Property Summary

115 Alma Blvd
For Lease



PROPERTY DESCRIPTION

Position your business within this versatile commercial property offering suites from 2,346± SF to 5,800± SF. Available spaces feature efficient layouts with large conference rooms, open work areas, and flexible floor plans capable of accommodating a variety of office and professional users. A portion of the property is well-suited for showroom, service, storage, or light flex warehouse operations, featuring a 68-inch double door that supports businesses requiring a combination of office and operational space. Additional amenities include on-site Spectrum Fiber Internet and prominent building signage opportunities.

LOCATION DESCRIPTION

Positioned along a major commercial corridor in North Brevard County, the property offers convenient access to the region's key employment and economic drivers. The location is approximately 10 minutes from Titusville, 15 minutes from the Kennedy Space Center Visitor Complex, and 20 minutes from NASA's Kennedy Space Center and Cape Canaveral Space Force Station, making it ideally situated for companies serving the aerospace, technology, defense, and government sectors. Surrounded by national retailers, restaurants, and everyday conveniences, the property provides an established business environment with strong connectivity throughout Florida's Space Coast via nearby FL-528 and I-95.

OFFERING SUMMARY

Lease Rate:	$16 SF/yr (MG)
Available SF:	2,346 - 5,800 SF
Lot Size:	3.15 Acres
Building Size:	24,334 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,911	15,412	33,568
Total Population	7,680	37,722	79,418
Average HH Income	$97,051	$99,157	$95,529

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LBR Lightle Beckner Robison, Incorporated
Commercial Real Estate Services

