

**Minton Center
For Lease**



PROPERTY DESCRIPTION

With frontage to US 192, one of the busiest retail corridors in Brevard County, the property offers prime visibility and exposure to a high volume of potential customers. The flexible space availability provides ample room for businesses to establish a strong presence and cater to diverse operational needs.

PROPERTY HIGHLIGHTS

FRONTAGE TO US 192

RENOVATIONS PLANNED

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,877 - 23,943 SF
Lot Size:	4.76 Acres
Building Size:	57,923 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,187	21,235	56,790
Total Population	7,986	51,843	135,198
Average HH Income	\$97,934	\$93,216	\$84,111

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
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J. BLAKE ROBISON

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LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit 2975	Available	2,877 SF	NNN	Negotiable
Unit 2965	Available	21,066 - 23,943 SF	NNN	Negotiable
Units 2945 - 2955	-	6,573 SF	NNN	-
Unit 2939	Available	8,250 SF	NNN	Negotiable
Unit 2935	-	10,571 SF	-	-
Unit 2929	-	2,278 SF	NNN	-
Unit 2927	-	5,436 SF	NNN	-
Outparcel	Available	4,476 SF	NNN	Negotiable

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Location Map

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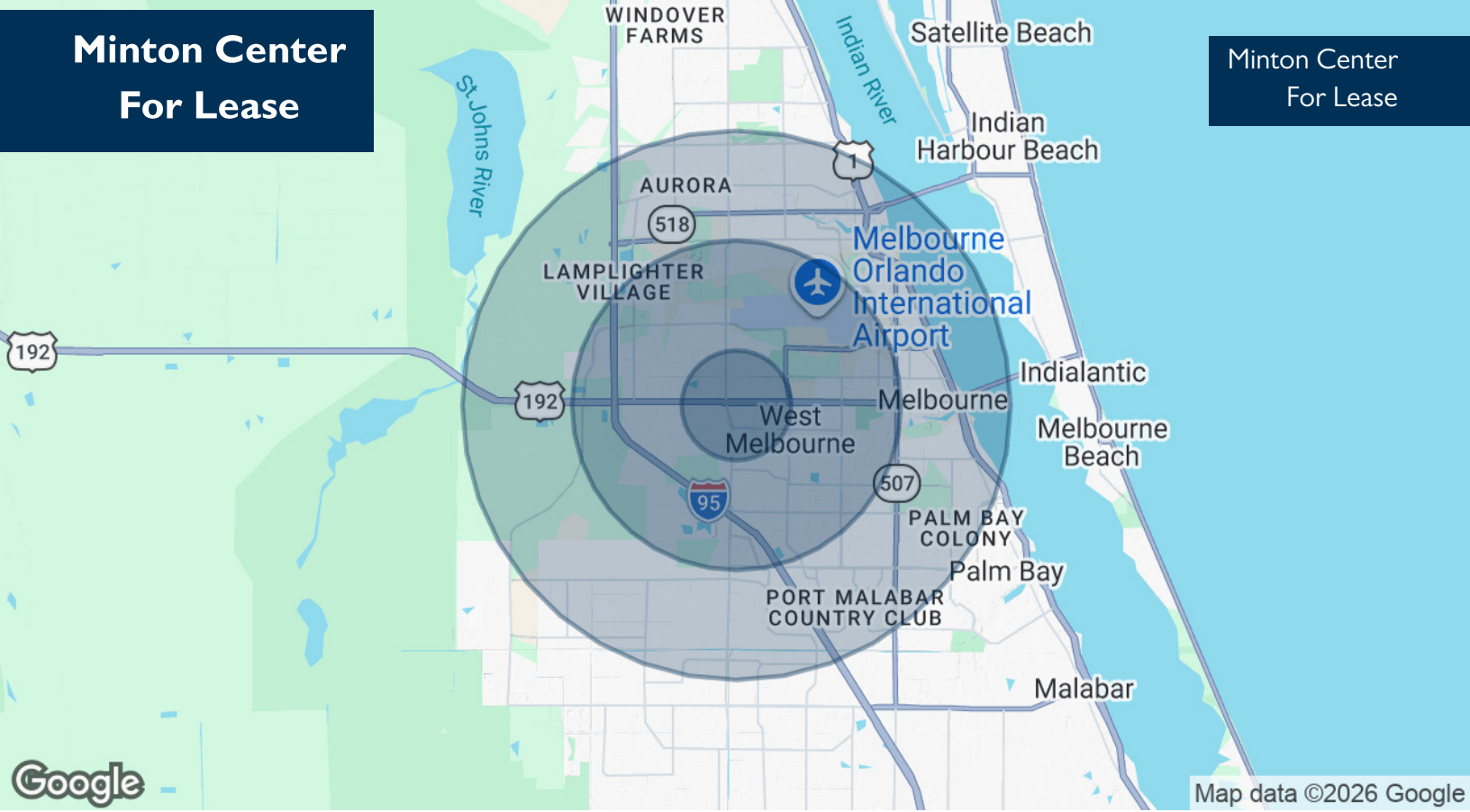
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,986	51,843	135,198
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,187	21,235	56,790
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,934	\$93,216	\$84,111
Average House Value	\$365,135	\$341,889	\$303,943

2020 American Community Survey (ACS)

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