

# EXECUTIVE SUMMARY

• 341 4th Ave Indialantic, FL 32903



## OFFERING SUMMARY

**Available SF:** 2,882 SF

**Lease Rate:** \$25.00 SF/yr (MG)

**Lot Size:** 0.23 Acres

**Year Built:** 1989

**Building Size:** 2,882 SF

**Zoning:** CI

## PROPERTY OVERVIEW

This 2,882 SF free-standing office building offers a turnkey opportunity for professional office or medical use in the desirable sub-market of Indialantic Florida.

The property features a functional layout with eight (8) private offices, a spacious CEO office, a dedicated conference room, two (2) interior restrooms, and a kitchenette.

Nine (9) on-site parking spaces provide convenience for staff and clients.

Previously utilized by an insurance company, this well-maintained office space is ideally suited for a wide range of professional applications. Its proximity to high-traffic areas and local amenities enhances its appeal.

## LOCATION OVERVIEW

Strategically located just 0.5 miles from the beach, the property boasts excellent accessibility to the 192 Causeway and is only ±2 miles from Downtown Melbourne

**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**CHARLES DUVALL**

Office Sales & Leasing  
321.722.0707 X19  
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**Lightle Beckner Robison, Inc.**

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70 W. Hibiscus Blvd.,  
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# ADDITIONAL PHOTOS

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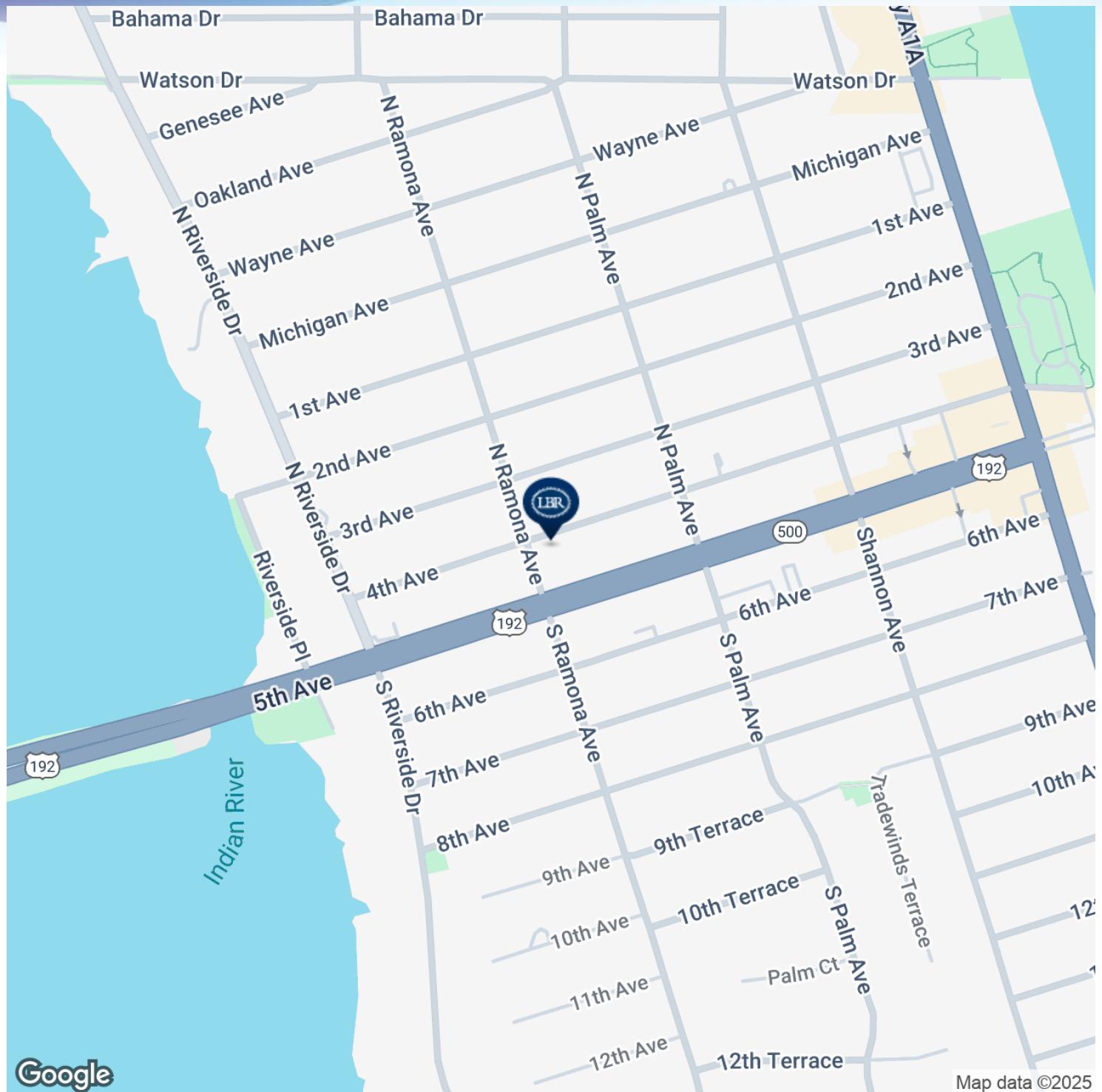
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# LOCATION MAP

