

FLEX/MEDICAL/RETAIL/OFFICE SPACE FOR LEASE

## EDGE 1.0

3905 WEST EAU GALLIE BOULEVARD, MELBOURNE, FL 32934



## CLASS A FLEX/RETAIL/OFFICE SPACE FOR LEASE

**PRESENTED BY:**

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# PROPERTY SUMMARY

3905 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



## Property Summary

Available SF:	7,326
Building Class:	A
Building Name:	Edge 1.0
Clear Height:	18-24'
Power:	3 Phase Power
Year Built:	2019
Parking Ratio:	3.46 / 1,000 SF

## Property Overview

Contemporary facade with premium finishes  
3-phase power and fiber internet  
4" slab, 3,000 PSI  
Excellent visibility and signage opportunities (pylon and building)  
Part of a larger 33,237 SF development  
Walking distance to retail amenities and conveniences

## Location Overview

Strategically positioned at 3905 W Eau Gallie Blvd in Melbourne's Eau Gallie Pointe development, offering direct access to I-95 and minutes from Melbourne Airport. The property serves as a bridge between industrial and residential areas, providing excellent connectivity to the broader Space Coast region and diverse consumer markets.

# AVAILABLE SPACES

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[Click for Virtual Tour](#)

## Available Spaces

Suite	Size	Available
115-116	4,277	Yes
105	3,049	Yes

## Suite 105

- 3,049 SF with move-in ready office buildout
- 1 private office, open workspace and 2 ADA restrooms
- One 9'x14' roll-up doors
- 18' clear height
- 2 sets of double door storefront entrances

## Suite 115-116

- 4,277 SF end cap unit
- 4 private offices(168 SF) + breakroom (240 SF)+ 2 ADA restrooms
- Large open area (3,225 SF)
- Two 9'x14' garage doors
- 22" clear height



# PROPERTY PHOTOS SUITE 115-116

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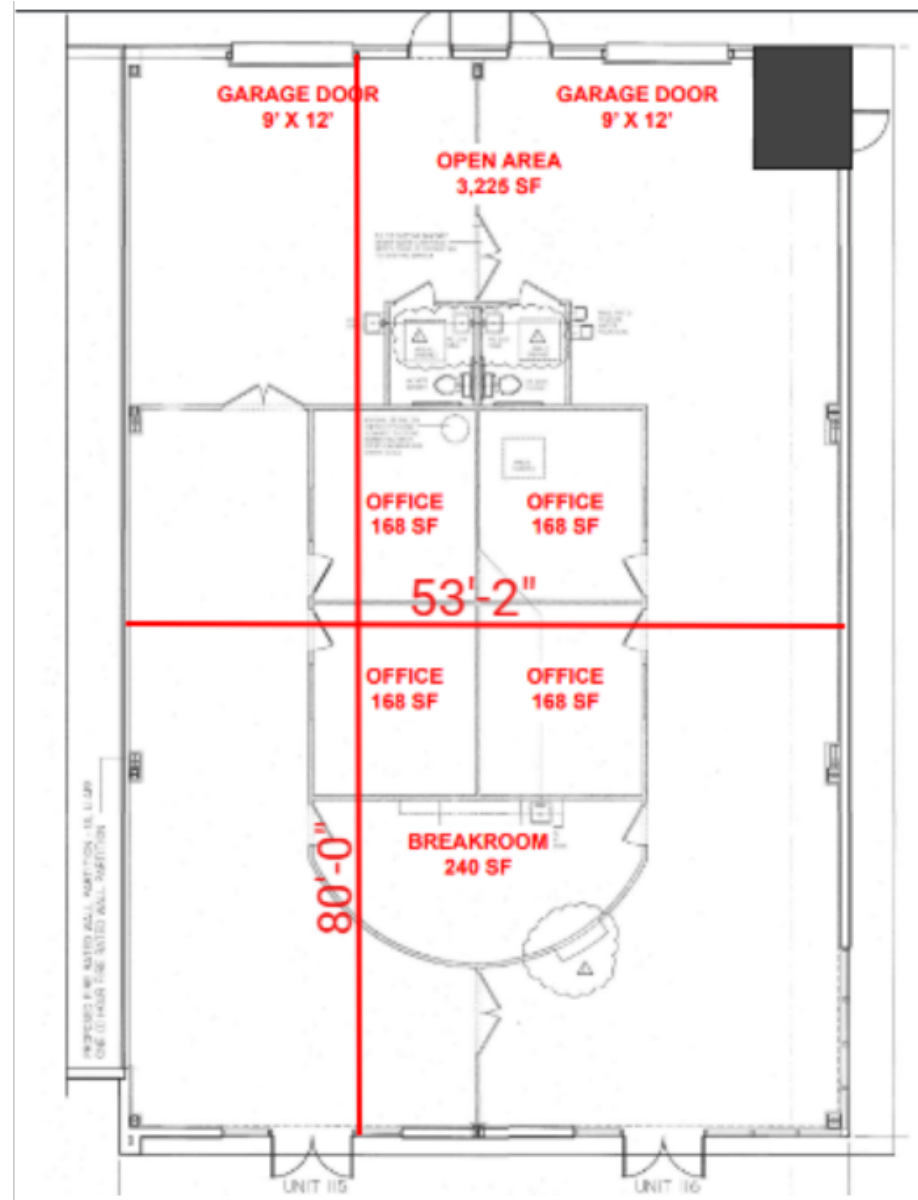
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# FLOOR PLAN SUITE 115-116

