

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 I92 Causeway and is only ± 2 miles from Downtown Melbourne

ROB BECKNER, SIOR

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321.722.0707 X11
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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

• 341 4th Ave Indianalantic, FL 32903



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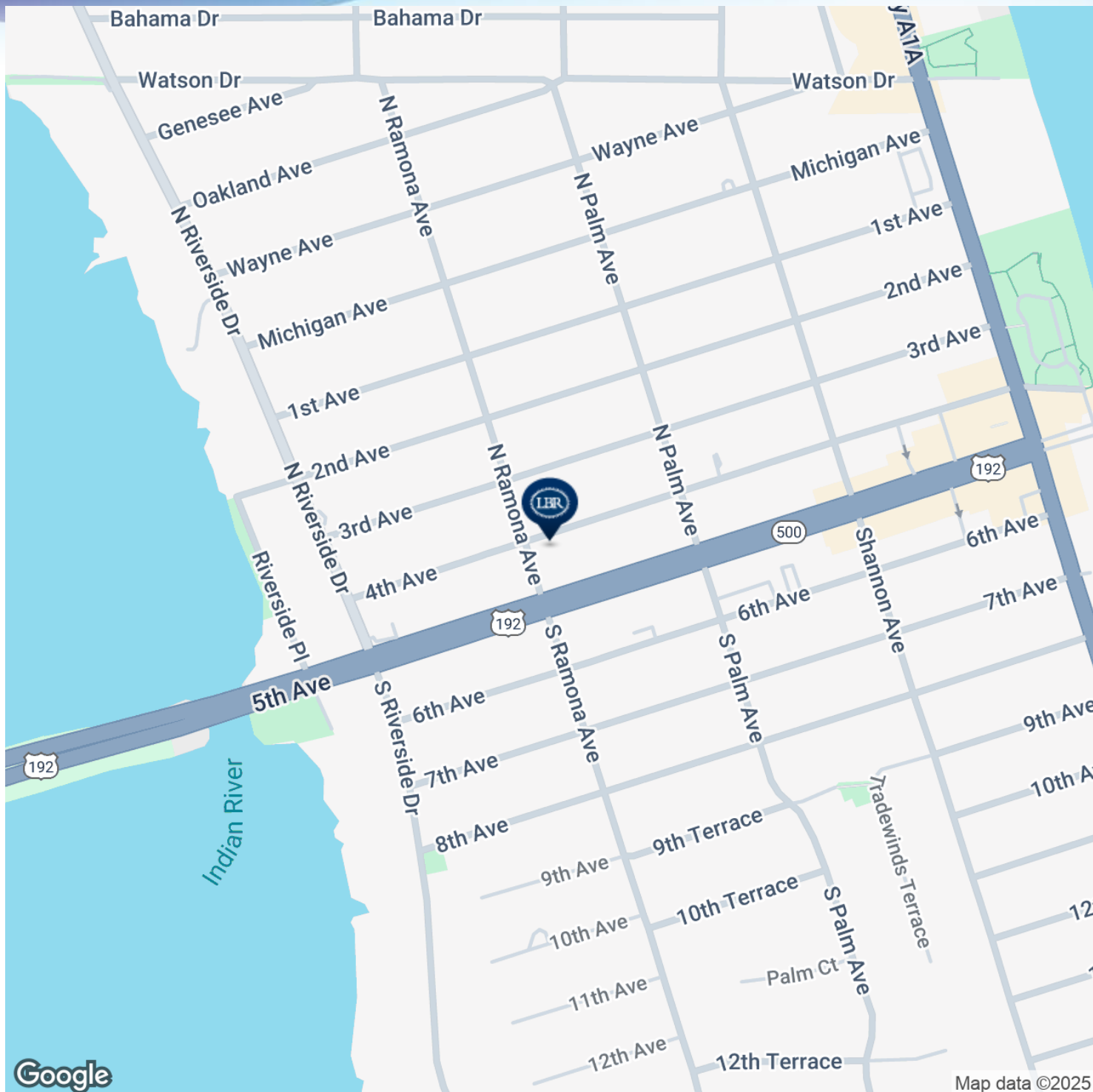
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LOCATION MAP

