

# EXECUTIVE SUMMARY

• 5700 N Hwy I Melbourne, FL 32940



## OFFERING SUMMARY

**Available SF:** 1,200 - 4,673 SF

**Lease Rate:** \$24.00 SF/yr (NNN)

**Year Built:** 2009

**Building Size:** 71,565 SF

## PROPERTY OVERVIEW

The Meridian Center Professional Center. The building is fashioned after a traditional European-style open studio model. Large glass facades, as well as curved panel walls and projected panel entryways, provide architectural enhancements to the building and accentuate the design.

\*Prime Riverview Location - Corner of US1 and Pineda Causeway

\*Easy access to I-95

\*Close to Patrick AFB

\*Close to Orlando/Melbourne International Airport

## LOCATION OVERVIEW

Prime Location - Corner of US1 and Pineda Causeway

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# AVAILABLE SPACES

• 5700 N Hwy I Melbourne, FL 32940

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**Lease Rate:** \$24.00 SF/YR (NNN)

**Total Space** 1,200 - 4,673 SF

**Lease Type:** NNN

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
First Floor	\$24.00 SF/YR	NNN	1,200 SF	Negotiable
2nd Floor	\$24.00 SF/YR	NNN	4,673 SF	Negotiable

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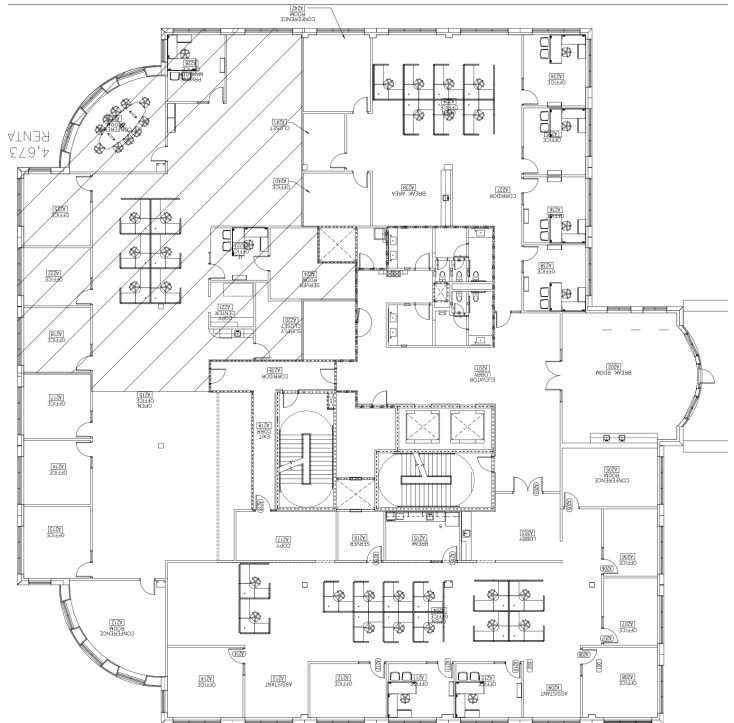
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# ADDITIONAL PHOTOS

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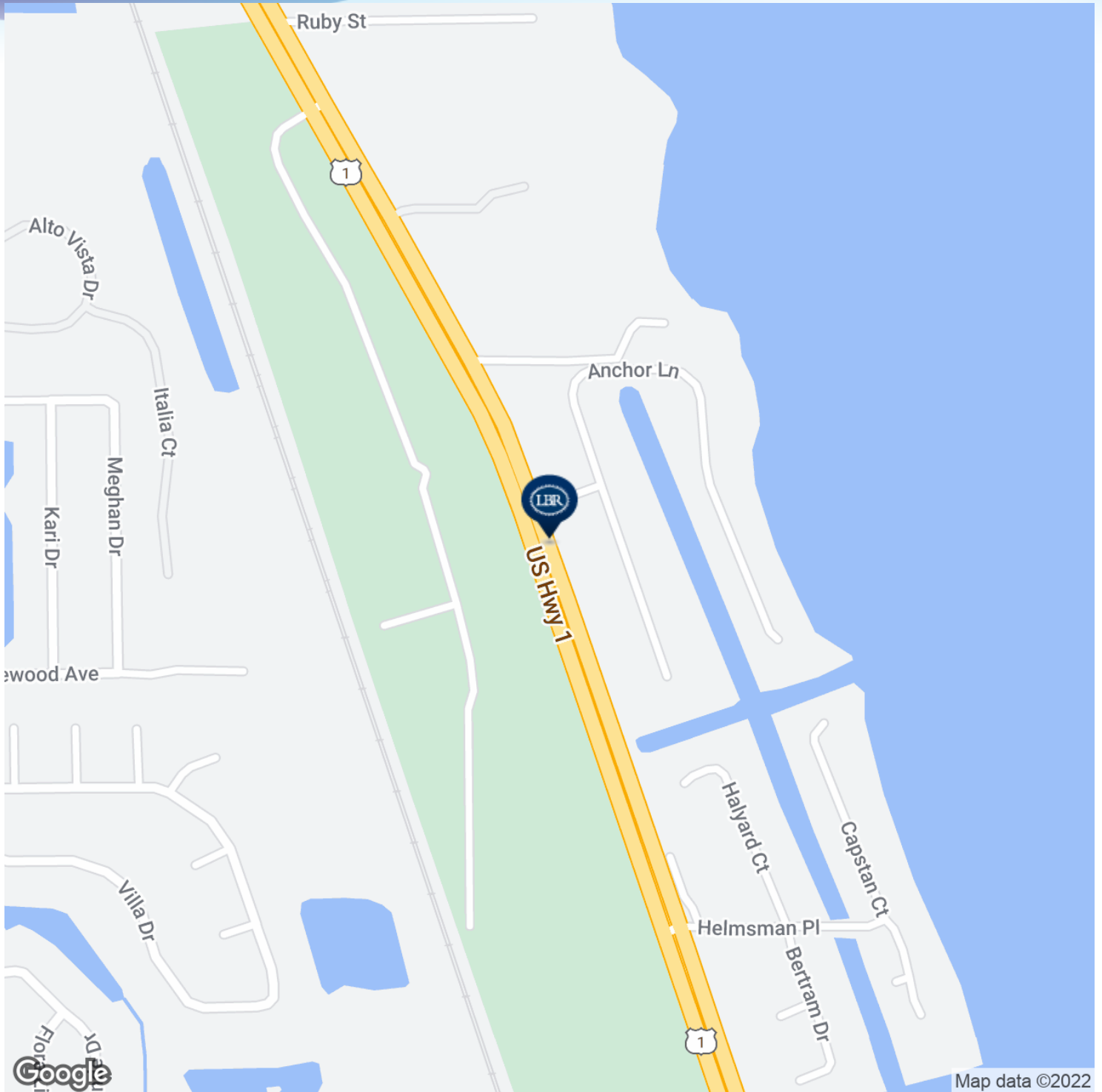
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# LOCATION MAPS

