

# 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

### HIGHLIGHTS

- Located on the corner of Viera Boulevard and Murrell Road.
  - » Viera Boulevard - 25,460 AADT
  - » Murrell Road - 17,800 AADT
- Viera is a Master Planned community, ranking 8th in the US.
- There are 64,000 residents with average incomes of \$130,765 in a 10-minute drivetime.
- The average home sale in Viera is nearly \$600,000.
- The Space Coast boasts the second highest concentration of engineers in the country.

### CO-TENANTS INCLUDE:

Winn-Dixie



dogtopia  
daycare • boarding • spa



BECK'S O'BRAID'S  
EST. 1983  
Family Sports Pubs



HEARTLAND  
DENTAL

FOR MORE INFORMATION, PLEASE CONTACT:

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## SITE PLAN



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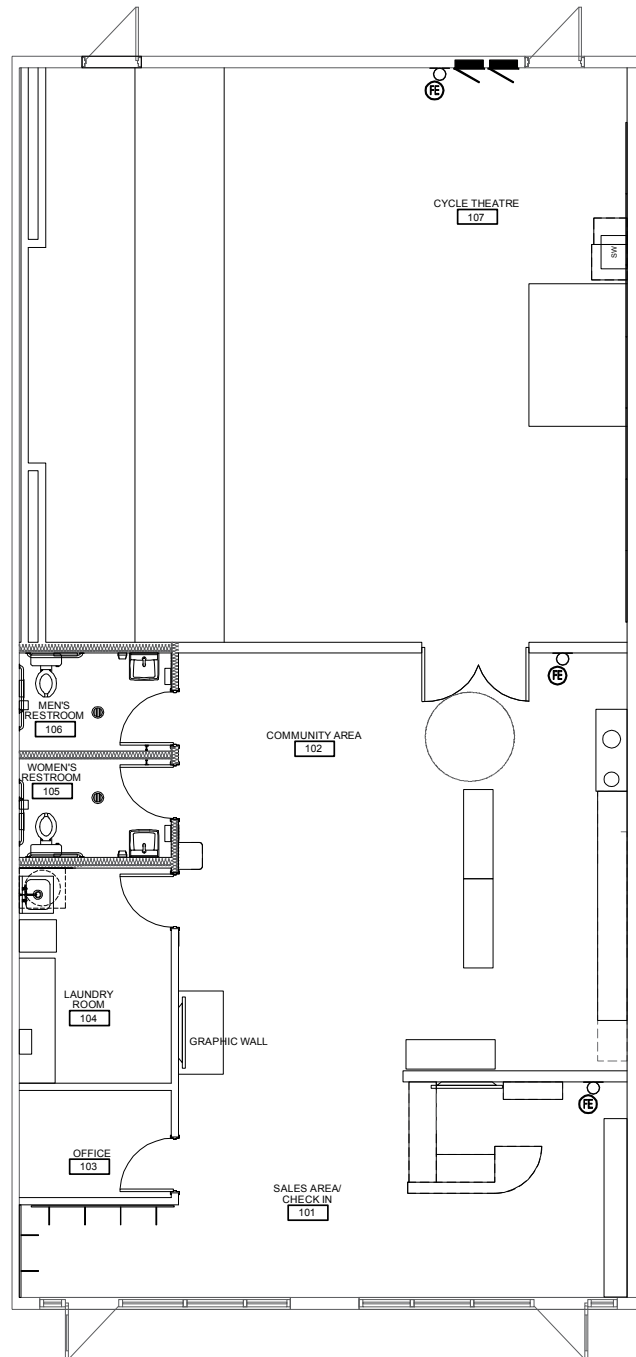
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## LOD: SUITE 205 - 2,400 SF



