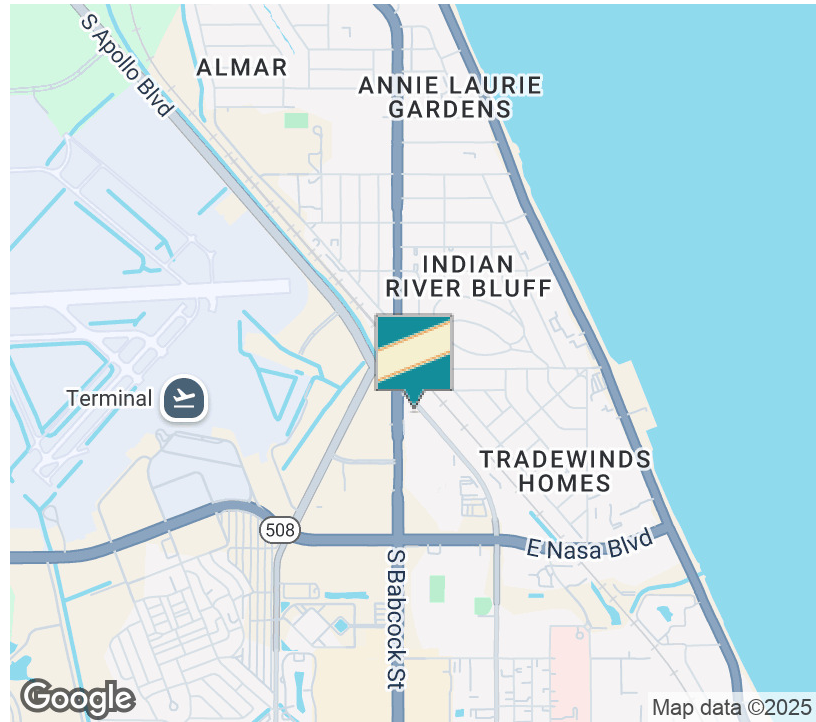




# 660 S APOLLO BLVD

Melbourne, FL 32901

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	3,109 SF
Lease Rate:	\$7,000.00 per month (MG)
Lot Size:	1.02 Acres
Year Built:	2008
Building Size:	3,109 SF
Zoning:	CP
Market:	Space Coast Market
Submarket:	Melbourne – Airport / Apollo Blvd Corridor Submarket

### PROPERTY OVERVIEW

Situated along the high-traffic South Apollo Boulevard commercial corridor and less than a few minutes away from Melbourne Orlando International Airport (MLB), this 3,901 SF standalone commercial building offers outstanding accessibility and brand positioning for medical, office, retail, or service-based users. The property benefits from strong daily traffic, direct exposure along a major connector, and immediate access to US-1, I-95, Downtown Melbourne, and the expanding aerospace and technology employment base that defines the Space Coast market.

Offered at \$7,000 per month plus approximately \$550/month in proportionate property taxes, this well-located building provides flexible interior layout options, ample parking, and a highly functional footprint suitable for a wide range of professional and commercial uses. Tenants seeking a clean, standalone presence with excellent access and proximity to the airport will find 660 S Apollo Blvd an ideal fit. Private tours are available, rare availability in this corridor makes this a strong opportunity.

