

Property Summary

3101 Casabella Place
For Lease



PROPERTY DESCRIPTION

Establish your business in one of Brevard's most desirable areas. A premium office location with strong surrounding demographics and exceptional accessibility. The professional layout creates an impressive client-facing environment well suited for attorneys, financial services, medical professionals, consultants, and other executive office users. Upon entry, visitors are welcomed into an elegant foyer and open reception area featuring a custom wood reception desk, rich wood flooring, arched architectural details, and a dramatic decorative ceiling that leaves a lasting impression. The suite includes a spacious executive office, two additional private offices, a convenient break area, and a storage closet, providing both functionality and professional appeal. The well-appointed design offers an upscale atmosphere ideal for businesses seeking a distinctive and professional office setting.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	2
Available SF:	1,242 SF
Building Size:	4,830 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	117	467	1,889
Total Population	296	1,163	4,652
Average HH Income	\$185,060	\$178,461	\$161,933

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

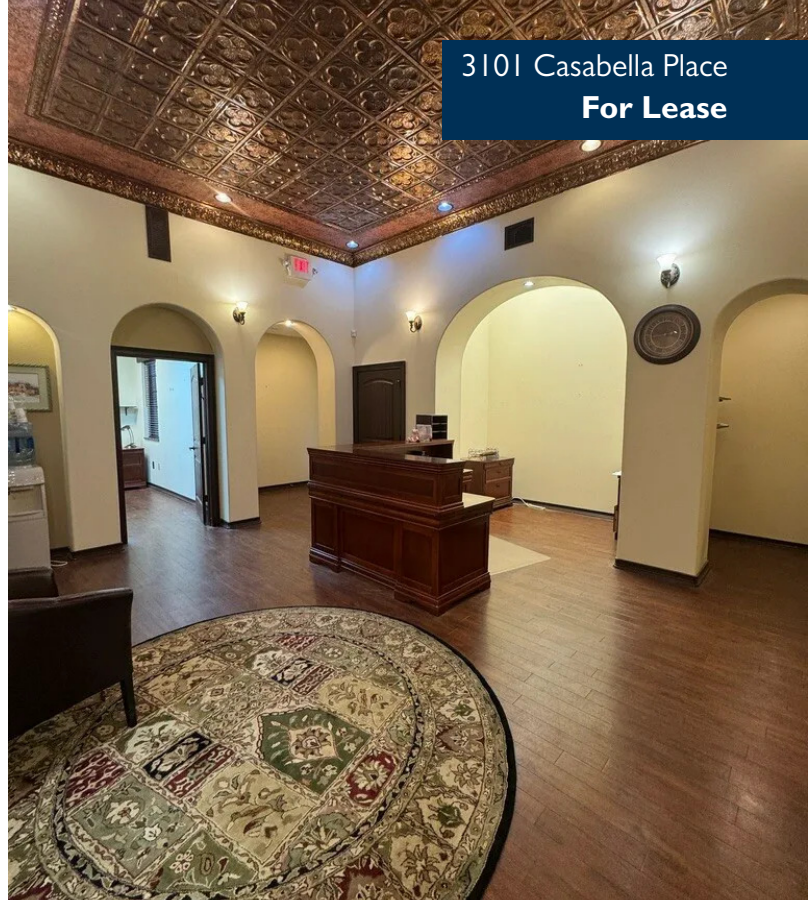
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Additional Photos

