

Property Summary

7332 Office Park Pl Ste 103 - 104
For Lease



PROPERTY DESCRIPTION

7332 Office Park Place offers two meticulously designed medical / office suites – Suites 103 & 104 – totaling 2,414 SF (1,207 SF each). The space features a turn- key medical buildout with exam rooms, a private office, and a spacious reception area.

Situated in the esteemed Suntree / Viera submarket – minutes from Viera, one of the nation's Top-10 master-planned communities – the property is a highly desirable owner-user or investment opportunity in a region experiencing rapid growth and a significant shortage of quality medical space.

LOCATION DESCRIPTION

Melbourne anchors Florida's Space Coast, a world-renowned aerospace hub with a highly educated workforce, strong household incomes, and rapid population growth. The property sits minutes from Viera – consistently ranked among the Top-10 master-planned communities in the United States. Sustained demand for healthcare, paired with a limited supply of quality medical space, positions well-located turn-key assets like 7332 Office Park Place for continued appreciation.

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (MG)
Available SF:	2,414 SF
Lot Size:	0.02 Acres
Building Size:	2,414 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,001	16,746	30,052
Total Population	7,239	40,935	73,344
Average HH Income	\$122,333	\$131,872	\$132,095

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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



7332 Office Park Pl Ste 103 - 104
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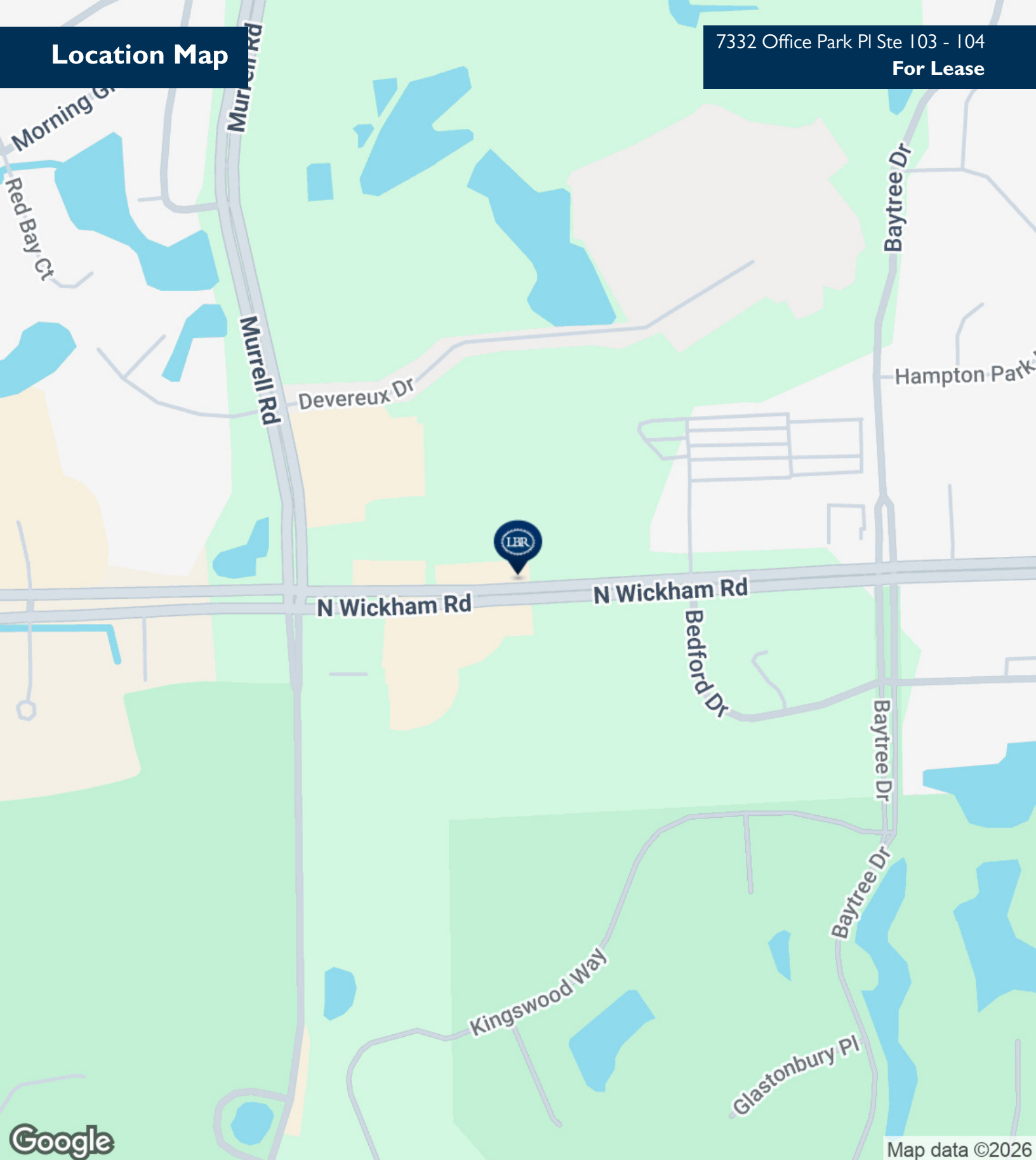
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Location Map

