

# For Lease

2,400-3,675 SF AVAILABLE FOR LEASE  
5410 MURRELL ROAD • ROCKLEDGE, FL 32955

2,400-3,675 SF AVAILABLE

## Viera Village

5410 Murrell Road • Rockledge, FL



### DESCRIPTION

Viera Village is a Winn-Dixie anchored Neighborhood Center servicing both Viera and Melbourne. The center has prominent visibility along Viera Boulevard and Murrell Road in the heart of Viera.

### PROPERTY OVERVIEW

AVAILABLE	2,400-3,675 SF
ASKING RATE	Call for Pricing
GLA	78,895 SF

### CO-TENANTS INCLUDE:

**Winn-Dixie**



**dogtopia**  
daycare • boarding • spa



**BEEF 'O' BRADY'S**  
Family Sports Pubs



**HEARTLAND**  
DENTAL

FOR MORE INFORMATION, PLEASE CONTACT:

**Rebekah Marrero**  
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## SITE PLAN



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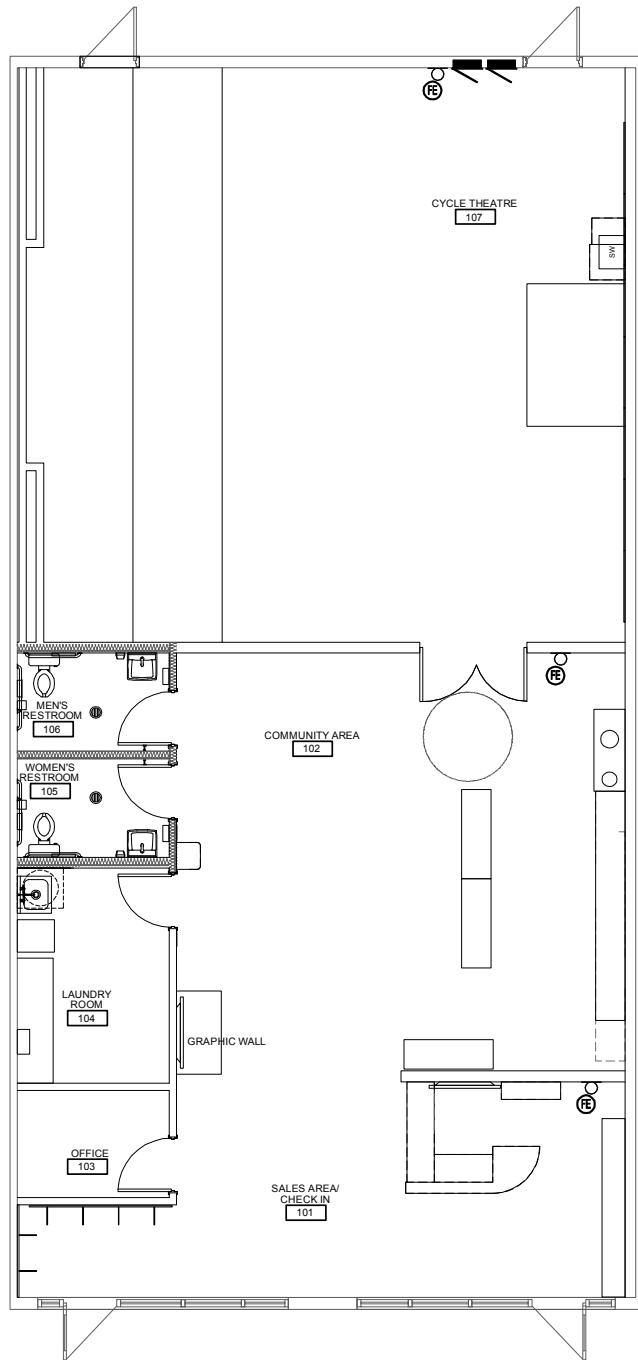
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**LOD: SUITE 205 – 2,400 SF**



