

Property Summary



PROPERTY DESCRIPTION

New construction mixed-use building!
Located next to Bass Pro Shops and Harley Davidson and multiple hotels
Benefit from local and tourist traffic, surrounded by thriving businesses
Retail spaces on the first floor of a 4 building apartment complex

LOCATION DESCRIPTION

Excellent location with close proximity to I-95 off Palm Bay Rd.
In the retail corridor of West Melbourne and Palm Bay
High traffic area

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	1,928 SF
Lot Size:	4.97 Acres
Building Size:	9,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,852	33,981	66,641
Total Population	8,660	81,760	164,457
Average HH Income	\$85,355	\$82,249	\$81,011



VITOR DE SOUSA, CCIM

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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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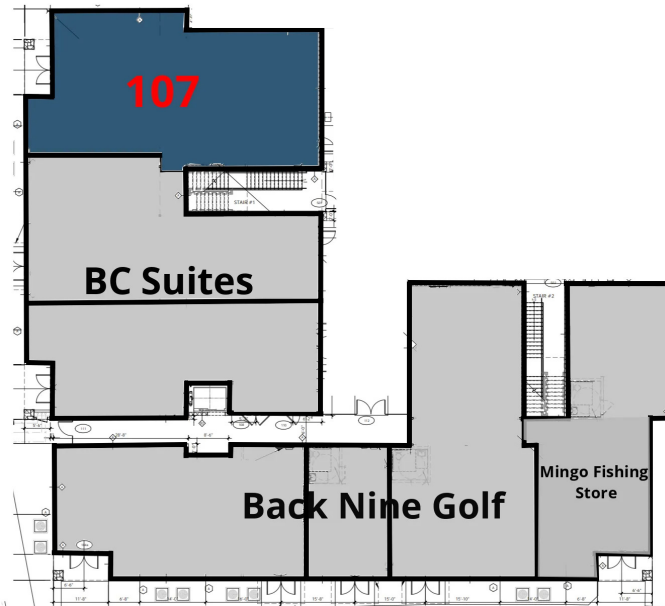
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LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,928 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
107	Available	1,928 SF	NNN	Negotiable



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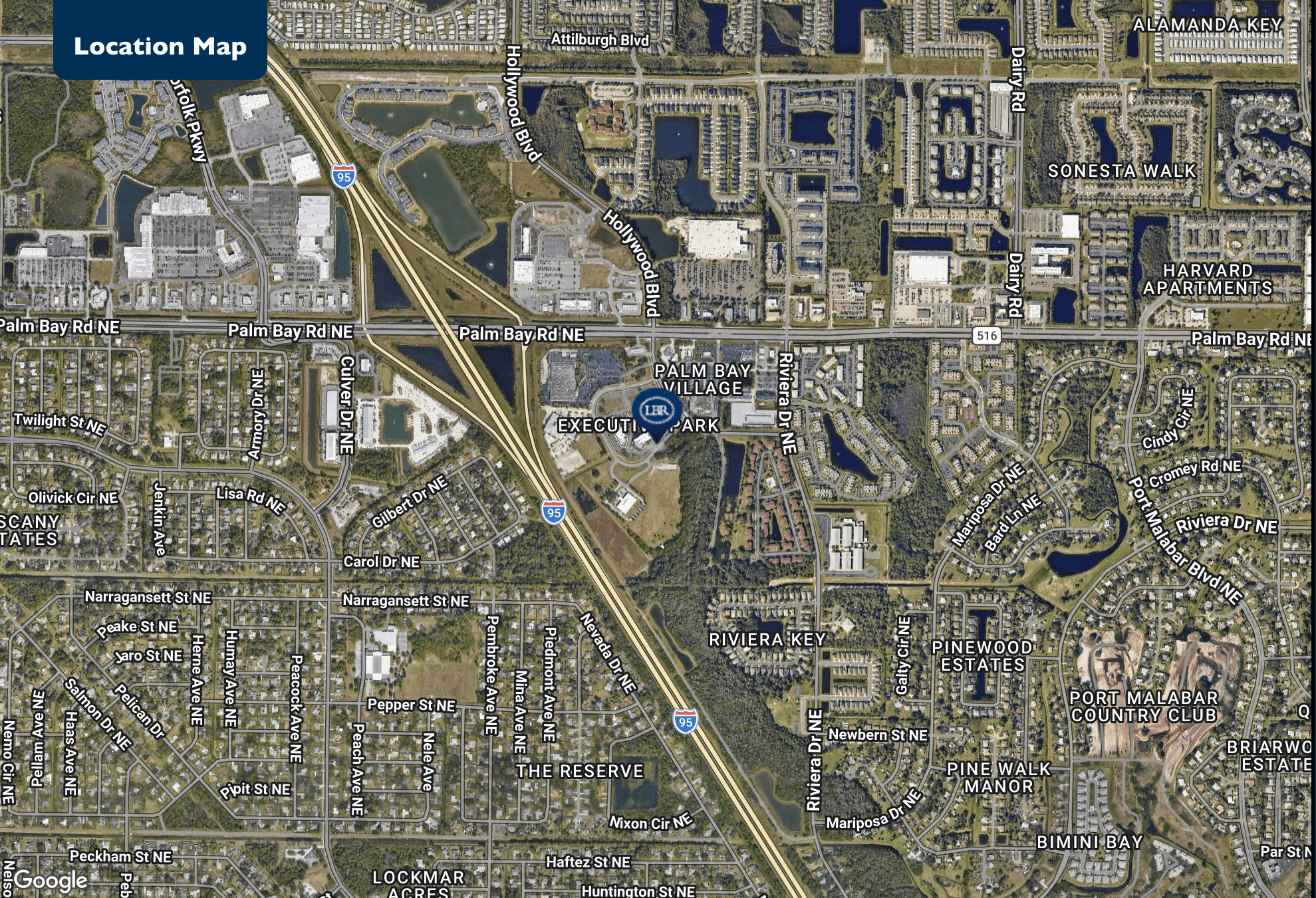
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Location Map