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# PROPERTY PHOTOS SUITE 105

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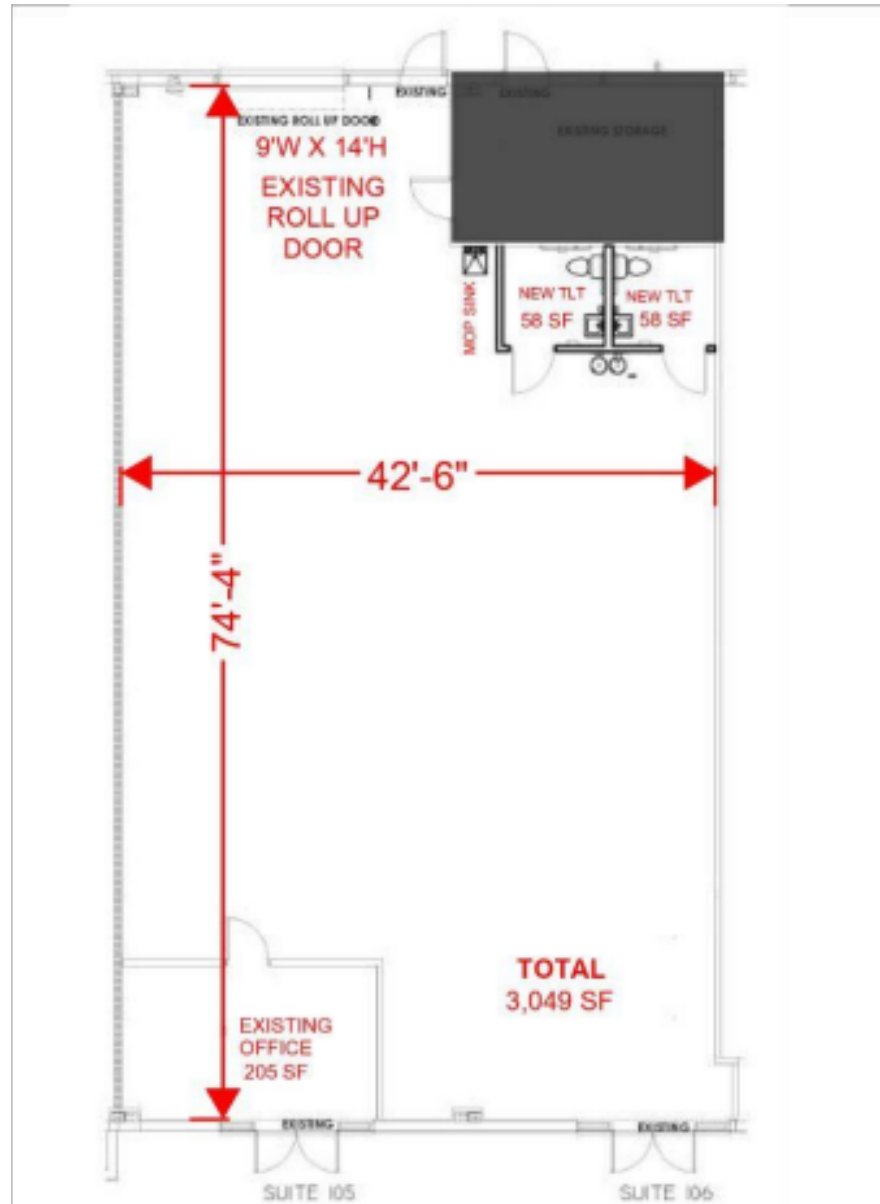
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# FLOOR PLAN SUITE 105

