

MEDICAL OFFICE SPACE FOR LEASE

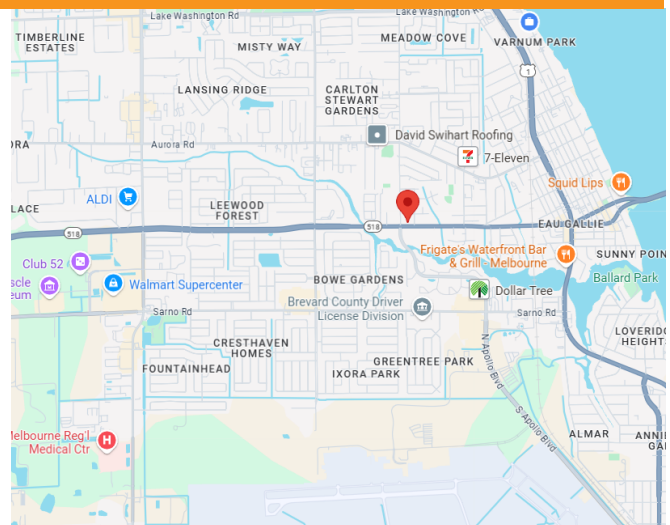
THE BOULEVARD PROFESSIONAL CENTER

1600 W. Eau Gallie Blvd., Melbourne, FL 32935

FOR LEASE



- Excellent High Visibility Location on Major Melbourne Thoroughfare
- Easy Access to I-95 & US 1
- Ample Parking, New Roof, Attractive Landscape
- Monument & Building Signage
- Lighted Intersection
- Excellent Medical Layout - Turnkey Suite
- Circular Floorplan, Waiting/Reception, 2 Offices, 7 Exam Rooms, 2 Large Open Work Areas, Lab, Break Room, Storage, 2 ADA Restrooms
- Suite 100 - 2600 SF - Office
- \$20/SF/YR Modified Gross



JMREALESTATE.COM



COMMERCIAL
MANAGEMENT
LEASING
SALES

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	11,111	45,818	133,219
2029 Projection	12,069	49,770	145,246
Growth 2024-2029	1.7%	1.7%	1.8%
Avg HH Income	\$70,304	\$77,588	\$90,783
Median Age	41.1	43.7	46
Bachelor's or Higher	19%	27%	33%
Traffic Counts	19,306	Daily	Vehicles

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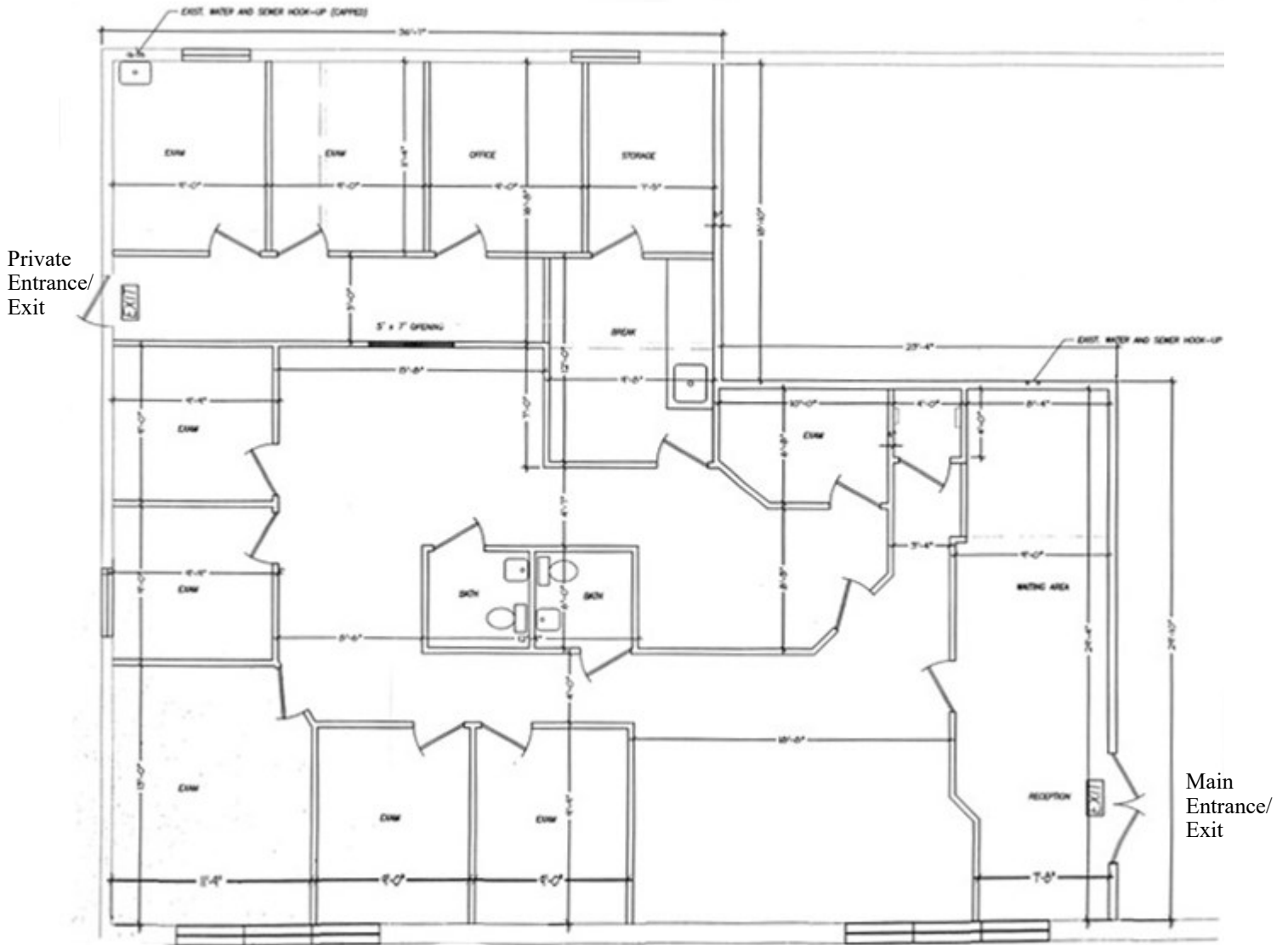
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