

Viera Professional Center

6156 Breslay Drive, Melbourne, FL 32940



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- NOW AVAILABLE - Retail, Medical, and/or Office space!
- Join The Learning Experience, Suntime Internal Medicine, and Longevity Medspa
- 31,000+ cars per day at intersection
- Prime Viera Submarket, situated within the Viera West trade area, serving one of Brevard County's fastest-growing, master-planned communities Average household incomes exceed \$120,000+, supporting premium retail, medical, and service concepts
- Close proximity to I-95 for convenient long-distance travelers and shoppers
- Nearby Traffic Generators include Whole Foods, Walmart, TJ Maxx, Home Goods, Viera public/private schools, and much more!
- Pylon Signage Available fronting Breslay Drive

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 - 5,000 SF
Lot Size:	1.24 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,689	16,797	32,256
Total Population	6,309	40,801	77,902
Average HH Income	\$120,423	\$129,768	\$129,824

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY PHOTOS



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RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus

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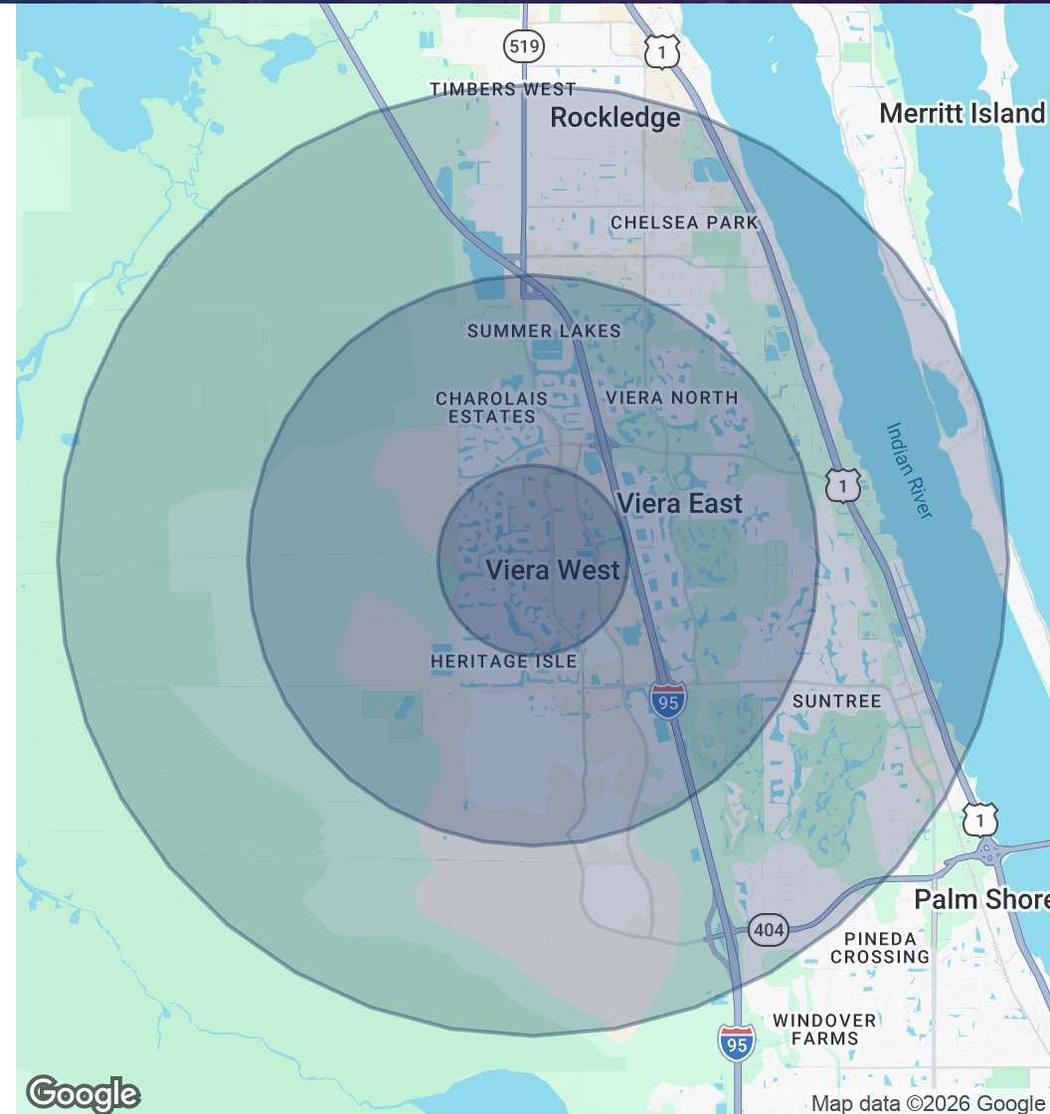
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,309	40,801	77,902
Average Age	49	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,689	16,797	32,256
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$120,423	\$129,768	\$129,824
Average House Value	\$588,416	\$506,502	\$482,453
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,801	30,262	58,401
Total Population - Black	258	1,989	4,534
Total Population - Asian	339	2,324	3,593
Total Population - Hawaiian	9	33	62
Total Population - American Indian	14	140	246
Total Population - Other	132	1,037	1,985