**George William**

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



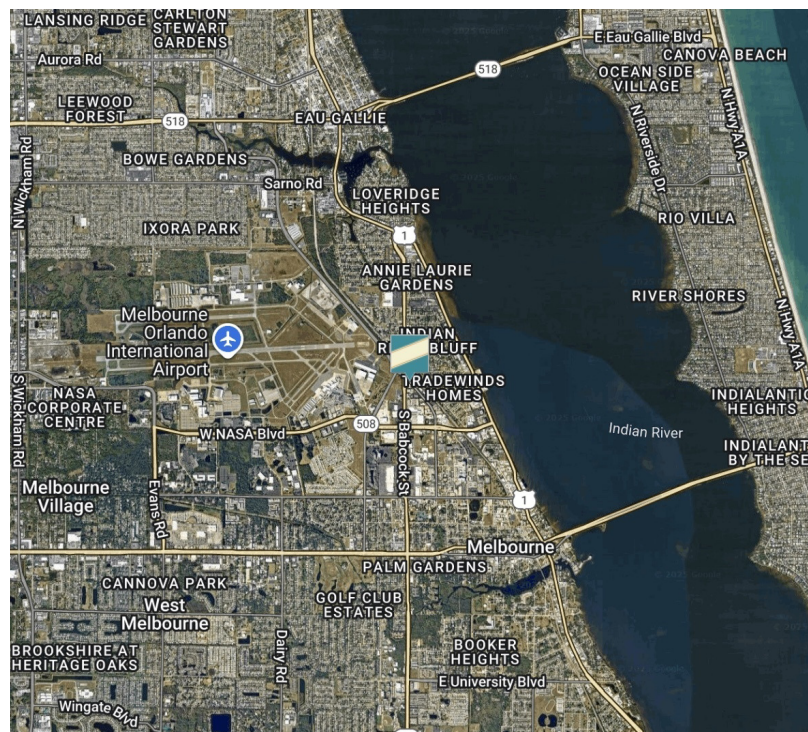
# 660 S APOLLO BLVD

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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- Stand-alone retail or professional office building with excellent visibility w/Flexible interior layout suitable for medical, office, or retail
- 1-2 minutes from Melbourne Orlando International Airport (MLB)
- Surrounded by medical offices, professional services, retail, and corporate users in the Central Melbourne Commercial District
- Located along S Apollo Blvd, one of Melbourne's busiest commercial corridors (Apollo Boulevard Commercial Corridor)
- Immediate proximity to NASA Blvd, Hibiscus Blvd, and US-1



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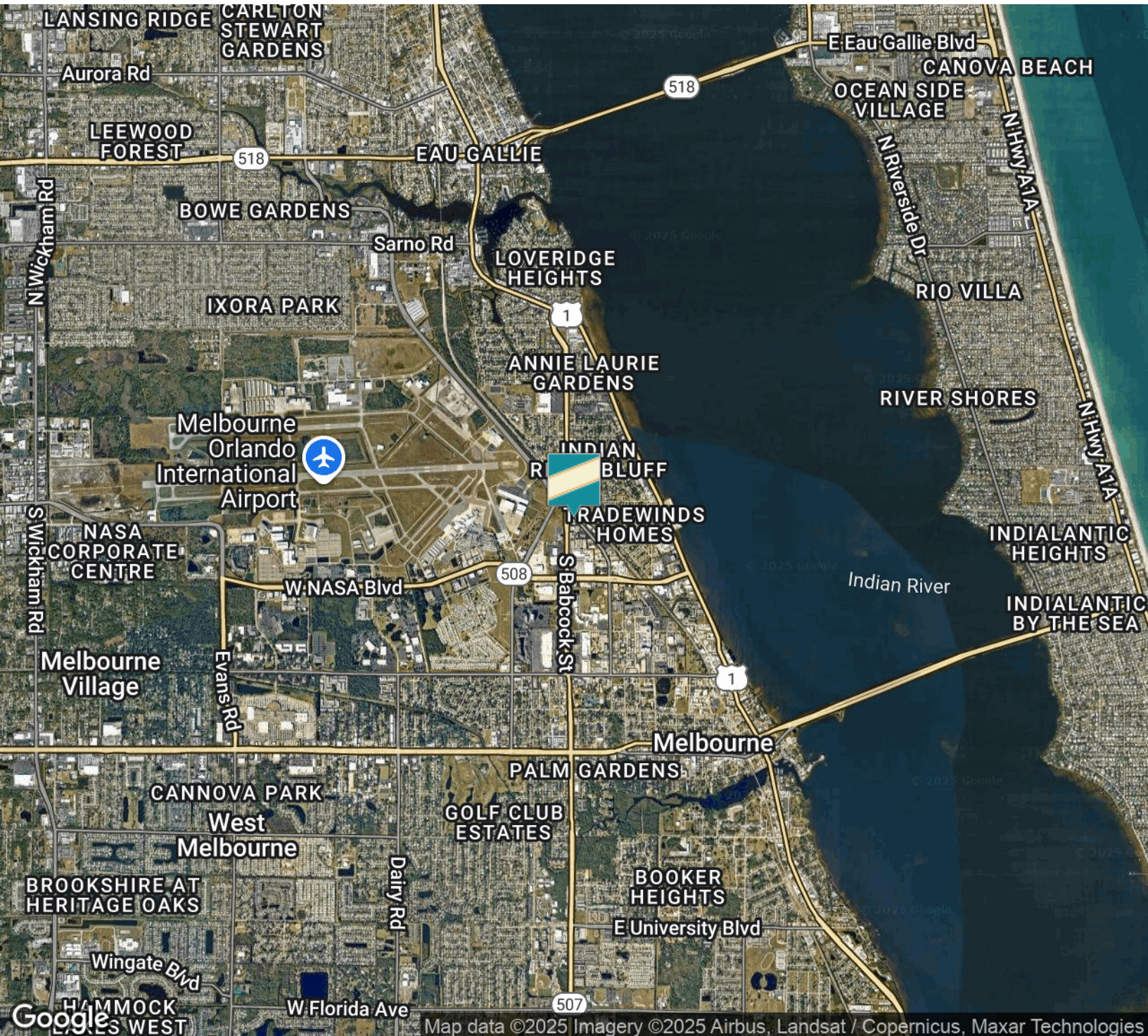
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## LOCATION MAP