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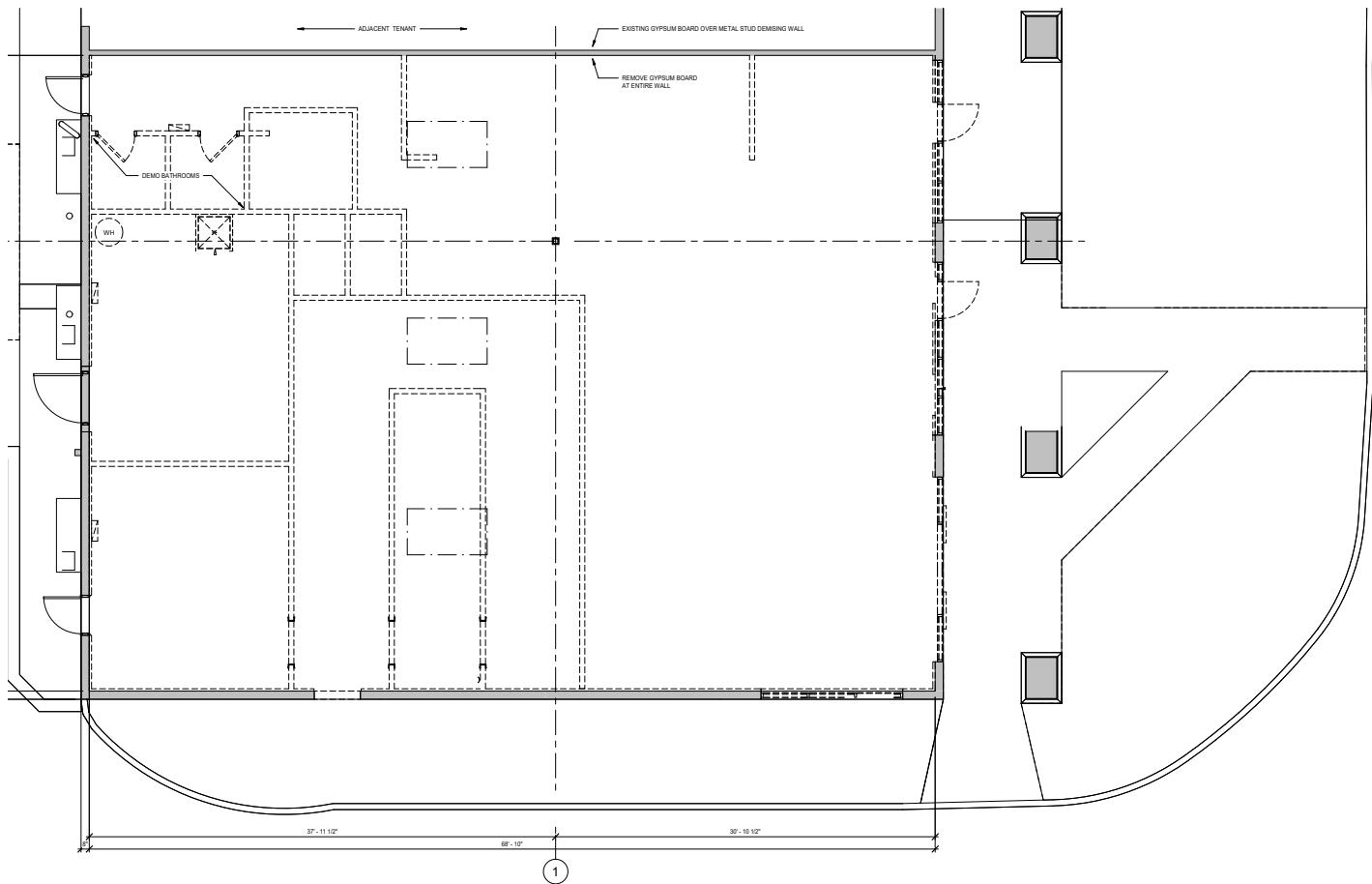
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## LOD: SUITE 221 - 3,675 SF



