

FOR LEASE



PROPERTY DESCRIPTION

Ocean Springs Shopping Center supports the dense surrounding neighborhoods with several service and accessory tenants including grocery store, restaurants, service tenants, health & fitness, and medical & wellness uses.

Geographic barriers to entry are high since the shopping center is located directly across the street from Melbourne beach.

PROPERTY HIGHLIGHTS

- Winn Dixie Anchored Shopping Center located across the street from the beach in Melbourne on the corner of Collins Avenue & E. Eau Gallie Blvd
- Shadow to Wal-Mart
- Traffic Counts: Collins Ave: 27k AADT - Eau Gallie Blvd. 24k AADT
- Co-Tenants include: Dollar Tree, Texas Roadhouse, Firehouse Subs, Sally Beauty and many more

OFFERING SUMMARY

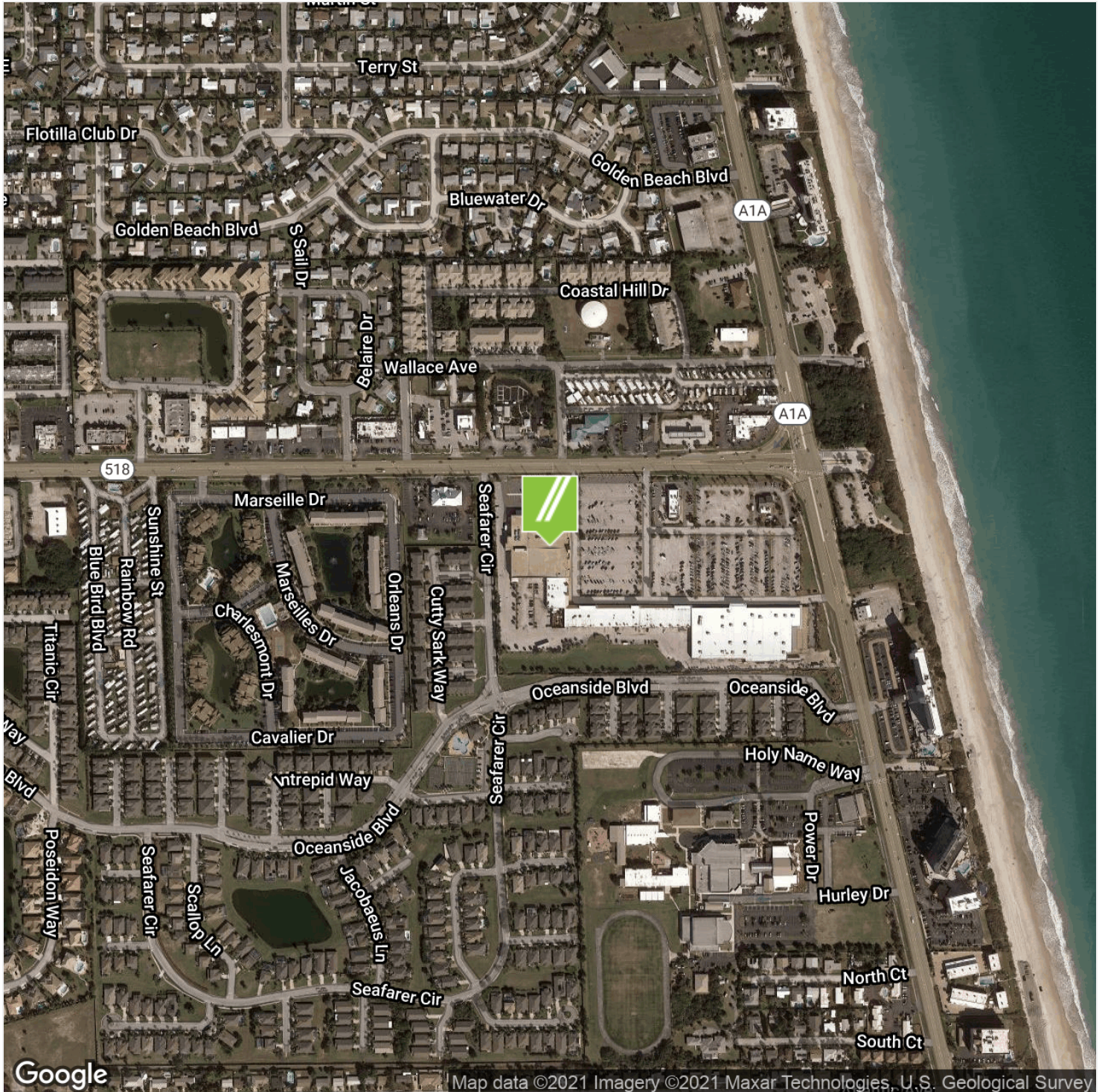
Lease Rate:	Negotiable
Number of Units:	24
Available SF:	2,625 SF
Building Size:	123,258 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,130	14,047	37,150
Total Population	8,516	30,479	80,037
Average HH Income	\$88,322	\$102,641	\$82,640

