

INVESTMENT OPPORTUNITY

5500 MURRELL ROAD

VIERA, FLORIDA 32940

PREMIER OFFICE BUILDING
STABLE INCOME WITH UPSIDE

OFFERING PRICE

\$3,500,000



STABLE INCOME
IN PLACE



VALUE-ADD
OPPORTUNITY



PREMIER CORNER
LOCATION



TWO MONUMENT
SIGNS



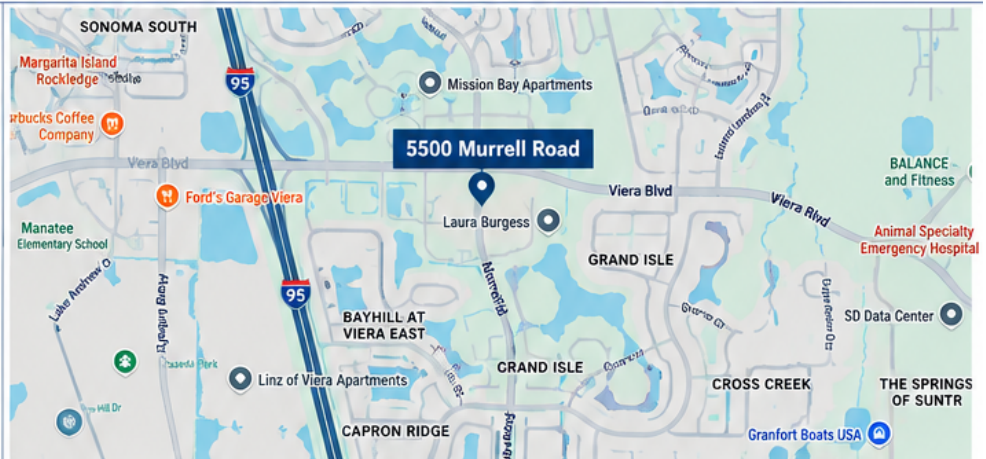
53 SURFACE
PARKING SPACES



IMMEDIATE ACCESS
TO I-95

INVESTMENT HIGHLIGHTS

- ✓ Approximately 11,187 SF two-story office building
- ✓ 1.21 acres at the signalized intersection of Murrell Road & Viera Boulevard
- ✓ 50% occupied with long-term tenant Florida Autism Center
- ✓ Elevator served building
- ✓ Attractive Mediterranean architecture
- ✓ Ample parking with 53 spaces
- ✓ Full median access on Viera Boulevard
- ✓ Zoned PUD – City of Melbourne
- ✓ Ideal for investors or owner-users
- ✓ Strong demographics and growth corridor
- ✓ Full median access on Viera Boulevard
- ✓ Two monument signs for maximum visibility
- ✓ Stable income today with lease-up upside tomorrow



DEMOGRAPHICS (5 MILE RADIUS)

POPULATION **93,664**

AVG. HOUSEHOLD INCOME **\$108,911**

DAYTIME POPULATION **73,565**

One of Brevard County's most affluent and fastest-growing submarkets with strong employment drivers and high demand for professional office space.

LOCATION ADVANTAGES

- ✓ Adjacent to Health First Viera Hospital
- ✓ Minutes to The Avenue Viera
- ✓ Immediate access to I-95
- ✓ Surrounded by medical, professional and technology businesses
- ✓ Close to top employers, retail, residential communities & amenities

PROPERTY DETAILS

Building Size:	11,187 SF
Lot Size:	1.21 Acres
Year Built:	2007
Stories:	2
Parking:	53 Spaces
Occupancy:	~50%
Lease Type:	NNN
Zoning:	PUD – City of Melbourne

kw COMMERCIAL
KELLERWILLIAMS. REALTY

EXCLUSIVELY LISTED BY:
PAIGE LANE
Commercial Real Estate Advisor
321.626.0889
paigelane@kwcommercial.com

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