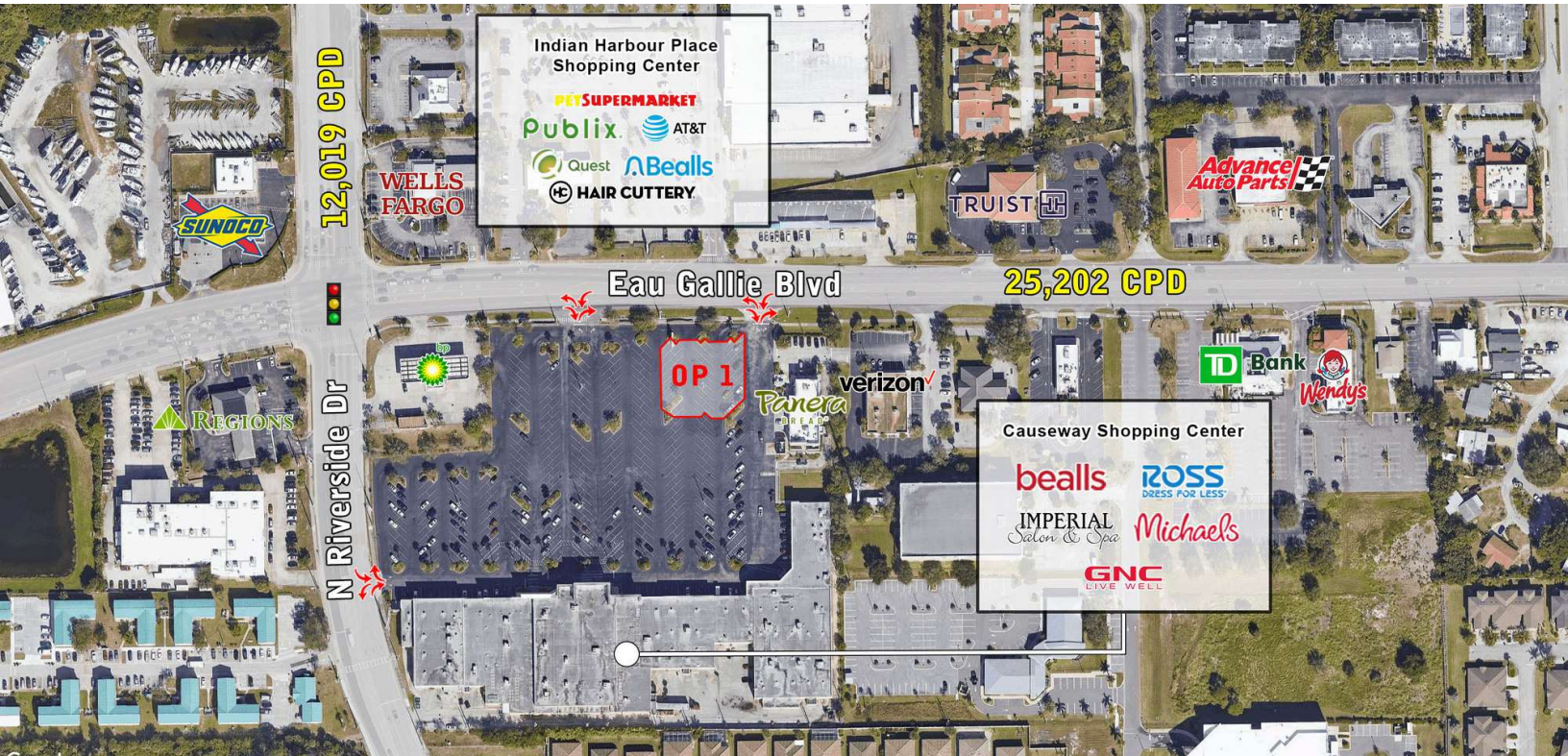


OUTPARCEL IN MELBOURNE

Eau Gallie Blvd & Riverside Dr Indian
Harbour Beach, FL 32937

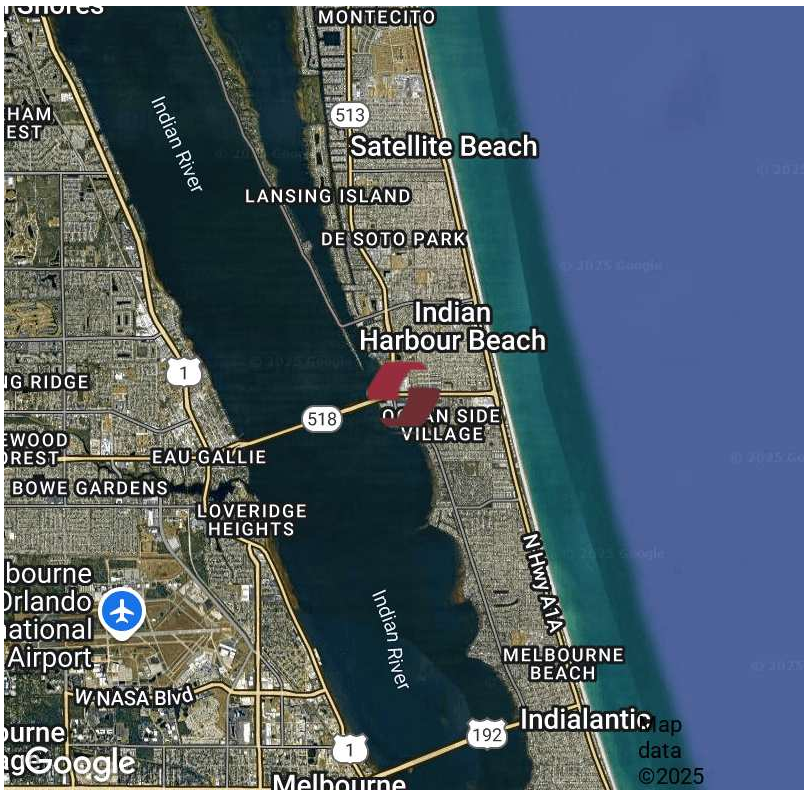


PROPERTY HIGHLIGHTS

- 0.3 acre pad available for ground lease
- Multiple access points on Eau Gallie Blvd and Riverside Dr
- Excellent visibility and exposure
- Surrounded by strong co-tenants including Publix, Ross Dress for Less, Bealls, Michael's, Pet Supermarket, Imperial Day Salon, and Panera Bread
- Melbourne MSA is experiencing rapid growth fueled by investments from Tesla, Amazon, and Lockheed Martin, bringing an influx of highly skilled professionals

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	16,959	42,794	75,364
Total Population	38,390	95,875	172,480
Average HH Income	\$117,487	\$101,281	\$102,291



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