



PROPERTY DESCRIPTION

2,500 sf of total space with about 800 sf newly renovated office area with two restrooms (one office and one in the warehouse) and the remainder of the space is 16-18 ft warehouse with two 10x10 loading doors. Additional side parking lot available for tenant's use. No automotive uses permitted here. Additional 2,500 sf adjacent space coming available.

PROPERTY HIGHLIGHTS

- Light Industrial Zoning
- Two 10x10 loading doors
- 16-18 ft warehouse ceiling height
- Office and office restroom fully renovated
- Great location in the heart of the Melbourne industrial park.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	7
Available SF:	2,500 - 5,000 SF
Lot Size:	4,952,423,520 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,922	50,253	127,662
Total Population	4,108	113,657	289,664
Average HH Income	\$69,801	\$62,376	\$70,889

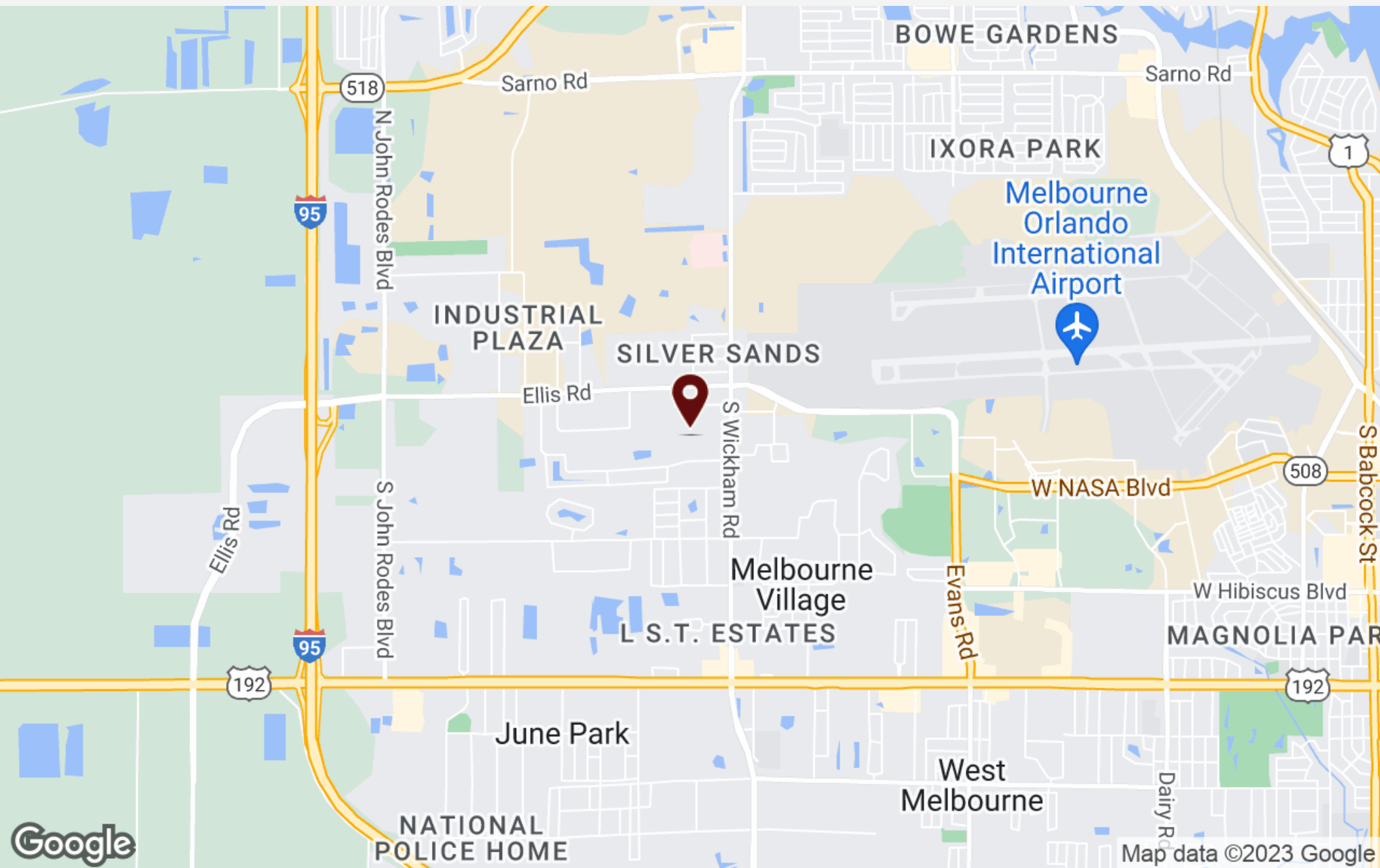
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





