

Fifth & Palm

236 & 244 Fifth Avenue, Indialantic, FL 32903

High Exposure / Walking Distance to Beach / Convenient Location



OFFERING SUMMARY

Available SF: 1,600 - 3,374 SF

Lease Rate: \$13.00 - 24.00 SF/yr
(NNN)

Acreage: 0.92 Acres

Facility SF: 21,941 SF

Zoning: Town of Indialantic
Commercial (C)

PROPERTY OVERVIEW

Unit 236: 1,600 SF 1st Floor Unit. Open Configuration, 3 Offices, Break Area
Unit 244: 3,374 SF 2nd Floor Unit. 6 Private Rooms, Conference, Break Area
Drop Ceiling Throughout. Lots of Windows/Sunlight
Commercial (C) Zoning: Office, Retail, Medical & More!
Traffic Count est. 19,300 VPD on Fifth Avenue
Ample Parking with 45 Common Paved/Striped Spaces
Est. \$2.70 PSF CAM

LOCATION OVERVIEW

Located in the heart of Indialantic approximately halfway between the Atlantic Ocean and the Indian River Lagoon. Subject Property has frontage on Fifth Avenue which is a direct connector between Highway A1A, Riverside Drive, and the Melbourne Causeway. Surrounding employers include Indialantic Elementary, Hoover Middle School, and Village Market to name a few. Make this the future home for your business today!

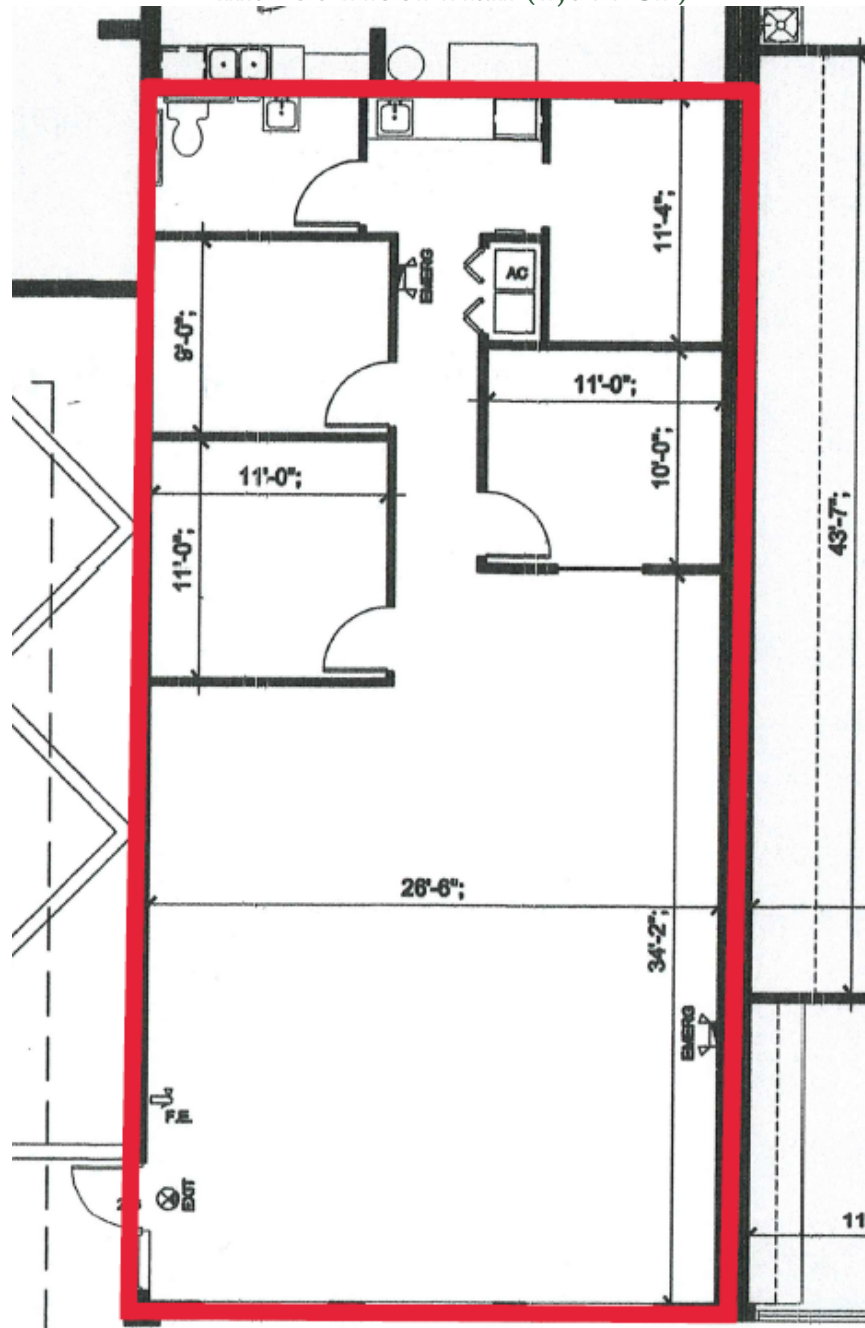
Zachary Ullian

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236 & 244 Fifth Avenue, Indialantic, FL 32903

