

# 599 SHERWOOD AVE

SATELLITE BEACH, FL 32937



RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

599 Sherwood Avenue includes three available office suites in a multi-tenant building in Satellite Beach.

Each suite offers layouts suitable for professional, medical, wellness, therapy, or general office use, with private entrances, private restrooms, and basic interiors.

Property features:

Access off South Patrick Drive (20,000+ AADT) and one block from A1A

On-site surface parking

Pylon signage availability

Proximity to Patrick Space Force Base (~5-10 minutes), schools, residential areas, and public beach access (~under 5 minutes)

The building has 16 suites total, with current tenants focused on wellness and beauty services (massage, hair salons, wax/nail, head spas), professional services (real estate, insurance), and specialty retail (bowling pro shop, pottery, boutique).

Available Suites:

Suite 101: 330 SF, \$700/month gross (\$25.45 PSF annualized)

Suite 110: 317 SF, \$600/month gross (\$22.71 PSF annualized)

## OFFERING SUMMARY

Lease Rate:	\$720.00 - 1,000.00 per month (Gross)
Number of Units:	12
Available SF:	270 - 555 SF
Lot Size:	18,475 SF
Building Size:	6,898 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,275	3,865
Total Population	1,223	3,083	9,231
Average HH Income	\$138,527	\$135,400	\$140,686

Owner

**CASSANDRA HARTFORD**

321.300.4773

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Available Suites:

Suite 101: 330 SF, \$700/month gross (\$25.45 PSF annualized)

Suite 110: 317 SF, \$600/month gross (\$22.71 PSF annualized)

\* Suite 207: 352 SF, \$575/month gross (~\$19.60 PSF annualized)

Lease terms: Base rent as listed (monthly) + NNN charges (CAM, taxes, insurance — confirm upon inquiry).

## LOCATION DESCRIPTION

599 Sherwood Avenue is situated just off South Patrick Drive, a north-south corridor in Satellite Beach, and less than one block from State Road A1A. Daily traffic counts on South Patrick Drive exceed 20,000 vehicles. The property is approximately 5–10 minutes drive from Patrick Space Force Base (adjacent to Satellite Beach), 25–30 minutes from Cape Canaveral Space Force Station and SpaceX-related facilities, and 15 minutes from the Pineda Causeway connecting to I-95 and Melbourne Orlando International Airport. The surrounding area includes residential neighborhoods, public schools, and office uses. Satellite Beach has multiple public beach access points within a short distance east.

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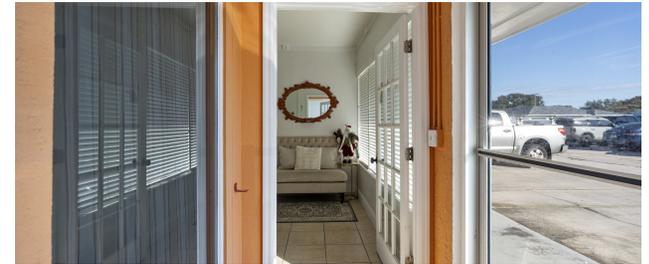
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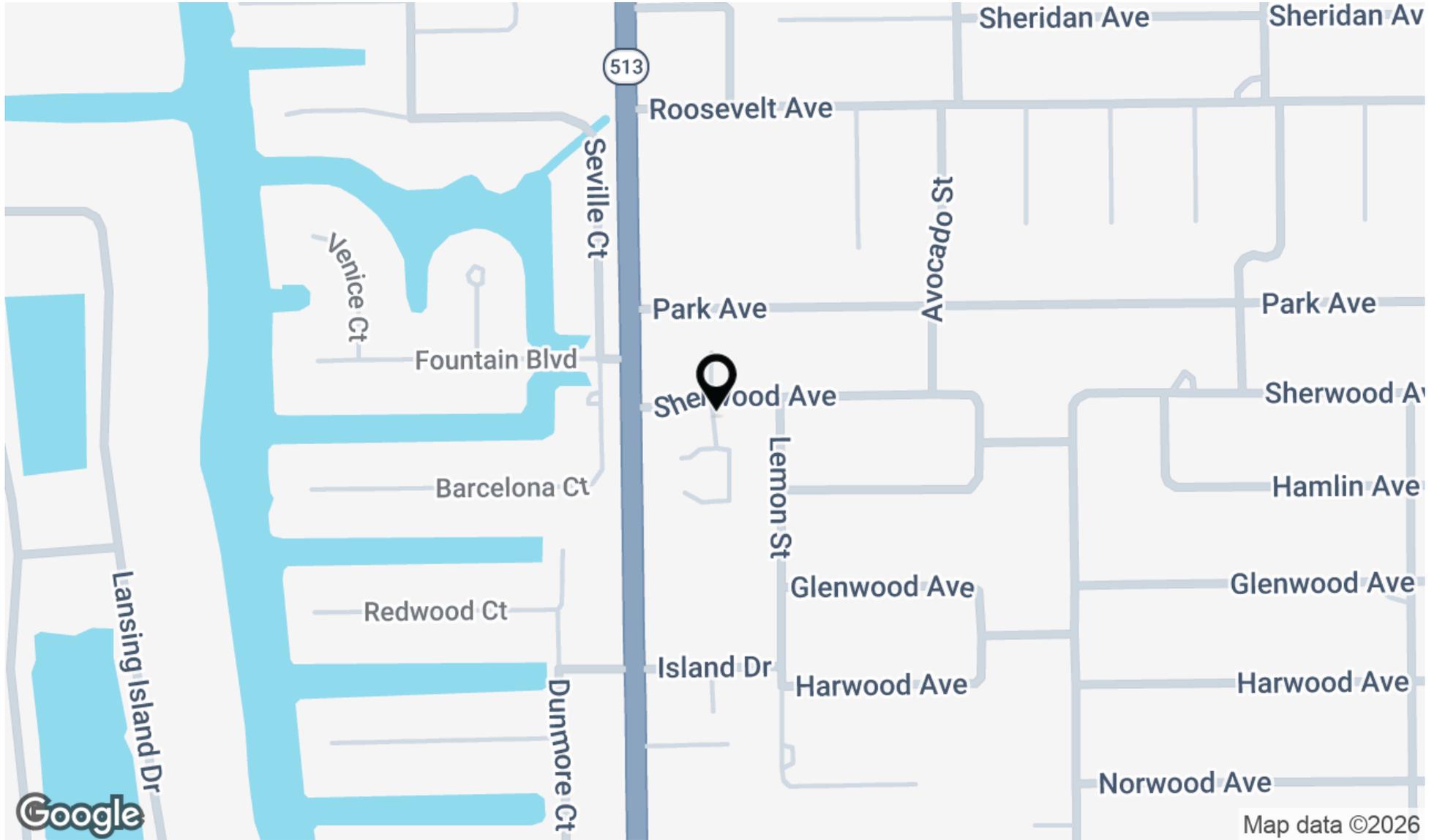
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,223	3,083	9,231
Average Age	45	46	46
Average Age (Male)	44	45	46
Average Age (Female)	46	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,275	3,865
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$138,527	\$135,400	\$140,686
Average House Value	\$509,588	\$508,799	\$526,482

Demographics data derived from AlphaMap



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