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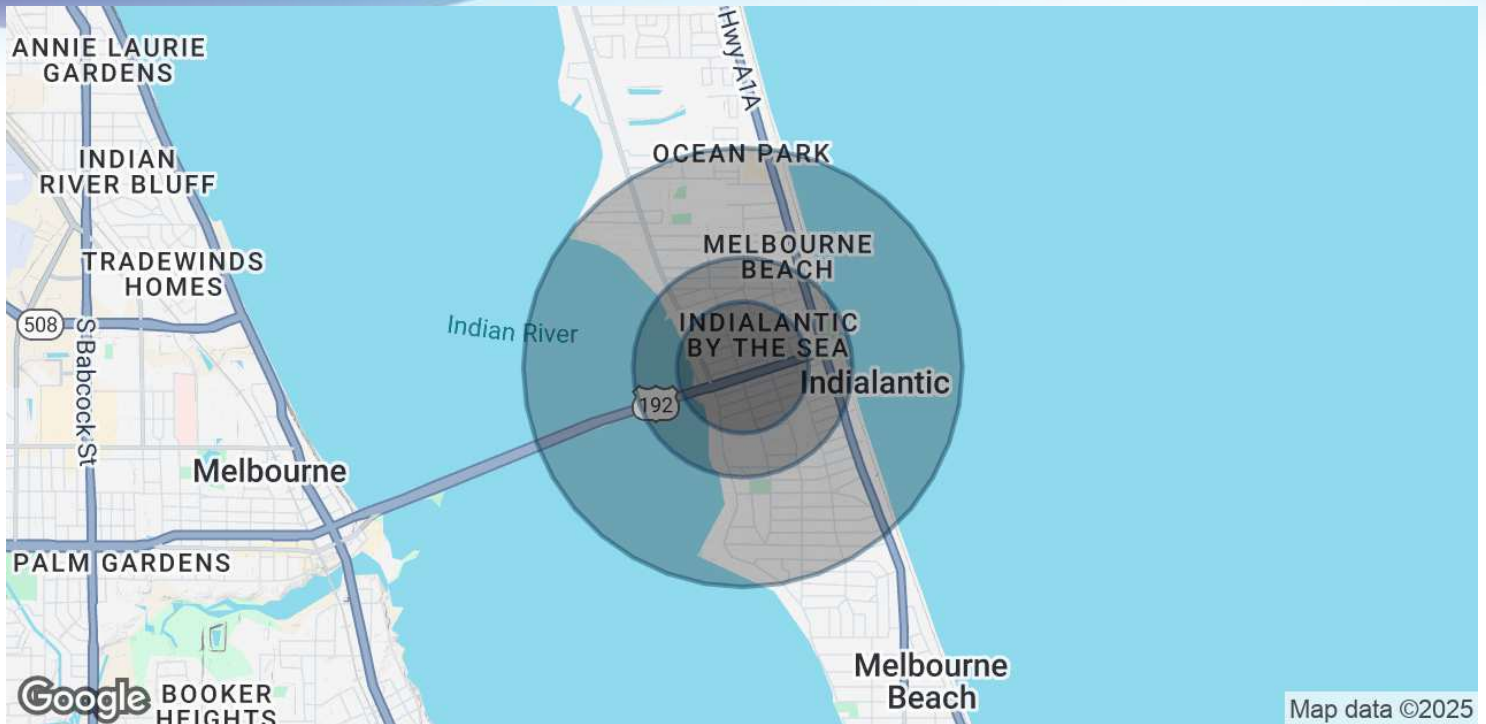
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DEMOGRAPHICS MAP & REPORT

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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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