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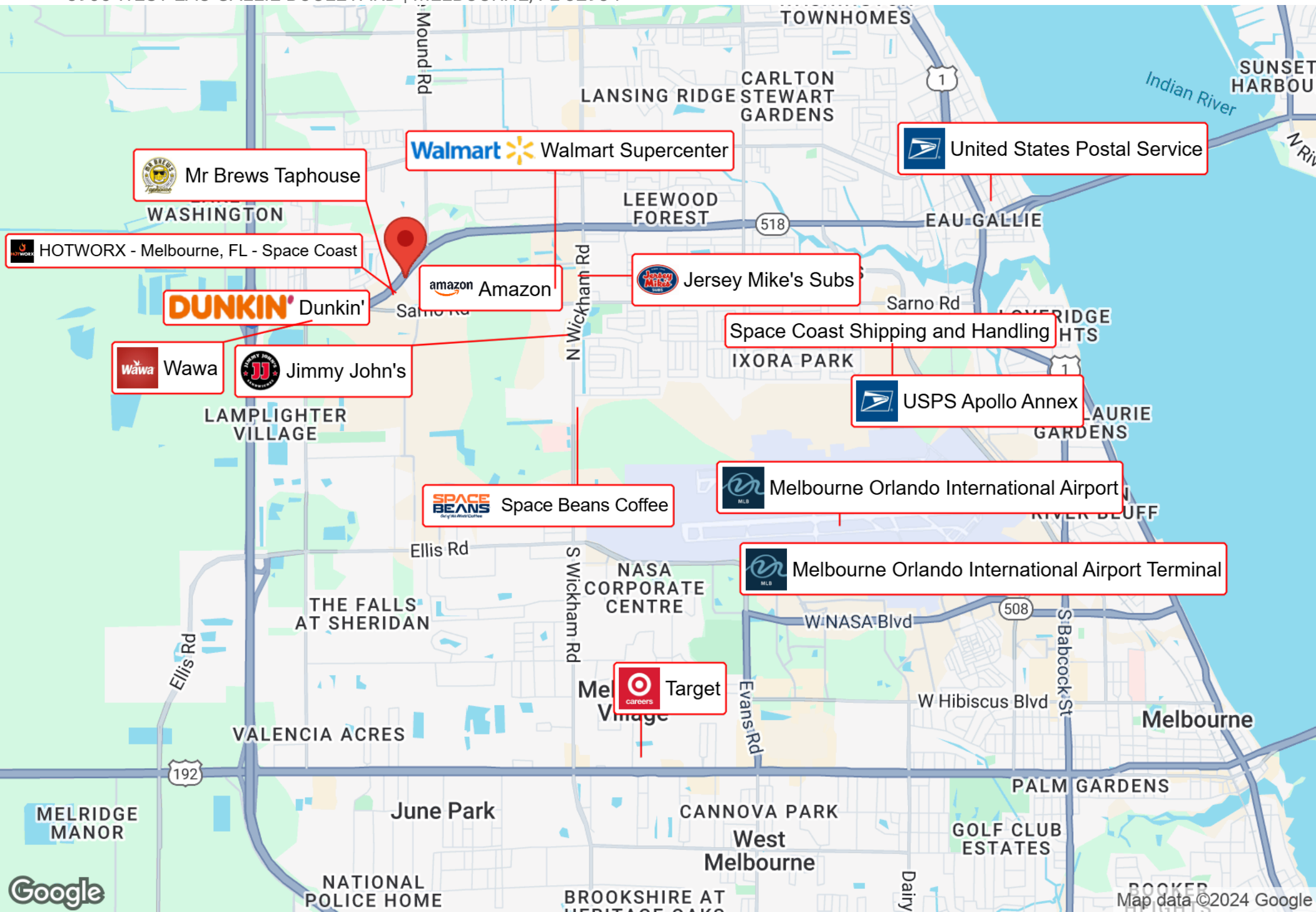
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# BUSINESS MAP

