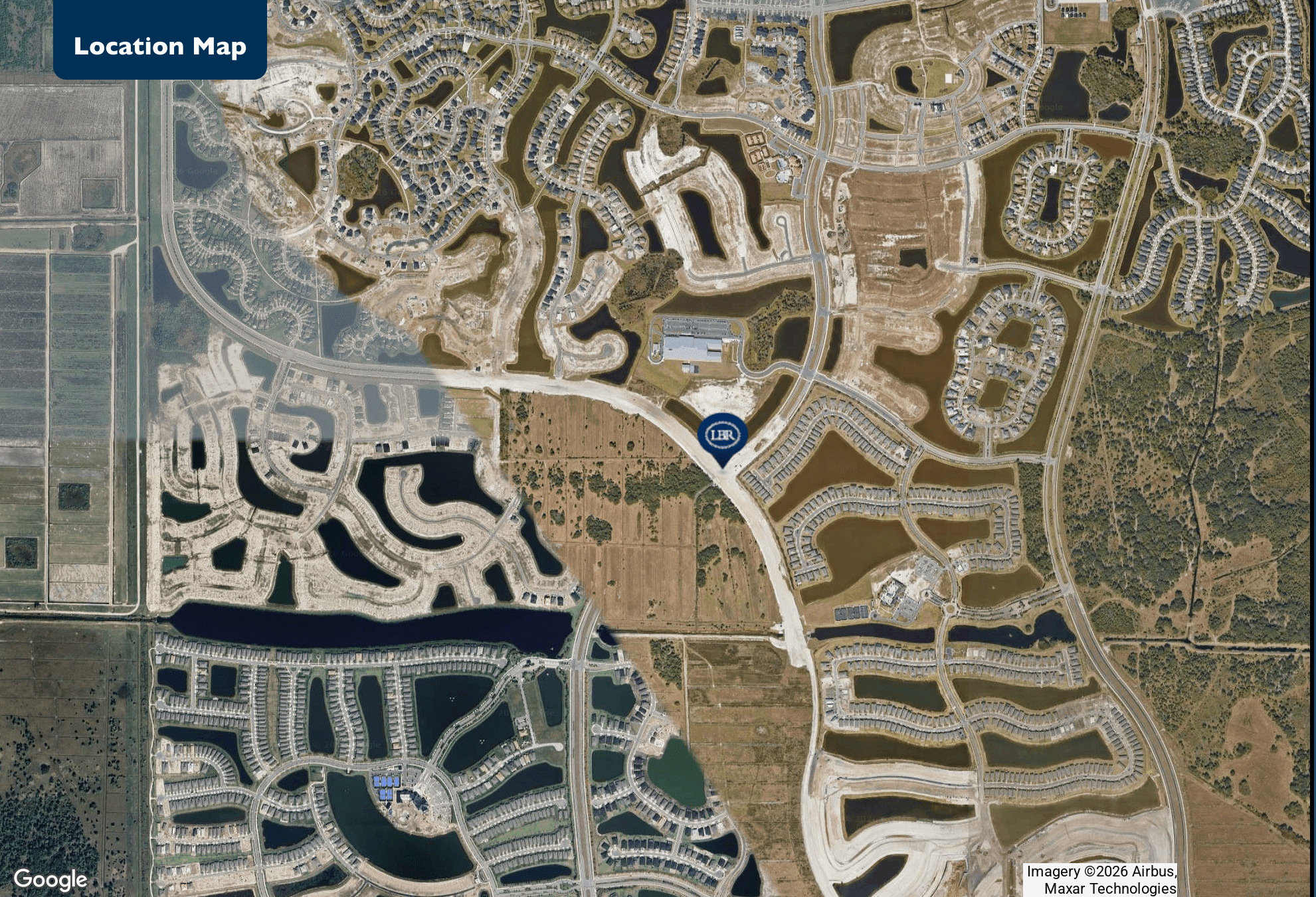
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Location Map