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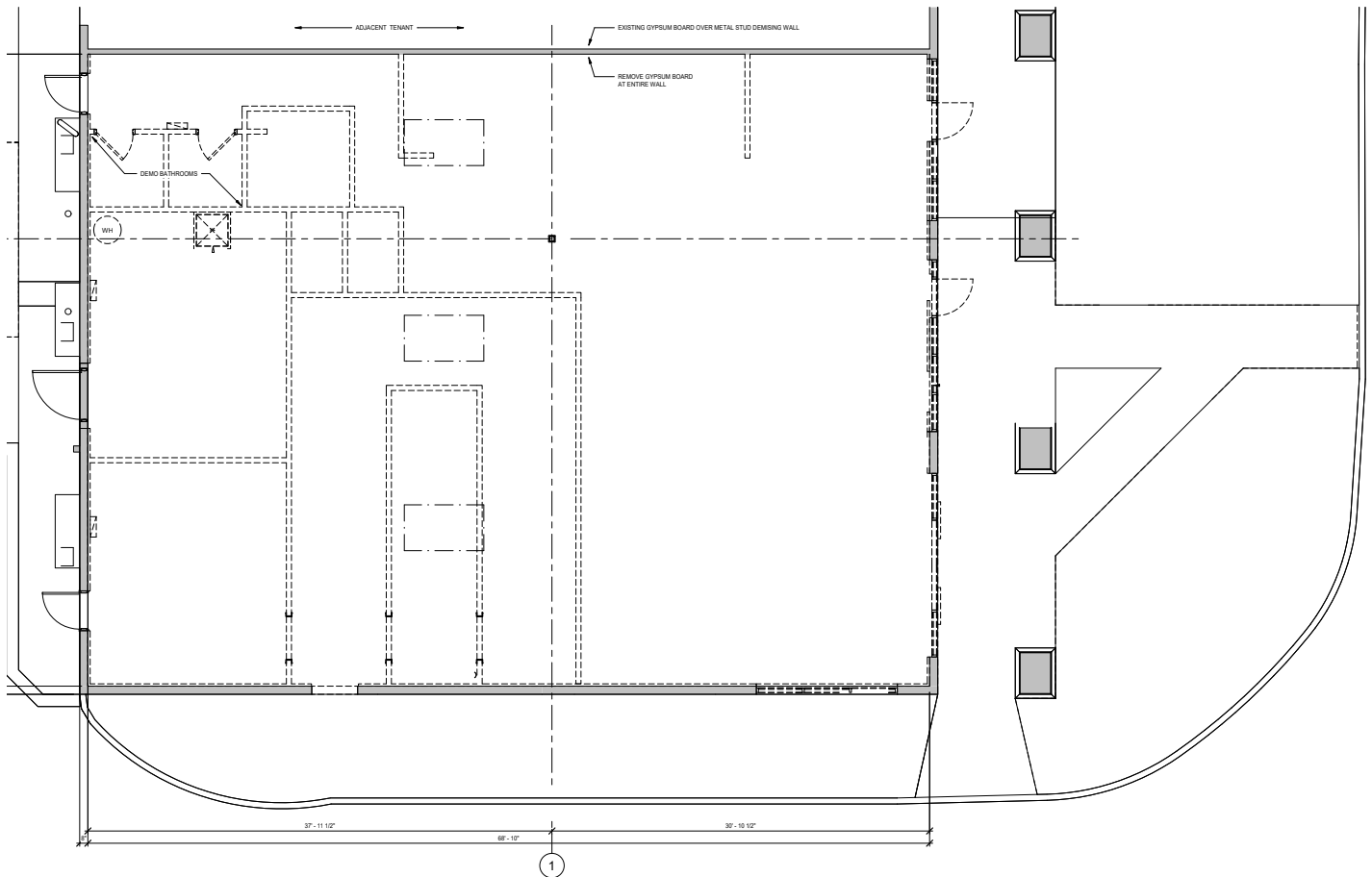
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## LOD: SUITE 221 – 3,675 SF