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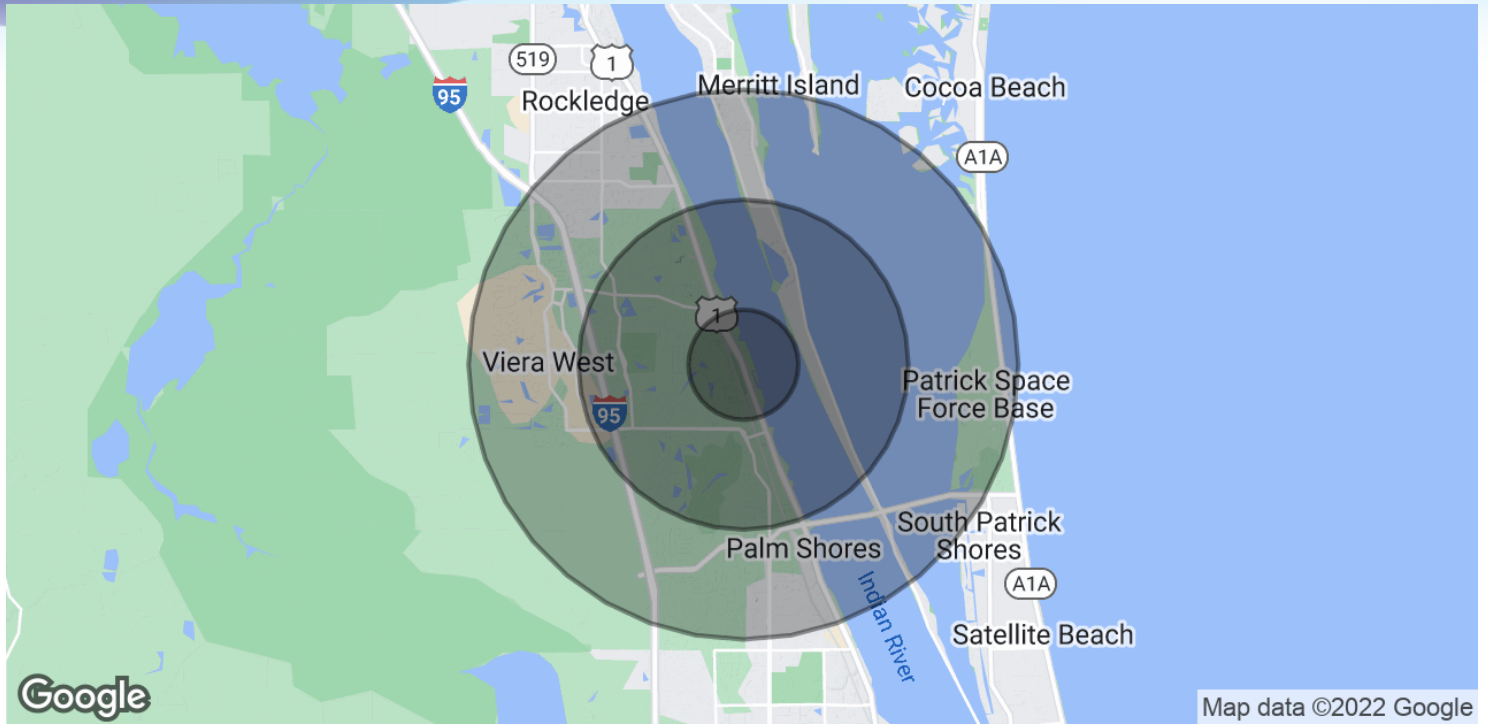
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,449	32,643	91,717
Average age	48.1	46.4	45.1
Average age (Male)	48.4	46.1	44.3
Average age (Female)	47.6	46.4	45.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,382	13,077	38,045
# of persons per HH	2.5	2.5	2.4
Average HH income	\$98,424	\$89,571	\$78,034
Average house value	\$306,647	\$292,871	\$282,904

\* Demographic data derived from 2020 ACS - US Census

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