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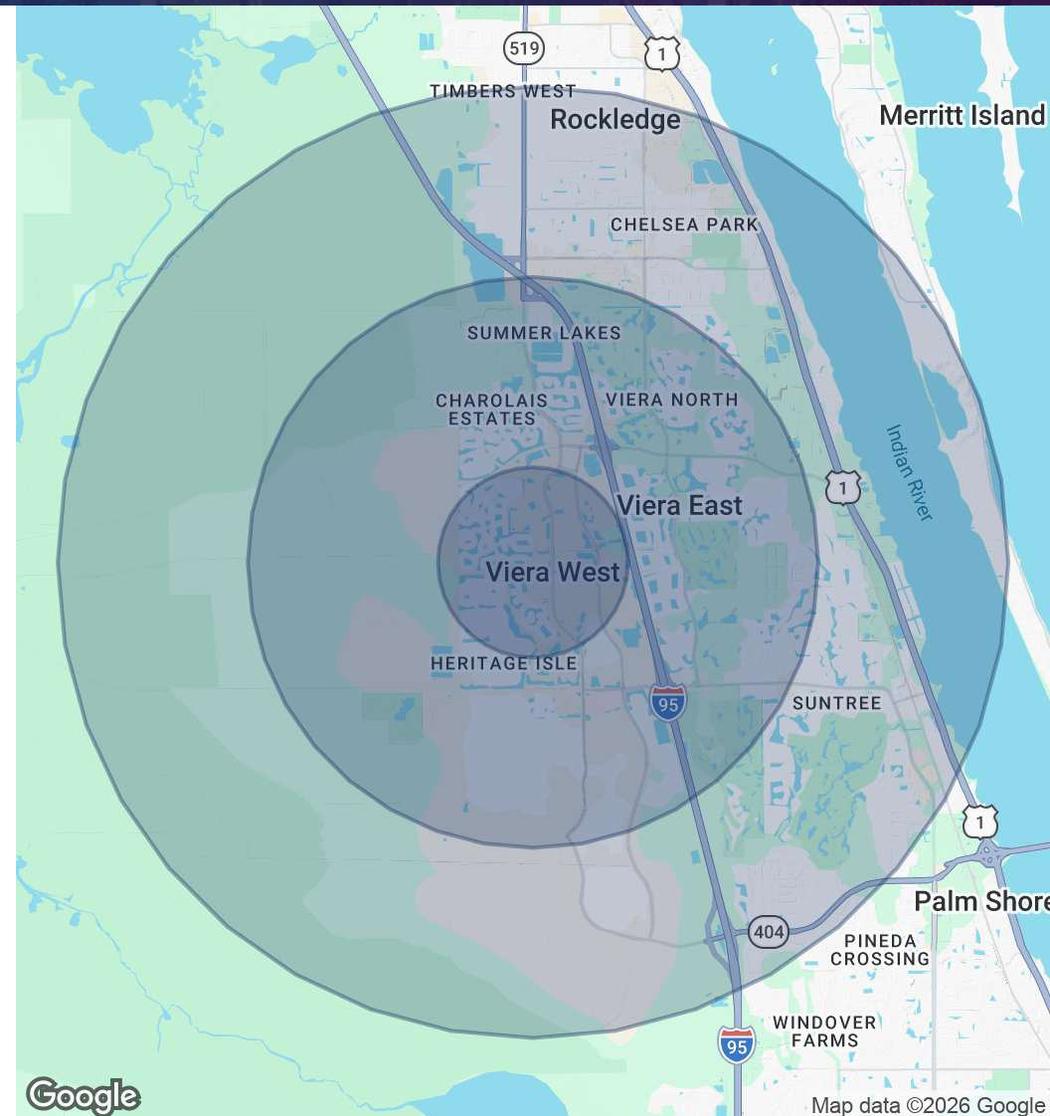
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	195	1,576	3,009
5 - 9	231	1,822	3,345
10 - 14	398	2,551	4,430
15 - 17	213	1,536	2,836
18 - 20	204	1,450	2,732
21 - 24	243	1,680	3,299
25 - 34	495	2,978	6,323
35 - 44	680	4,456	8,174
45 - 54	729	5,137	9,471
55 - 64	708	5,102	11,390
65 - 74	1,202	6,294	11,879
75 - 84	778	4,548	8,129
85+	234	1,670	2,886



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