

NASA PALMS PROFESSIONAL CENTER

1100 BROADBAND DR., (PAD D), MELBOURNE, FL 32901



Sale Price: PAD ONLY \$450,000

Available SF: 6,000 PAD

Lease Rate: \$25.00/SF*

CAM \$6.50/SF

Zoning: C-2 City of Melbourne

Parking: 5/1000 - Common

FOR SALE:

6,000 SF Condo PAD (\$75 / SF)
Ready to Build (with modification to site plan**);
Must construct according to Developer's Shell Design to conform to other buildings on site.
Developer may assist with Buyer's design/build process.

FOR LEASE:

A Fully Customized Turn-Key Triple Net Lease May be Negotiated for a Long-Term Lease to a Financially Sound Tenant.
*Final Lease Rate Will be Determined by Actual Plans and Additional Terms.

LOCATION:

This Well-Known, Highly-Traveled Corridor is Across From Northrup Grumman, and close to Harris, GE, Extant, and Melbourne International Airport in Melbourne's High-Tech District. It is also Between Two of Melbourne's Major Hospitals: Health First and Steward, as well as backing up to Health First's Gateway Facility. Convenient to I-95, US-1 and the beaches.

Brenda Boren Corliss, Licensed Real Estate Broker
152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902
Phone (321) 751-6850 | Fax (321) 751-6851 | Cell (321) 501-0217
Brenda@NewtonLand.com | www.NewtonRealEstateFL.com

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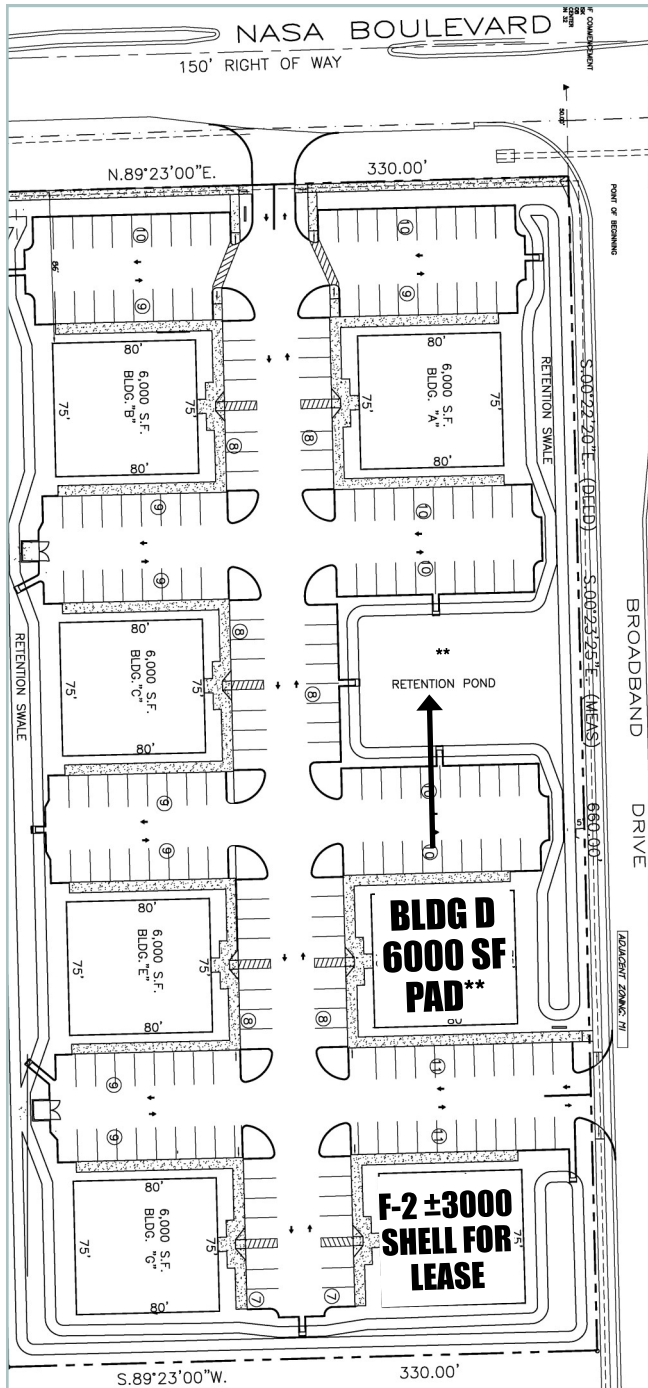


Building Shell Example - 75' x 80'