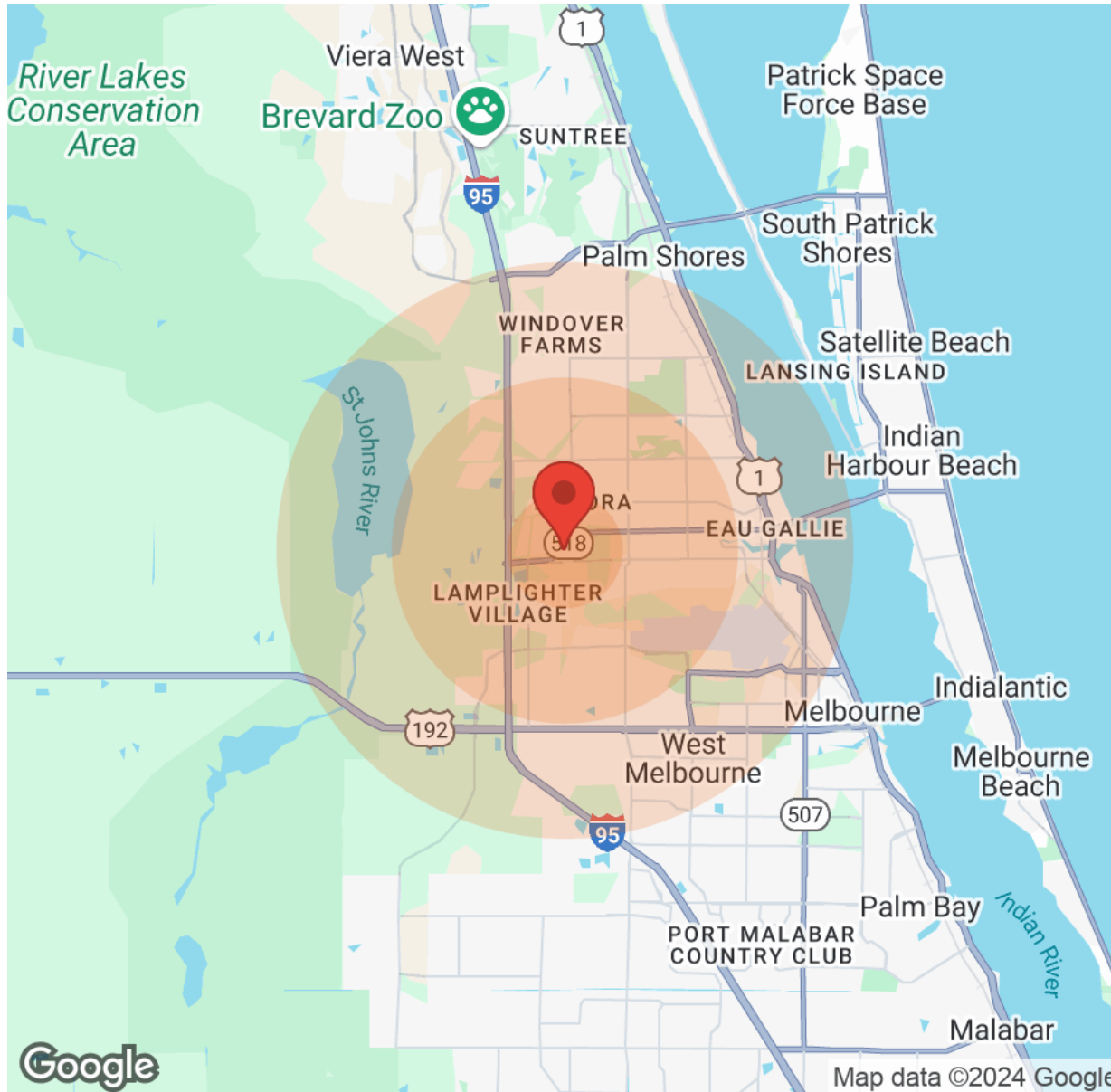
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# DEMOGRAPHICS

3905 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



Population	1 Mile	3 Miles	5 Miles
Male	2,202	20,692	40,706
Female	2,356	22,173	43,300
Total Population	4,558	42,865	84,006

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	800	6,460	12,718
Ages 15-24	579	4,792	9,495
Ages 25-54	1,654	15,828	30,140
Ages 55-64	568	5,656	11,180
Ages 65+	957	10,129	20,473

Income	1 Mile	3 Miles	5 Miles
Median	\$28,214	\$44,136	\$41,188
< \$15,000	294	2,366	4,326
\$15,000-\$24,999	241	2,276	4,305
\$25,000-\$34,999	202	2,574	4,467
\$35,000-\$49,999	156	3,227	6,307
\$50,000-\$74,999	381	3,809	7,460
\$75,000-\$99,999	369	2,215	4,479
\$100,000-\$149,999	57	1,734	3,528
\$150,000-\$199,999	24	367	853
> \$200,000	79	412	813

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,047	21,814	43,062
Occupied	1,796	19,702	38,530
Owner Occupied	1,313	13,244	27,076
Renter Occupied	483	6,458	11,454
Vacant	251	2,112	4,532

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# MEET OUR TEAM!

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