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## BIRD'S EYE VIEW



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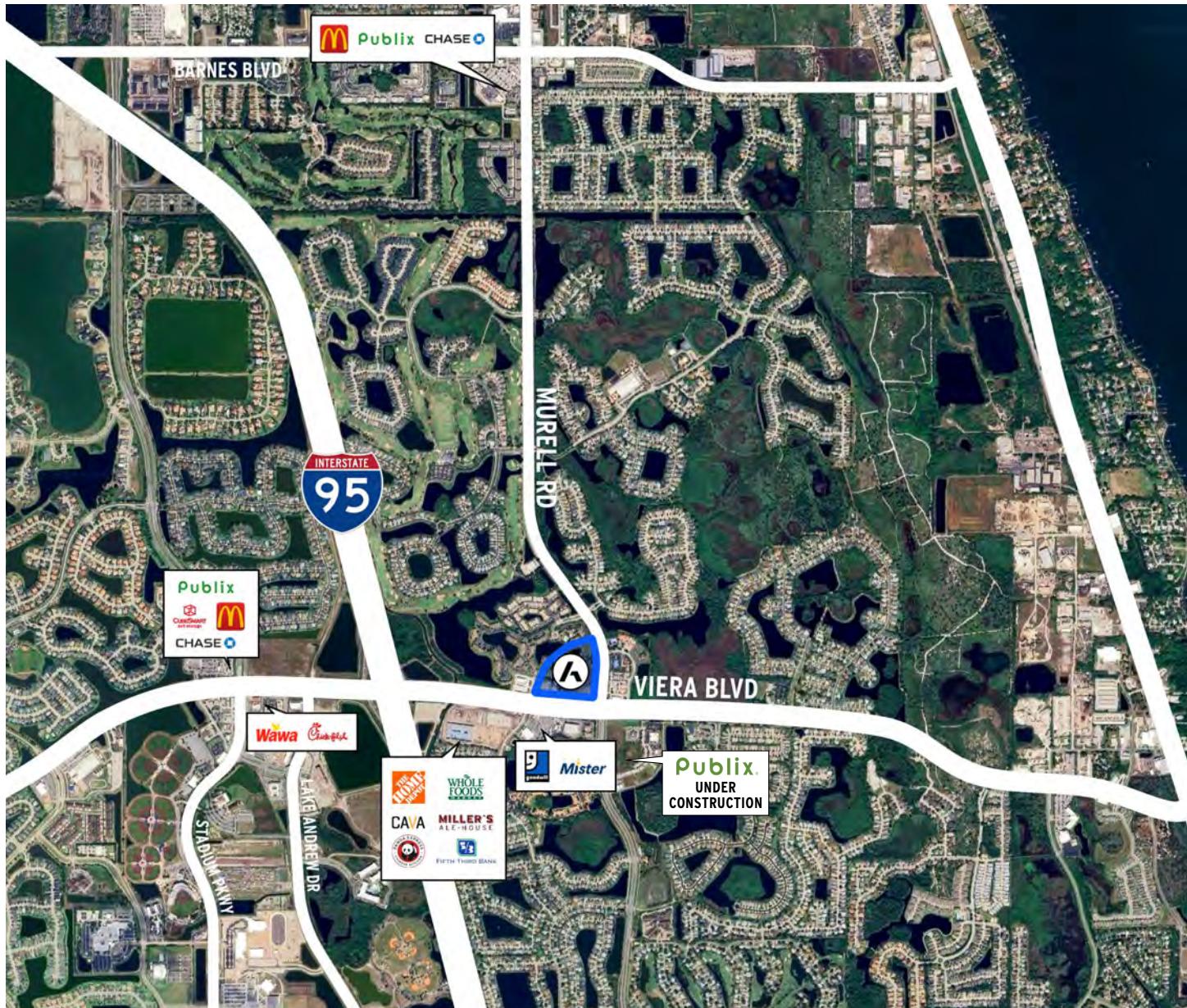
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## KEY LOCATIONS