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## BIRD'S EYE VIEW



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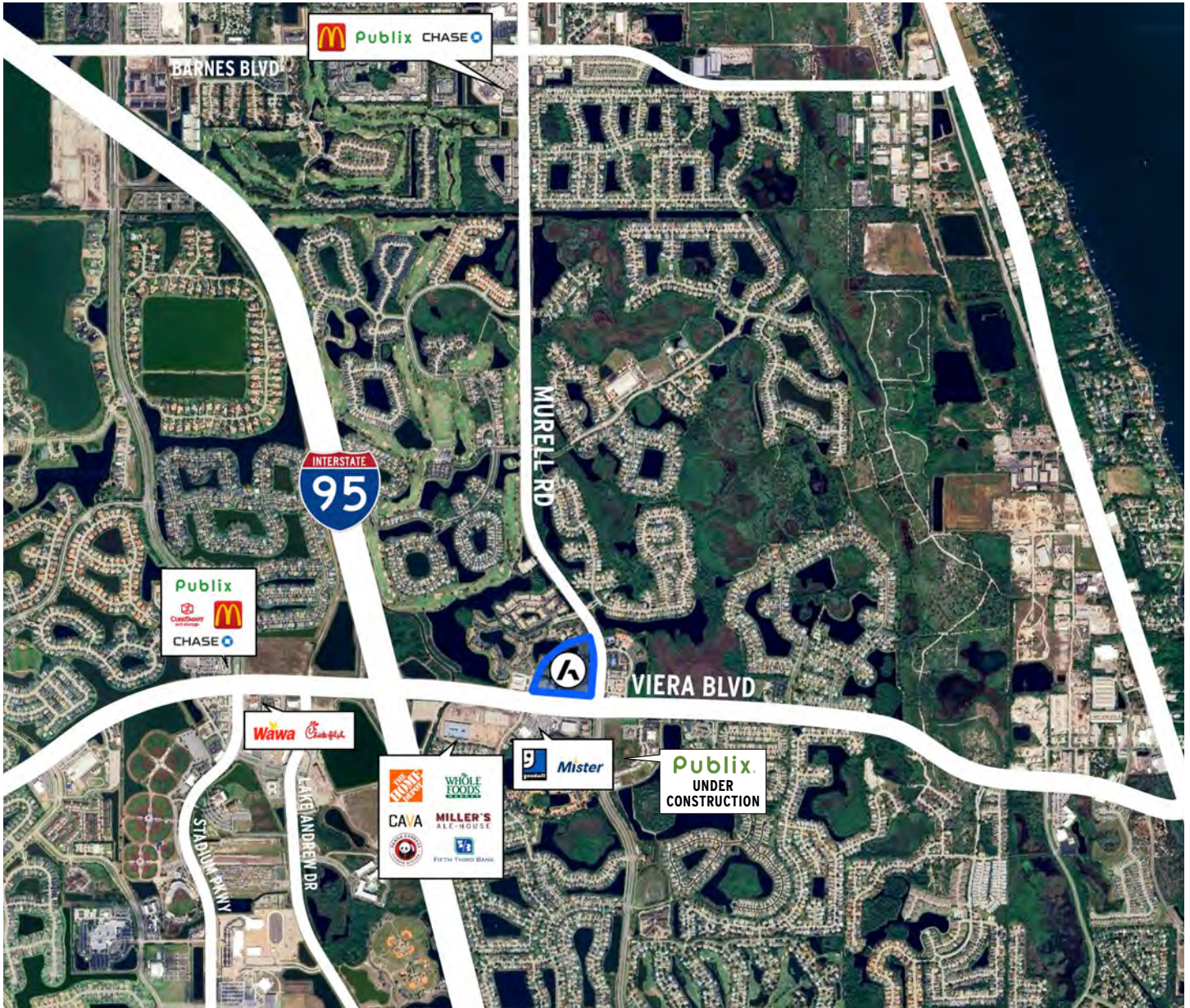