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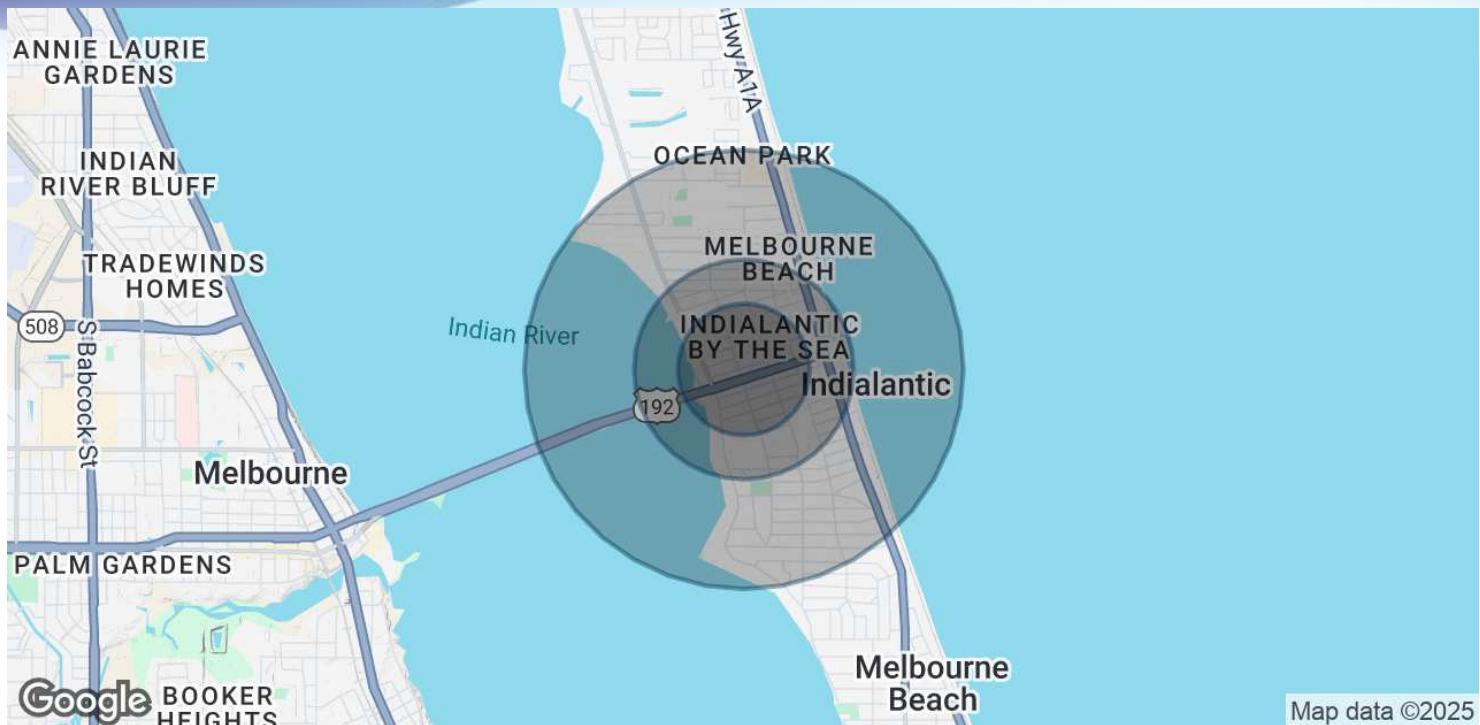
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	738	2,040	5,045
Average Age	48	50	49
Average Age (Male)	47	49	48
Average Age (Female)	49	51	50

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	914	2,267
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$127,500	\$134,097	\$133,149
Average House Value	\$656,626	\$635,116	\$632,810

Demographics data derived from AlphaMap

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