7332 Office Park Pl Ste 103 - 104
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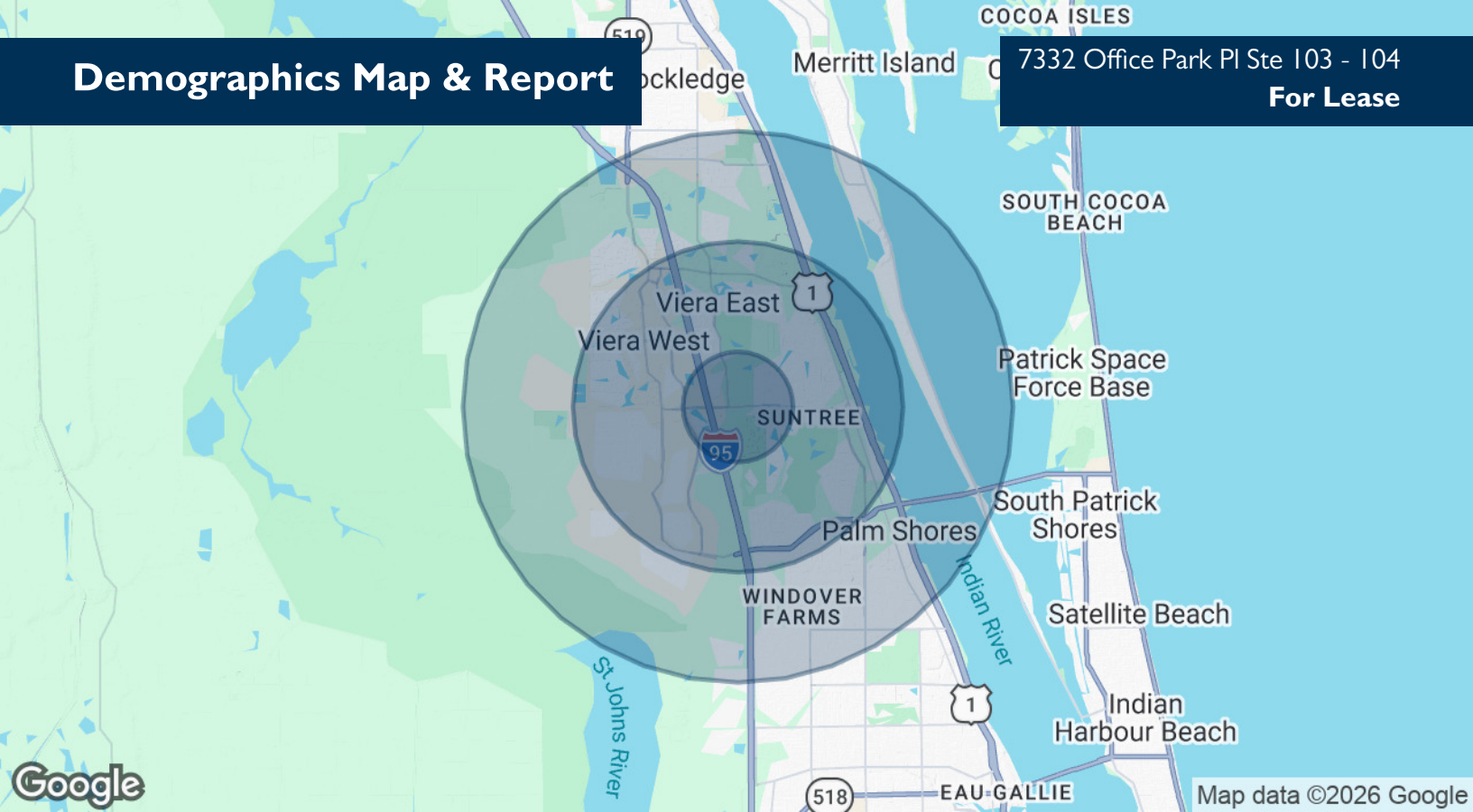
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,239	40,935	73,344
Average Age	46.3	47.9	48.6
Average Age (Male)	42.7	46.8	48.0
Average Age (Female)	48.1	48.8	49.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,001	16,746	30,052
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$122,333	\$131,872	\$132,095
Average House Value	\$431,960	\$466,717	\$454,651

2023 American Community Survey (ACS)

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