Unit 236 Floor Plan (1,600 SF)



S GROUP, INC. 236 FIFTH AVENUE INDIALANTIC, FL 32903 <small>Copyright © 2015 These plans are protected by Federal Copyright Laws. Unlawful use may result in civil and criminal penalties.</small>	1,600 SF 236 FIFTH AVENUE	DRAWN BY TLM CAD CODE BROCHURE PROJECT FIFTHP/
	EXISTING FLOOR PLAN	

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Unit 236 Interior Photos (1,600 SF)



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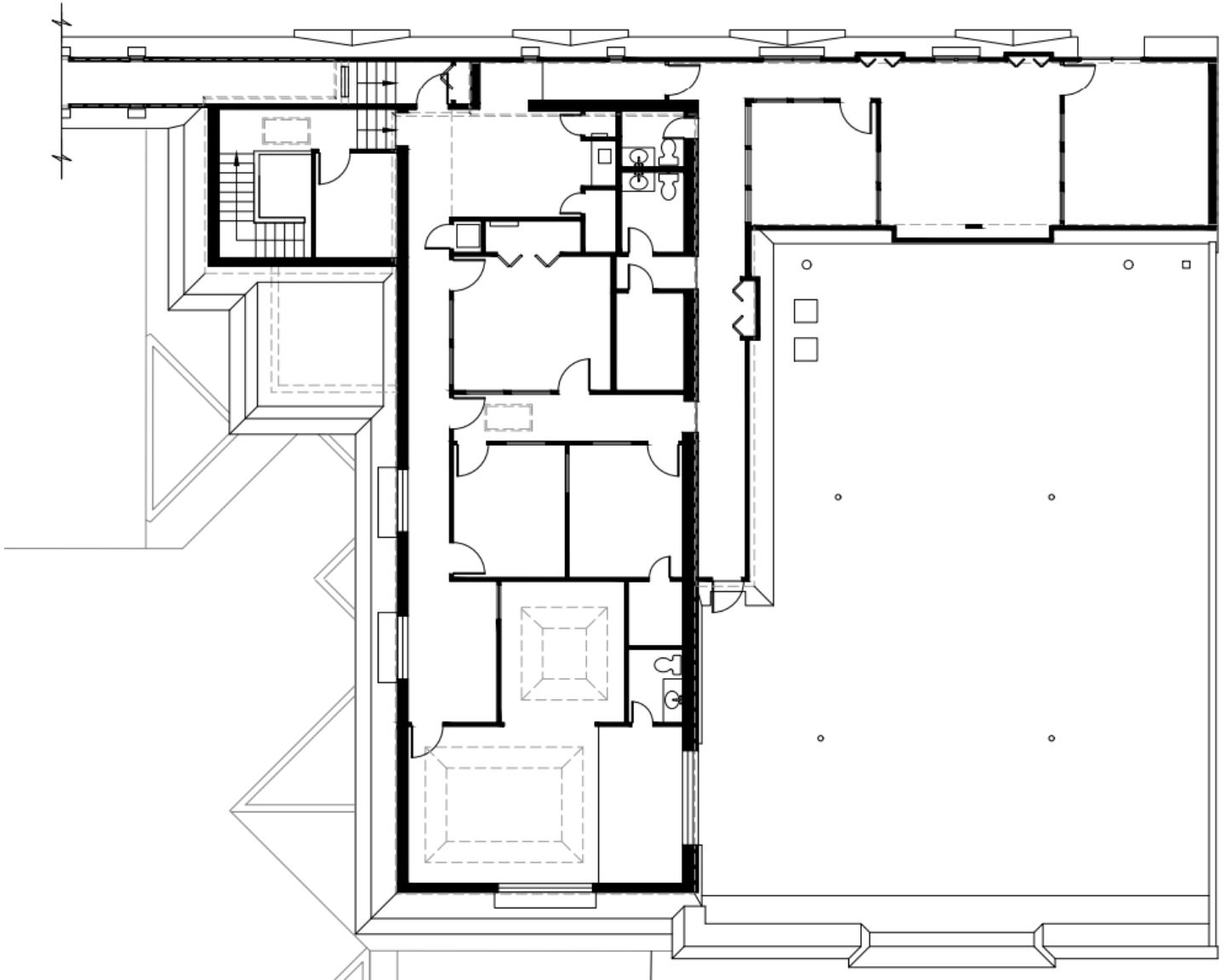
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Unit 244 Floor Plan (3,374 SF)