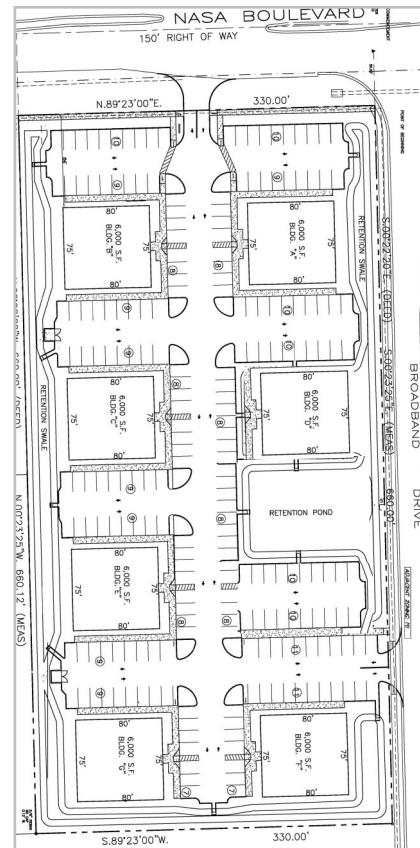
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****Note that the location of PAD 'D' and the Retention Pond will be switched to accommodate additional parking in the rear of the park.**



Site Plan

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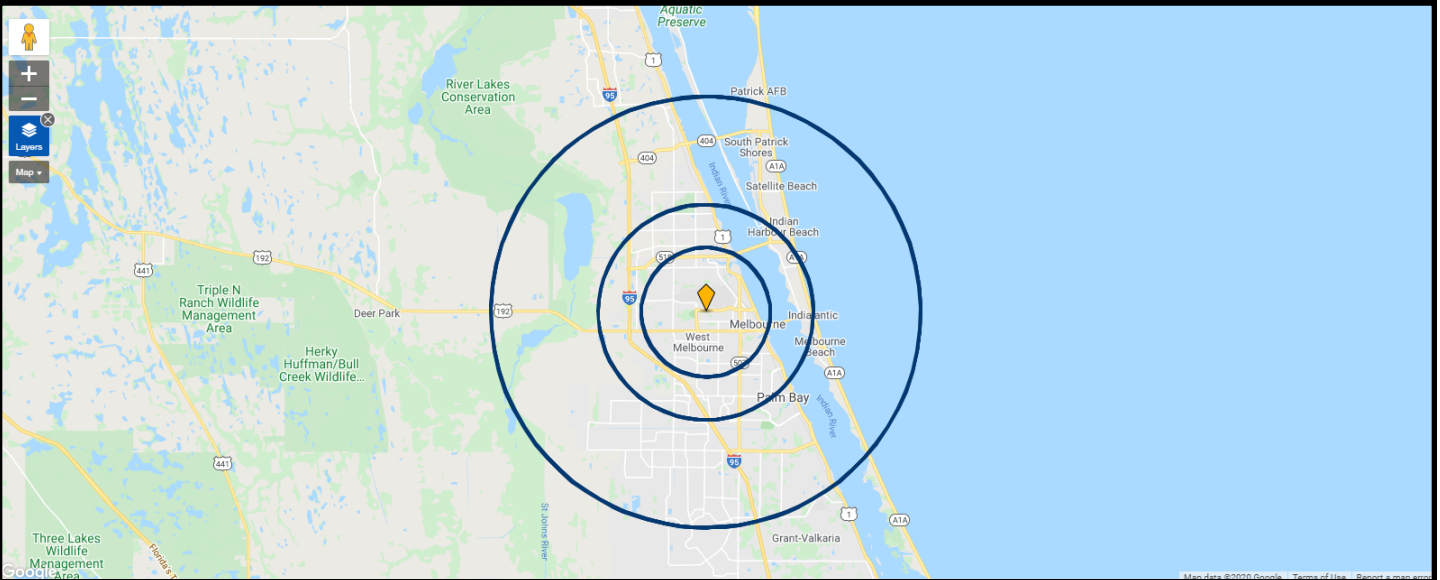
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2020 POPULATION	57,652	140,811	297,450
2025 PROJECTION	61,963	151,622	320,018
2020 AVG. HOUSEHOLD INCOME	\$66,571	\$69,245	\$76,193
DAYTIME EMPLOYEES - TOTAL	54,501	85,394	119,469

HEALTHCARE SPENDING 2020*	3 MILES	5 MILES	10 MILES
	\$35,266,249	\$88,639,084	\$189,896,487

*Data derived from © Costar Realty Information, Inc. (2021). Accessed January 4, 2021.

TRAFFIC COUNT* (2020) - 19,002 CARS/DAY

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