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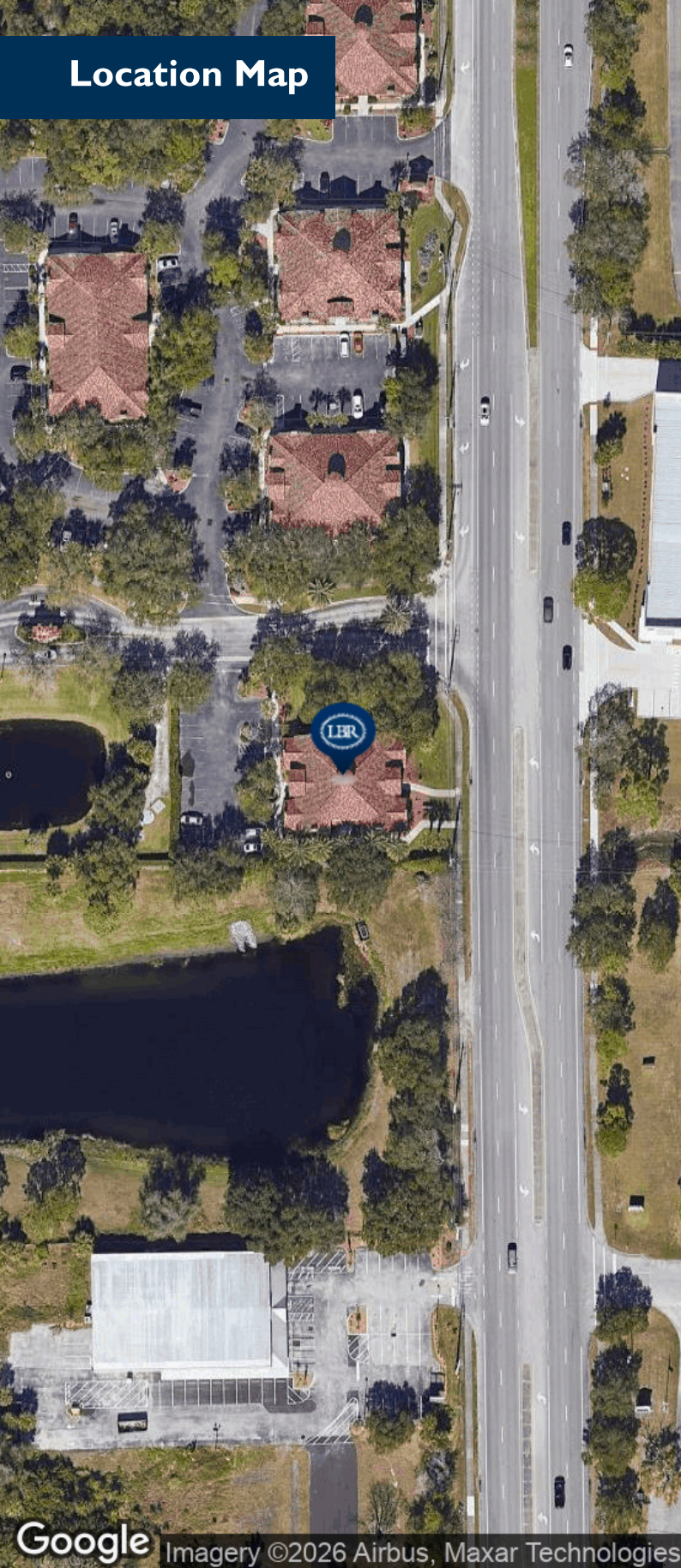
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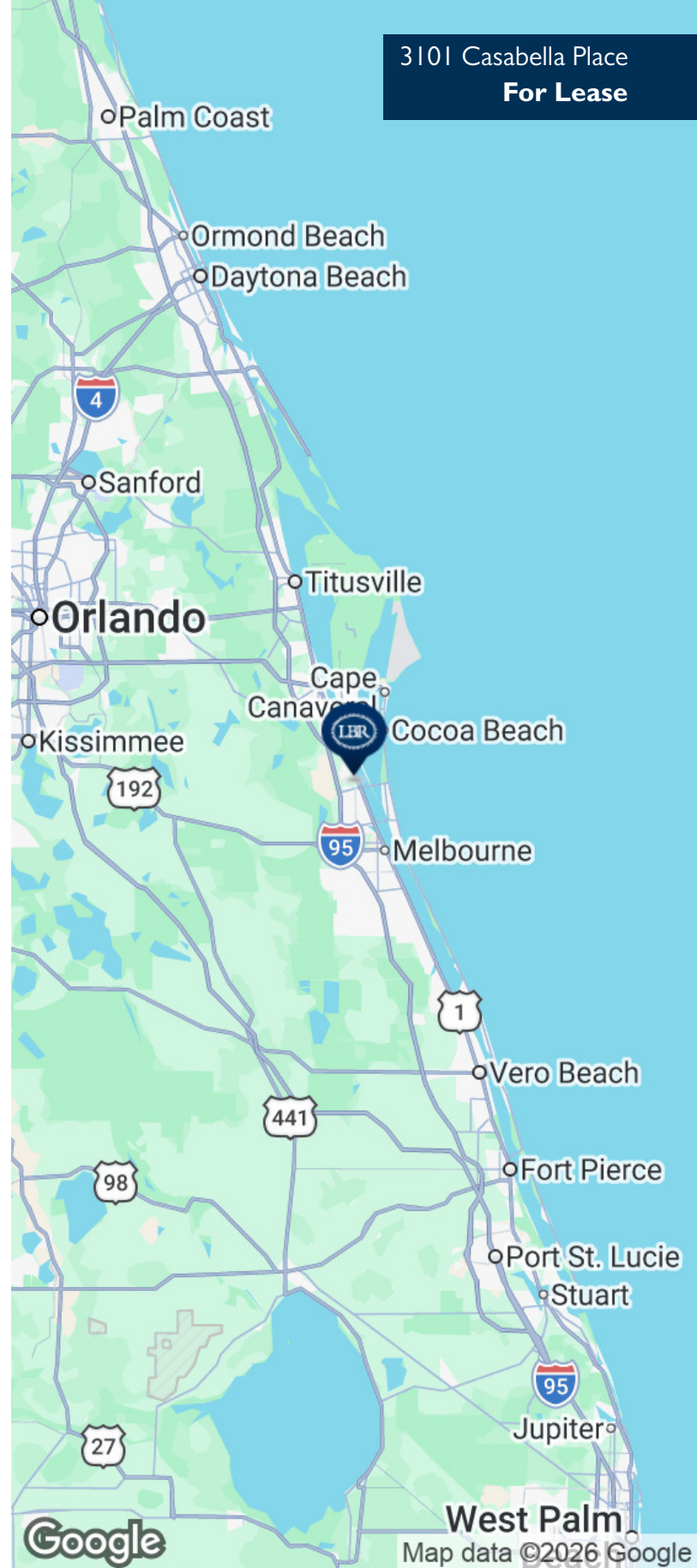


