

Sand Dollar Office Condo

134 Fifth Avenue, Suite 205, Indialantic, FL 32903

Centrally Located / FF&E Negotiable / Attractive MG Lease Structure



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$22.00 SF/yr (MG)

Facility SF: 9,600 SF

Zoning: Town of Indialantic
Commercial (C)

PROPERTY OVERVIEW

Interior: Waiting Room, Reception, 4 Offices, Conference, Open Space for Cubes/Storage
Carpet & Drop Ceiling Throughout. 1 Restroom
Remaining FF&E Negotiable
Traffic Count est. 20,500 VPD on Fifth Avenue
5 Asphalt Paved/Striped/Lighted Parking Spaces
Rent INCLUDES Water/Sewer, Association Fee, Property Taxes, Property Insurance
Tenant Pays: Sales Tax, Phone/Internet, Electric, Interior Maintenance, Liability Insurance

LOCATION OVERVIEW

Located in the heart of Indialantic approximately halfway between the Atlantic Ocean and the Indian River Lagoon. Subject Property has frontage on Fifth Avenue which is a direct connector between Highway A1A, Riverside Drive, and the Melbourne Causeway. Surrounding employers include Indialantic Elementary, Hoover Middle School, and Village Market to name a few. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

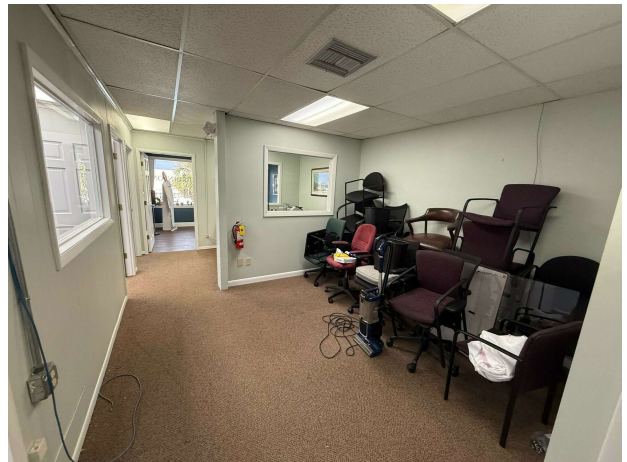
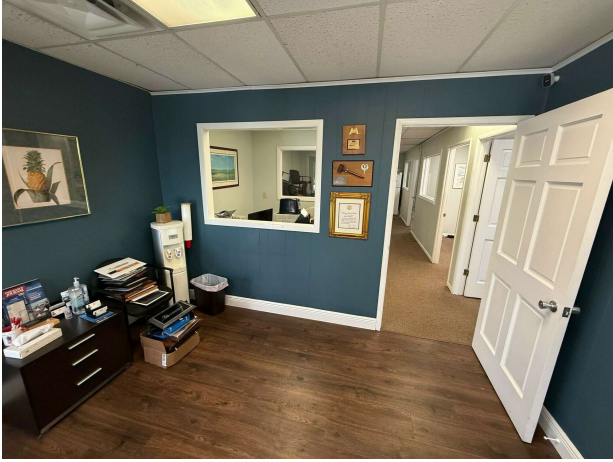


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Interior Photos



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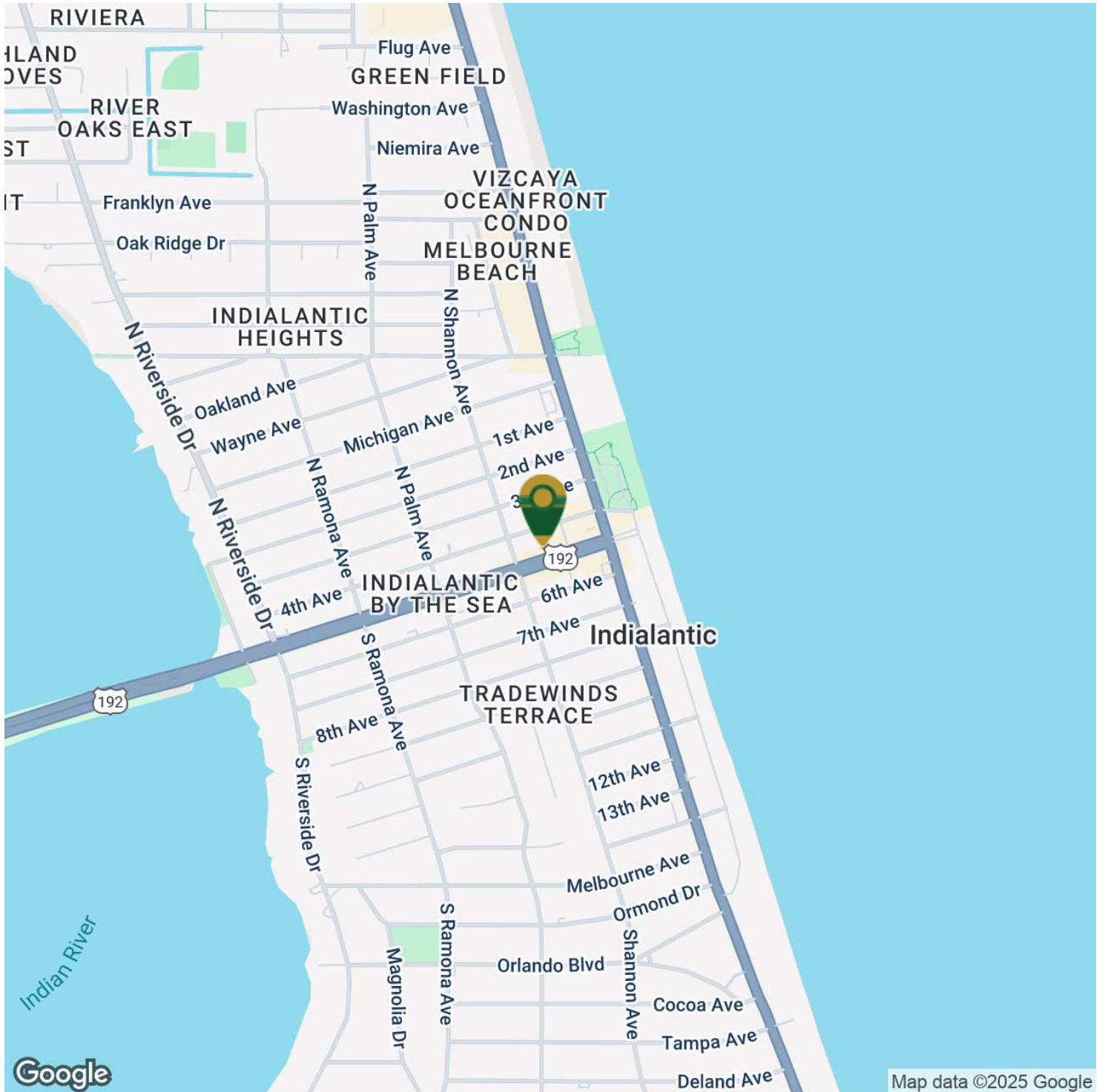


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Location Map



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Demographics Map & Report



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 514 | 2,051 | 4,561 |
| Average Age | 49 | 50 | 50 |
| Average Age (Male) | 48 | 49 | 49 |
| Average Age (Female) | 49 | 51 | 51 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 232 | 949 | 2,071 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$110,563 | \$127,528 | \$133,560 |
| Average House Value | \$609,540 | \$614,617 | \$631,428 |

Demographics data derived from AlphaMap

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