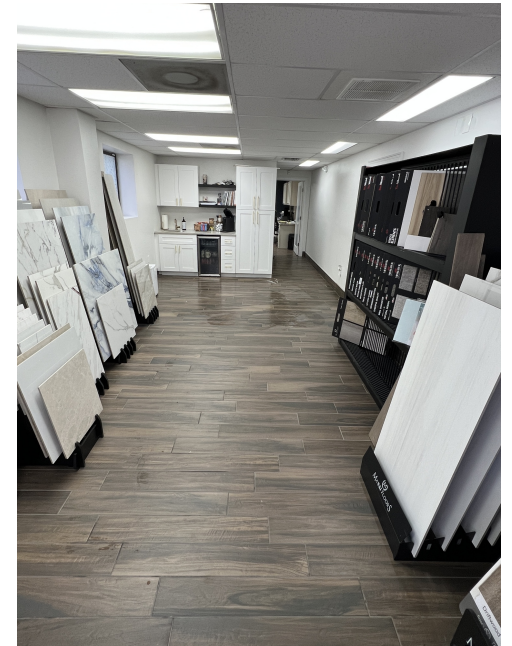
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com

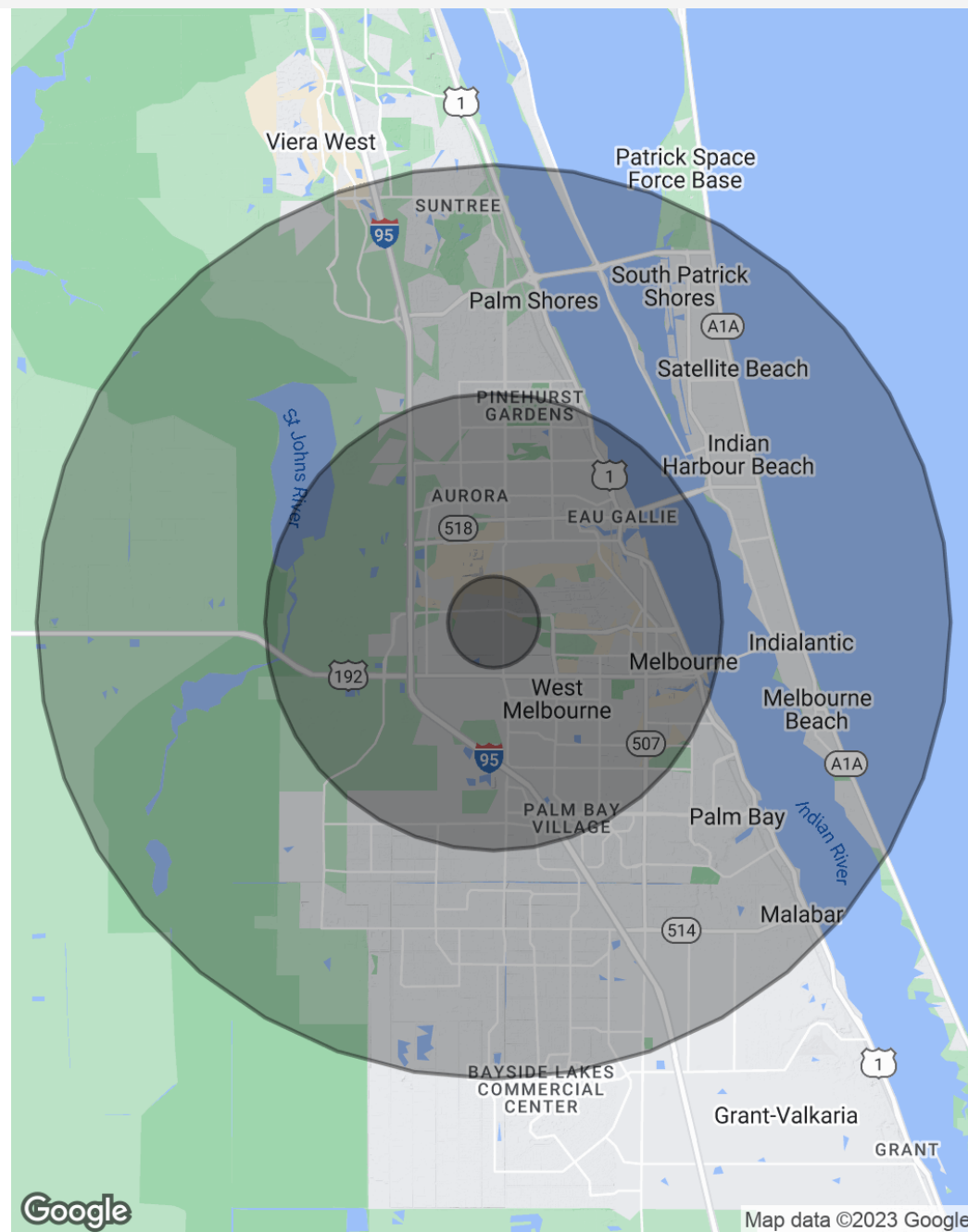
SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,108	113,657	289,664
Average Age	46.1	42.8	45.2
Average Age (Male)	46.4	40.3	43.2
Average Age (Female)	47.9	45.0	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,922	50,253	127,662
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$69,801	\$62,376	\$70,889
Average House Value	\$202,338	\$195,091	\$229,280

* Demographic data derived from 2020 ACS - US Census



ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934