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Location Map



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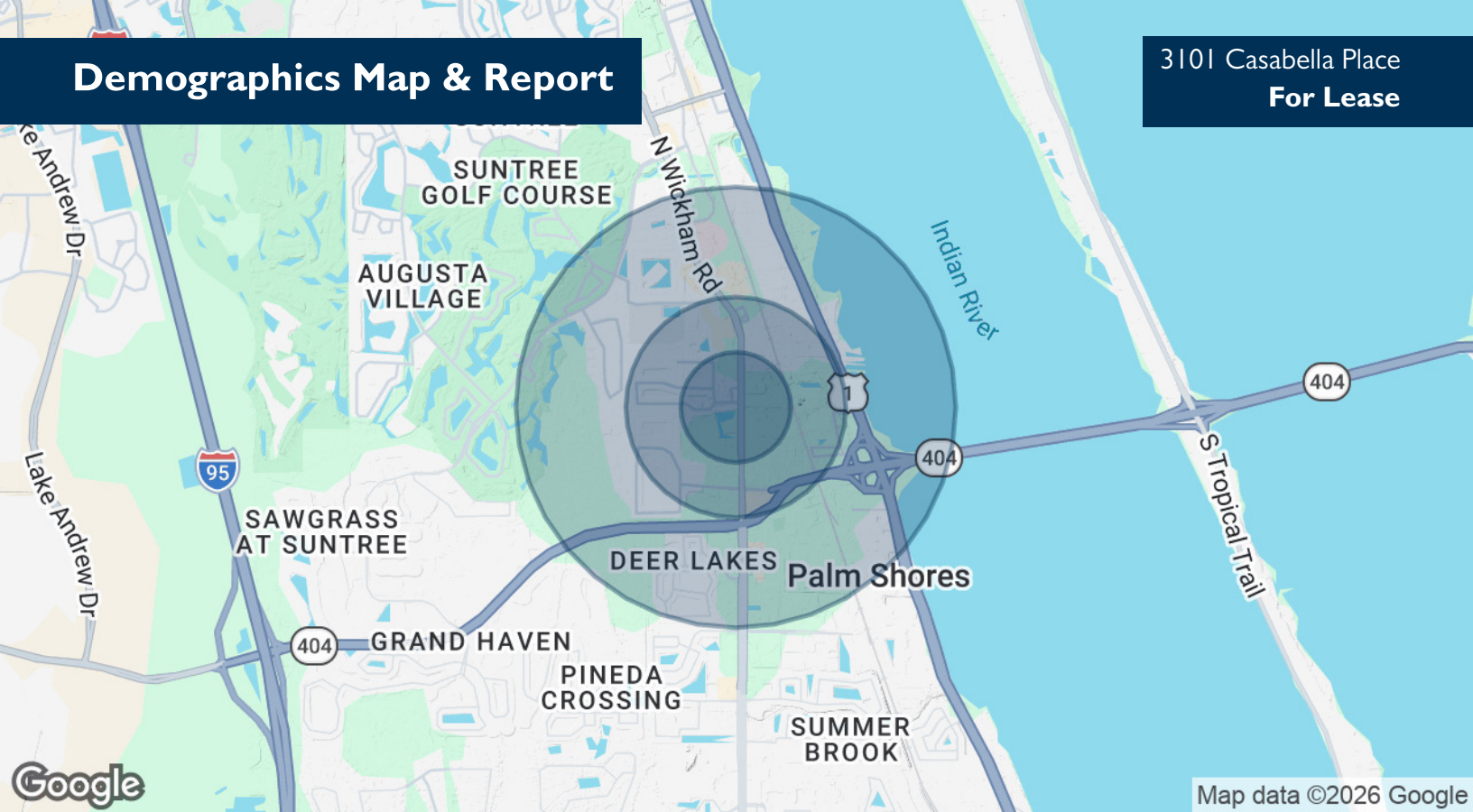
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	296	1,163	4,652
Average Age	50.7	50.9	50.6
Average Age (Male)	50.7	51.0	51.1
Average Age (Female)	51.8	51.7	51.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	117	467	1,889
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$185,060	\$178,461	\$161,933
Average House Value	\$609,514	\$587,258	\$525,919

2023 American Community Survey (ACS)

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