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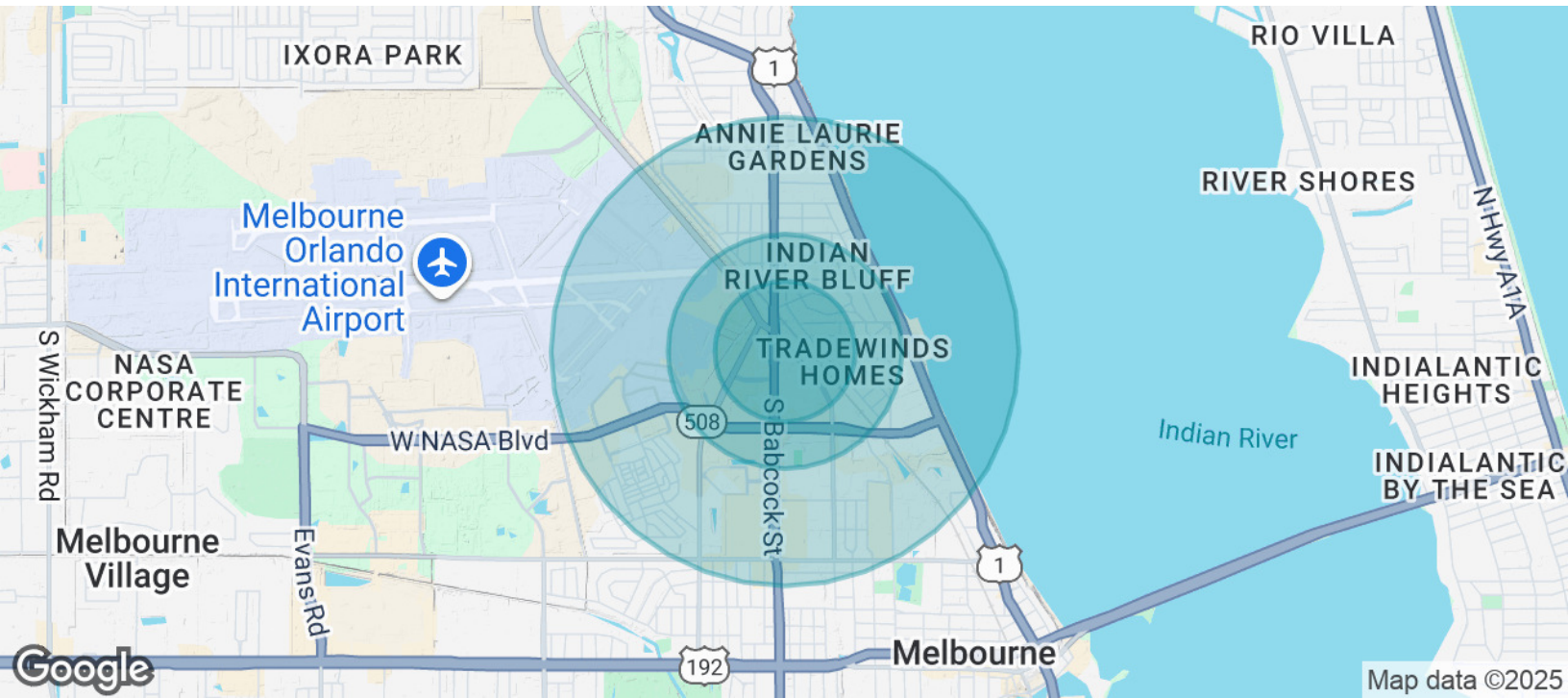
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	368	1,318	3,791
Average Age	41	42	48
Average Age (Male)	40	40	46
Average Age (Female)	42	43	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	551	1,579
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,845	\$66,210	\$74,380
Average House Value	\$237,768	\$237,525	\$223,775

Demographics data derived from AlphaMap

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## ADVISOR BIO & CONTACT 1

### GEORGE WILLIAM

Senior Broker Associate



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### PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

#### Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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