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## KEY LOCATIONS



**25,460 AADT**  
VIERA BLVD

**17,800 AADT**  
MURRELL RD

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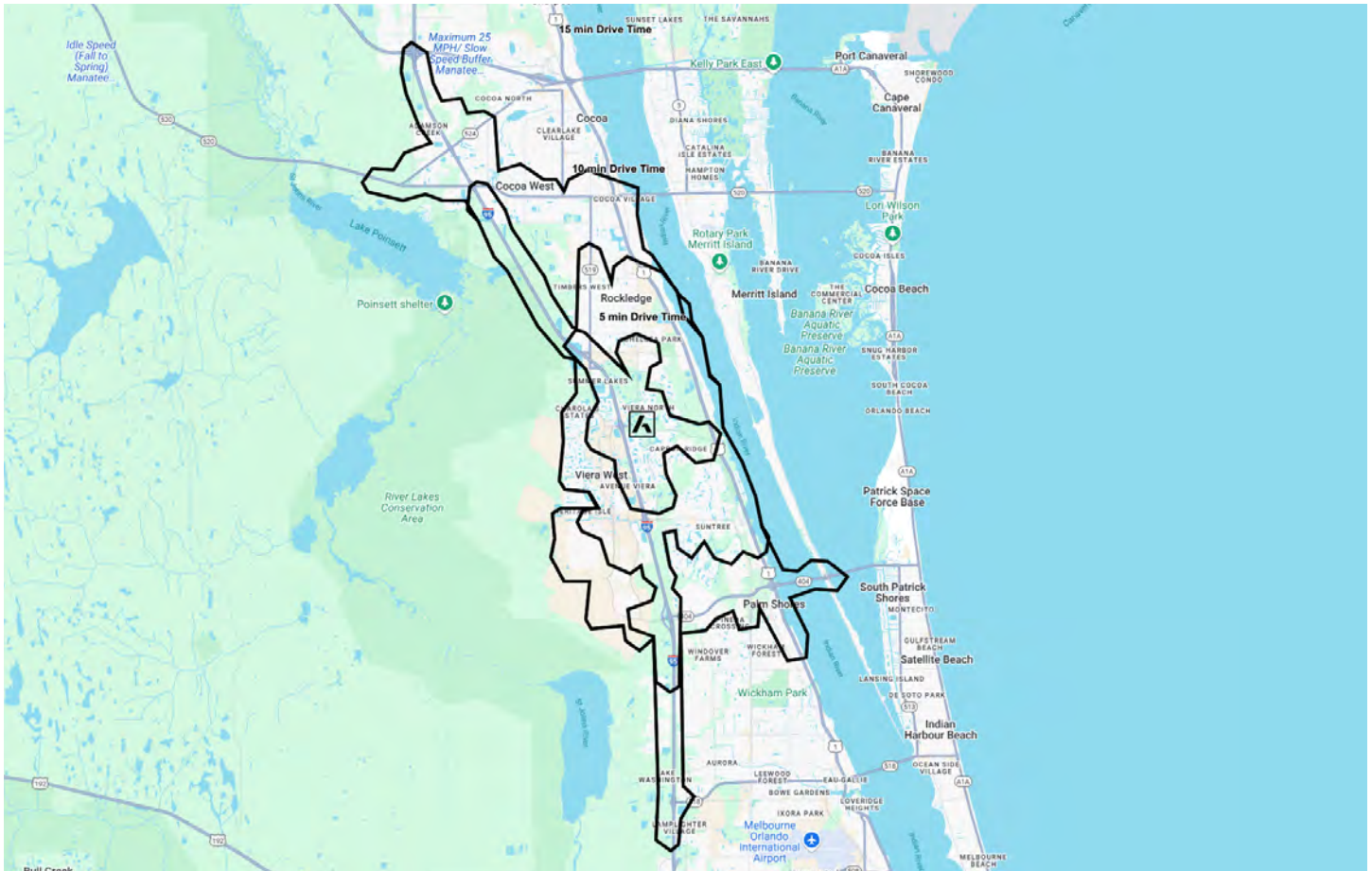




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## DRIVE TIMES & DEMOGRAPHICS



### 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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