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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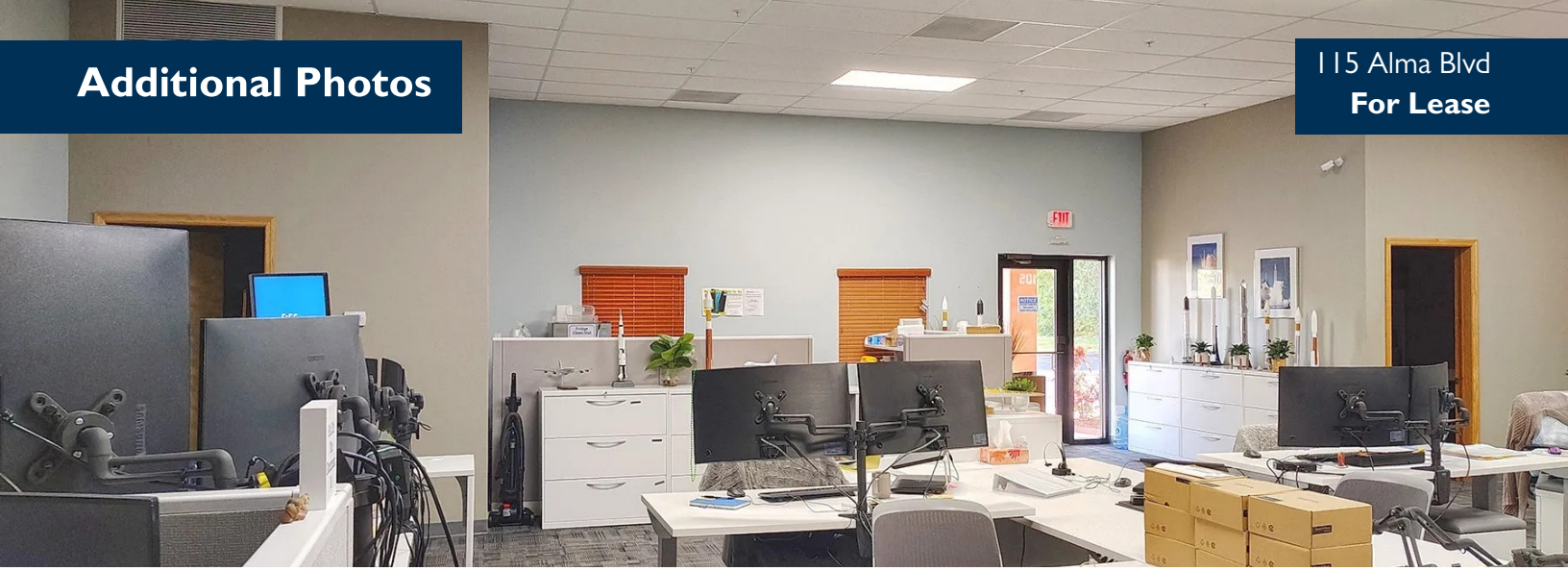
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