MARC LEWIN

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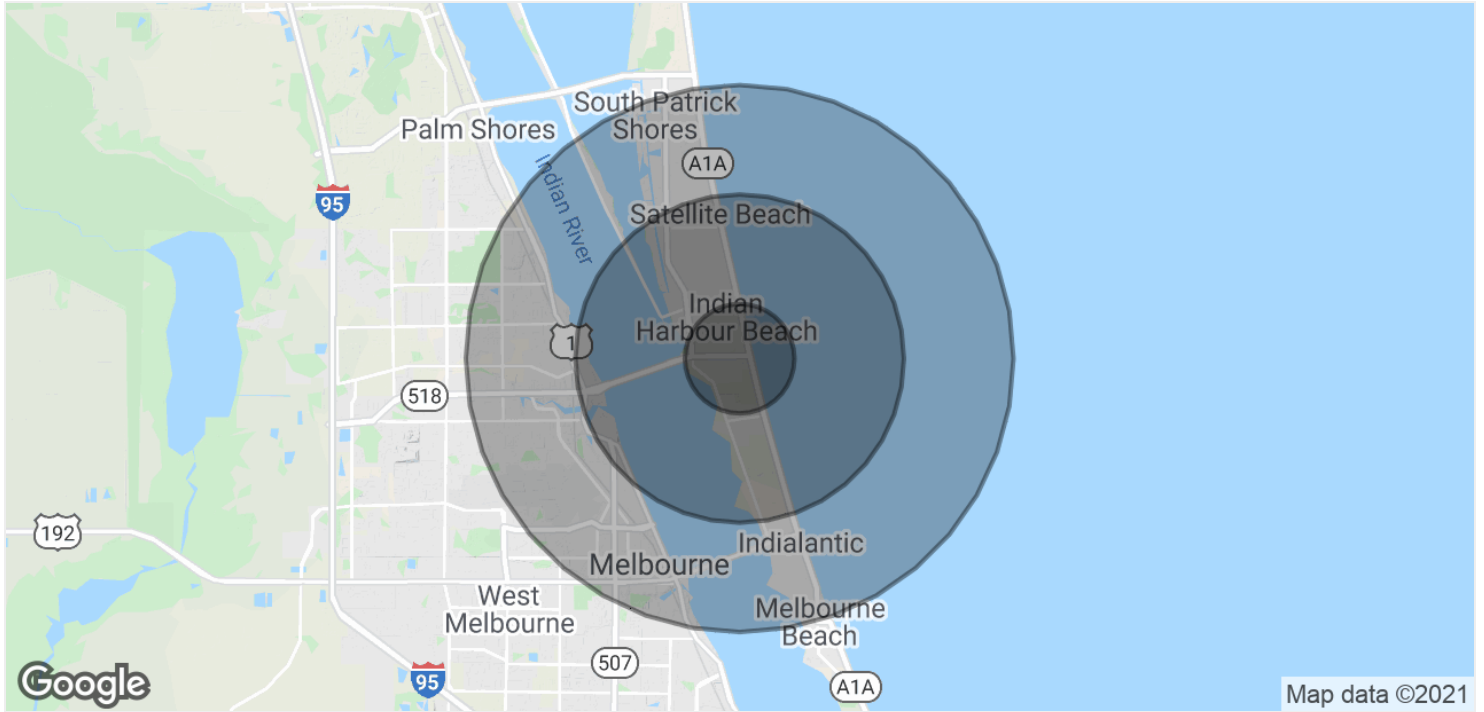


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,516	30,479	80,037
Average age	47.7	47.2	45.8
Average age (Male)	46.6	46.2	44.6
Average age (Female)	49.9	48.7	46.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,130	14,047	37,150
# of persons per HH	2.1	2.2	2.1
Average HH income	\$88,322	\$102,641	\$82,640

* Demographic data derived from 2021 US Census