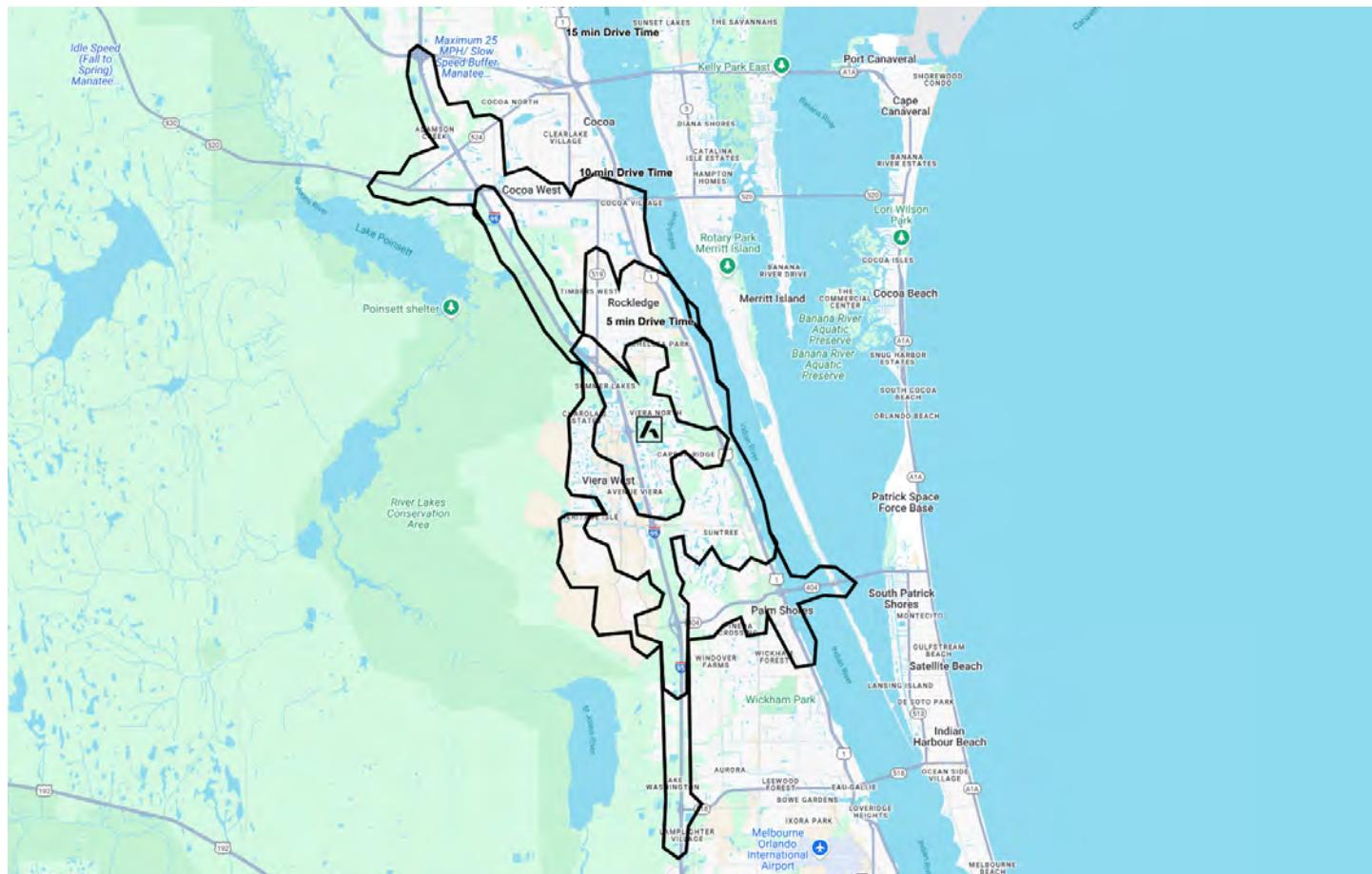
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**DRIVE TIMES & DEMOGRAPHICS****5-MINUTE DRIVE TIME**

**7,489**  
ESTIMATED POPULATION

**3,371**  
HOUSEHOLDS

**6,449**  
TOTAL EMPLOYEES

**\$116,812**  
AVERAGE HOUSEHOLD INCOME

**10-MINUTE DRIVE TIME**

**55,334**  
ESTIMATED POPULATION

**23,589**  
HOUSEHOLDS

**27,240**  
TOTAL EMPLOYEES

**\$130,765**  
AVERAGE HOUSEHOLD INCOME

**15-MINUTE DRIVE TIME**

**107,868**  
ESTIMATED POPULATION

**45,030**  
HOUSEHOLDS

**42,836**  
TOTAL EMPLOYEES

**\$128,432**  
AVERAGE HOUSEHOLD INCOME

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## LOOKING WEST



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