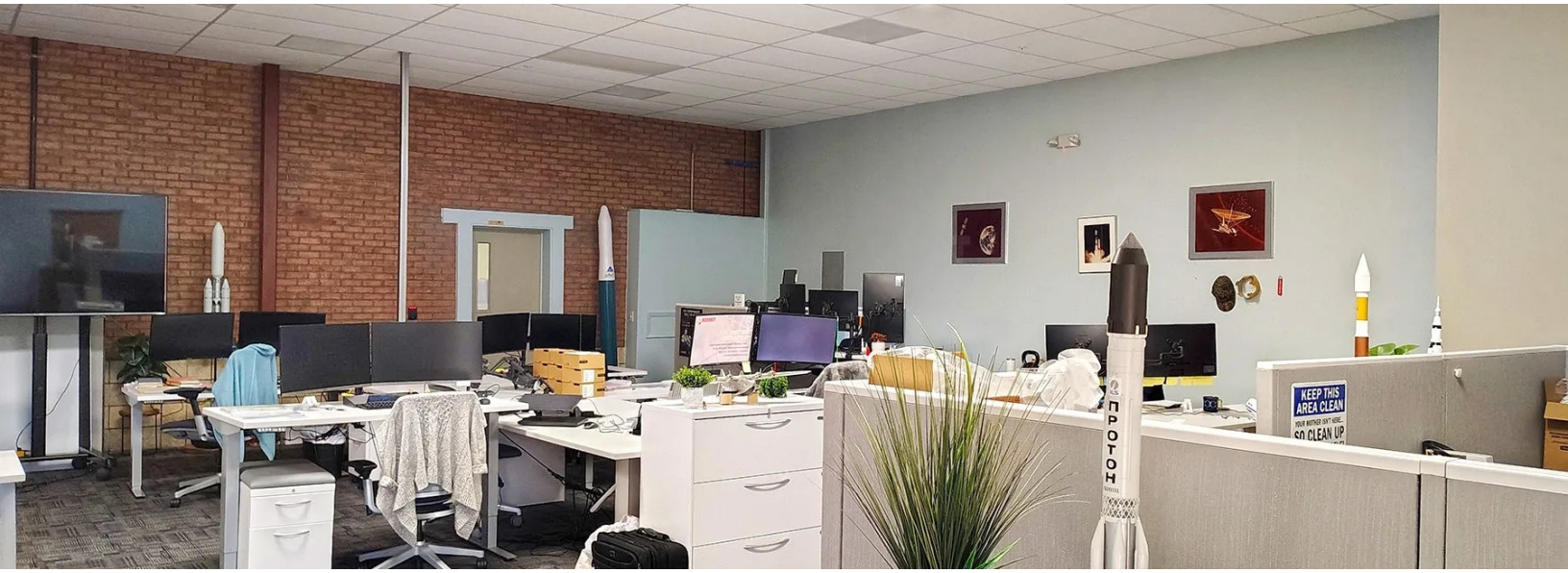
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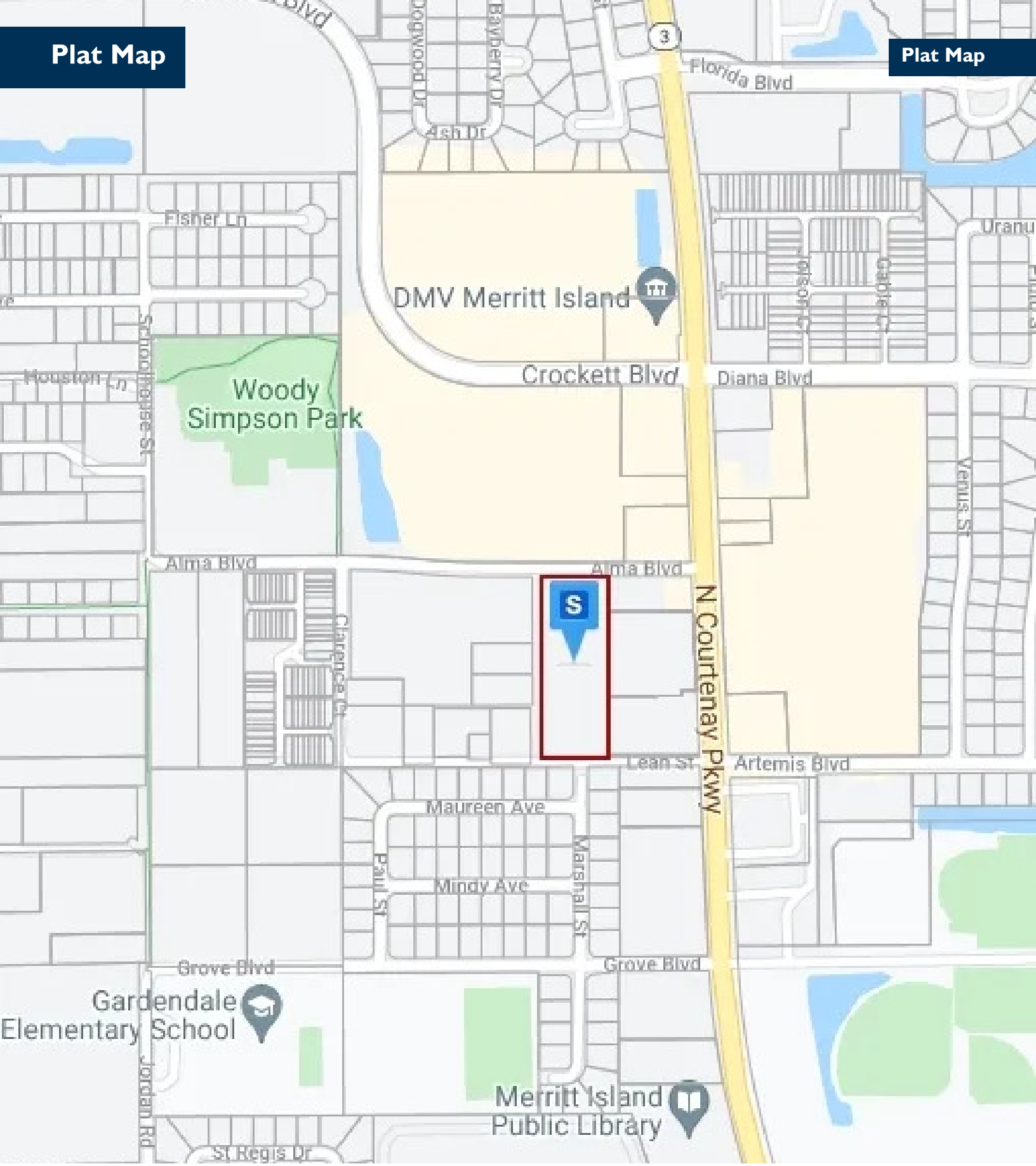
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Plat Map