Stadium Square | Pineda Blvd & Stadium Pkwy, Viera, FL 32940

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Demographics Map & Report

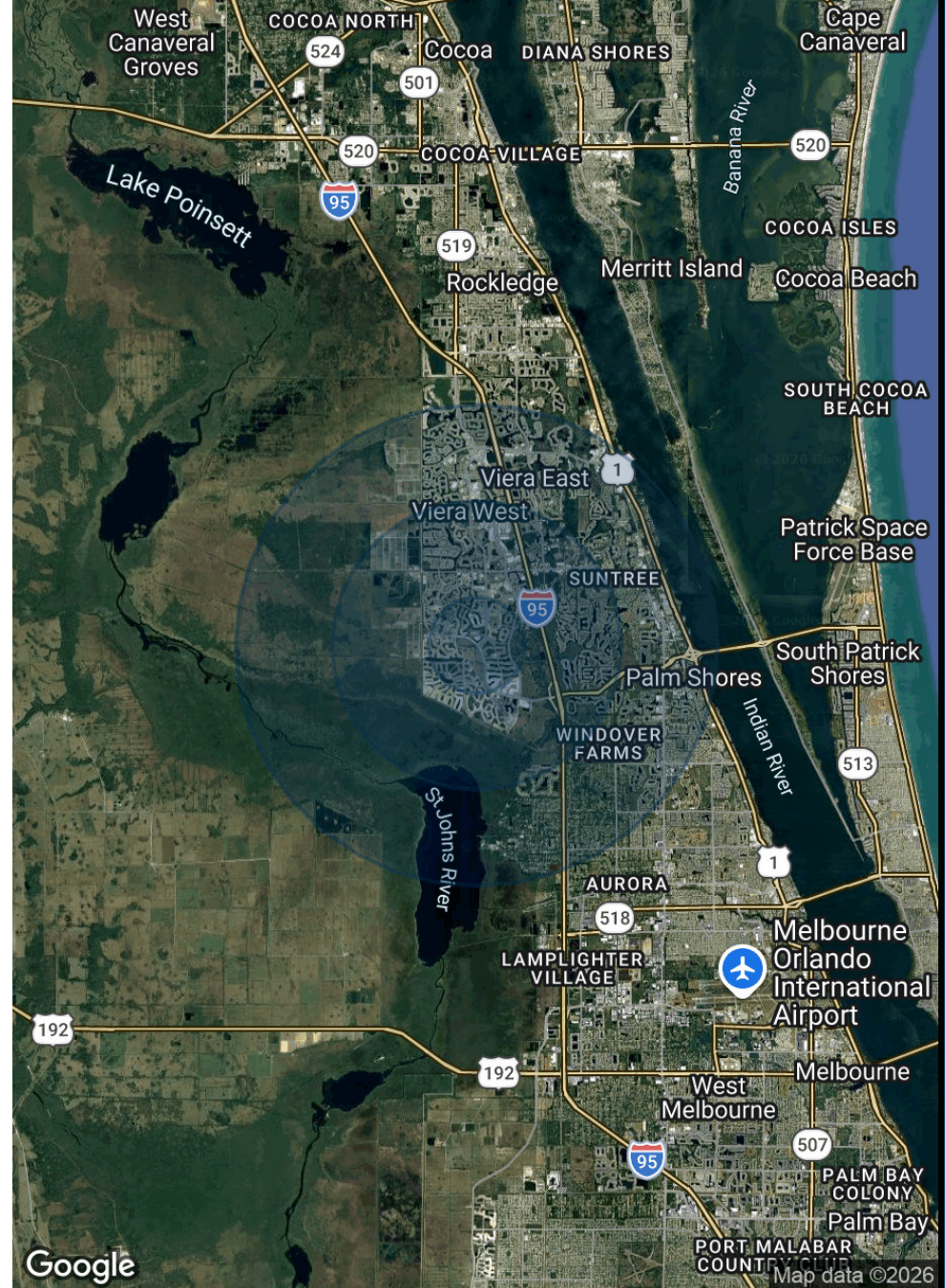
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,499 | 26,665 | 69,789 |
| Average Age | 40 | 48 | 48 |
| Average Age (Male) | 39 | 47 | 47 |
| Average Age (Female) | 41 | 48 | 48 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 529 | 10,955 | 28,789 |
| # of Persons per HH | 2.8 | 2.4 | 2.4 |
| Average HH Income | \$154,664 | \$136,233 | \$134,595 |
| Average House Value | \$620,776 | \$555,760 | \$512,988 |

2020 American Community Survey (ACS)



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