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| Sportsman Lane NE, Palm Bay, FL 32905

Demographics Map & Report

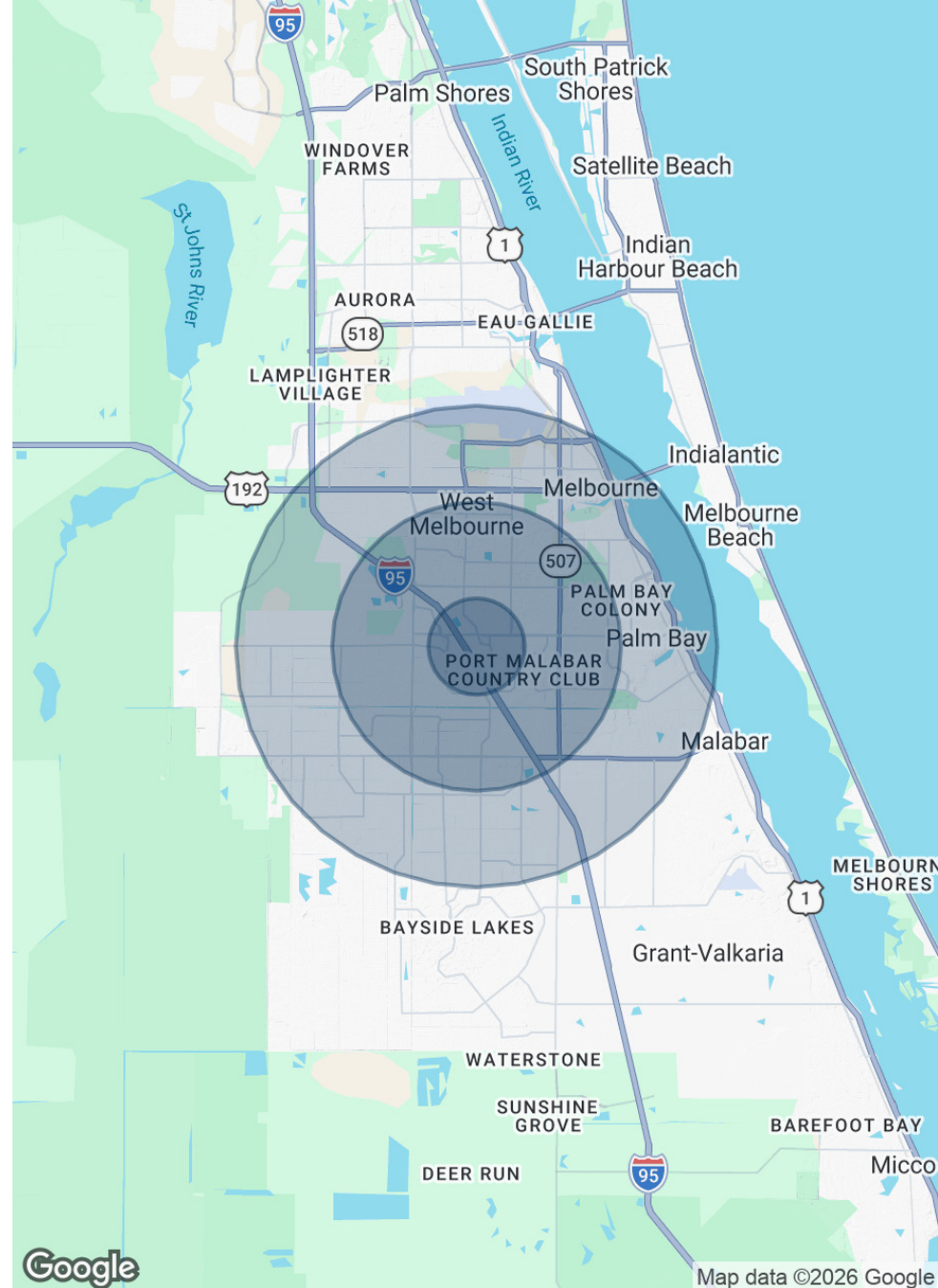
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,660	81,760	164,457
Average Age	44	45	44
Average Age (Male)	42	43	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,852	33,981	66,641
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$85,355	\$82,249	\$81,011
Average House Value	\$300,255	\$294,067	\$290,428

2020 American Community Survey (ACS)



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