Plat Map



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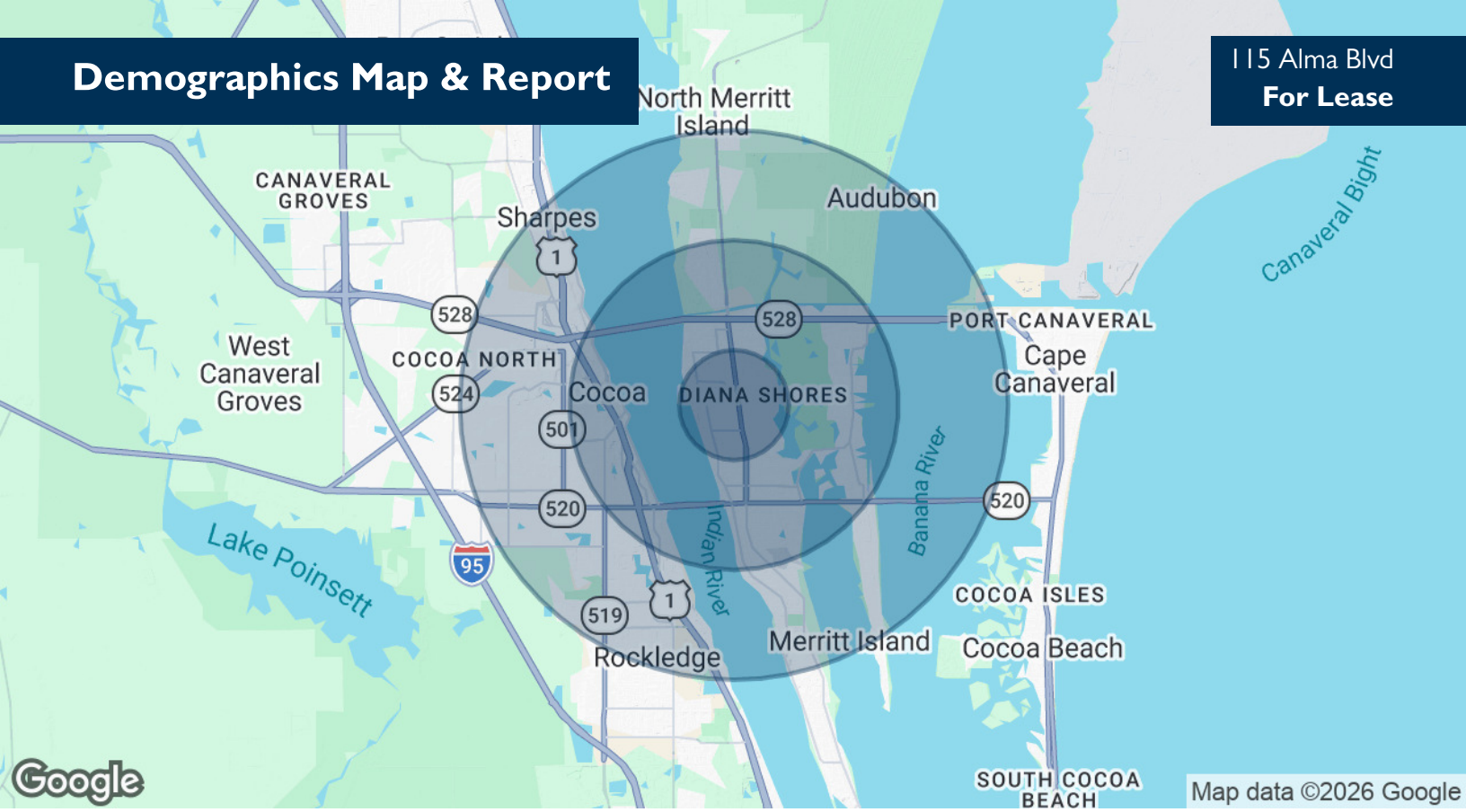
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,680	37,722	79,418
Average Age	43.4	45.2	46.4
Average Age (Male)	42.1	43.3	44.9
Average Age (Female)	45.5	46.2	47.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,911	15,412	33,568
# of Persons per HH	2.6	2.4	2.4
Average HH Income	$97,051	$99,157	$95,529
Average House Value	$425,116	$371,013	$332,553

2023 American Community Survey (ACS)

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