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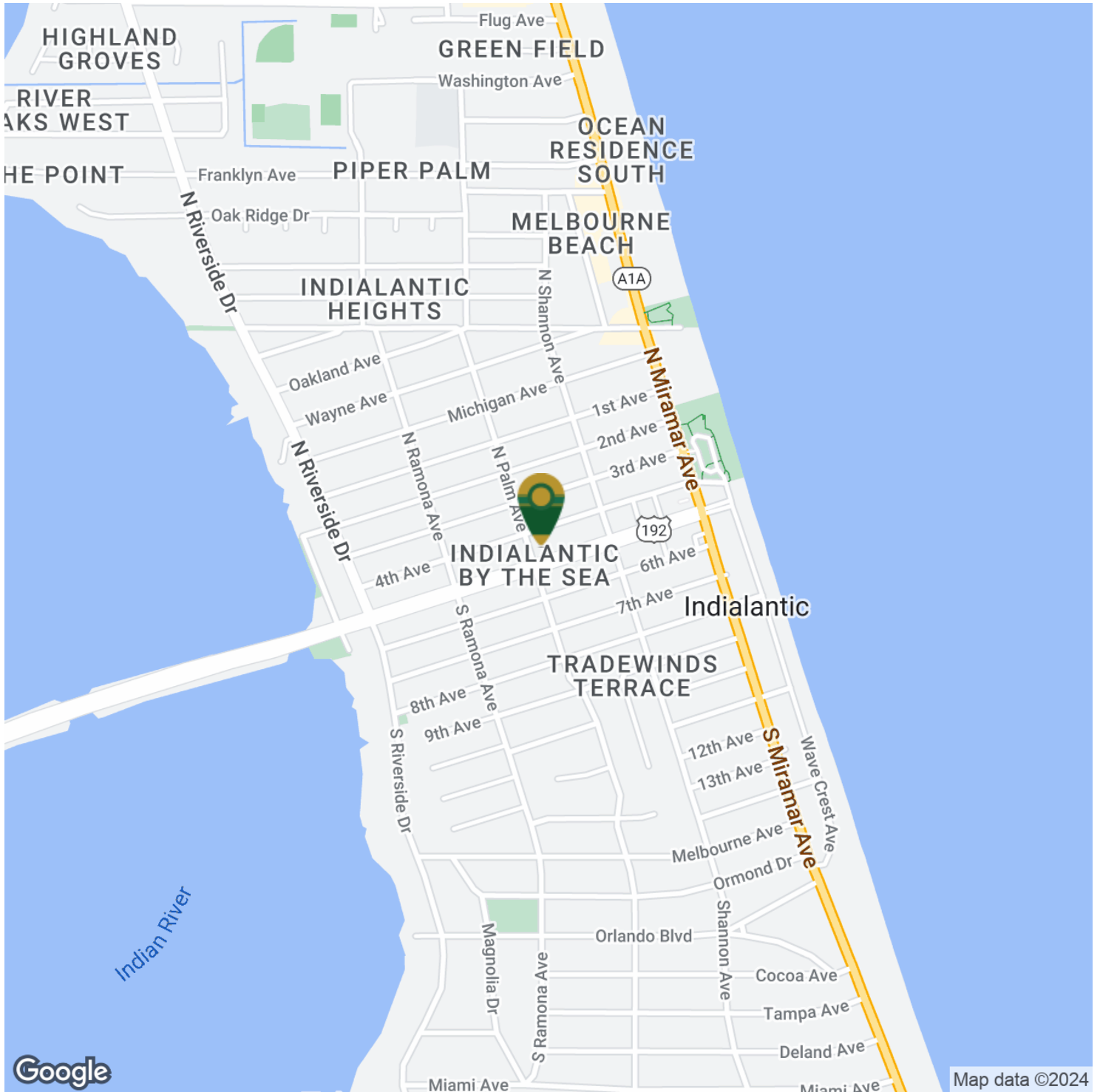
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Location Map



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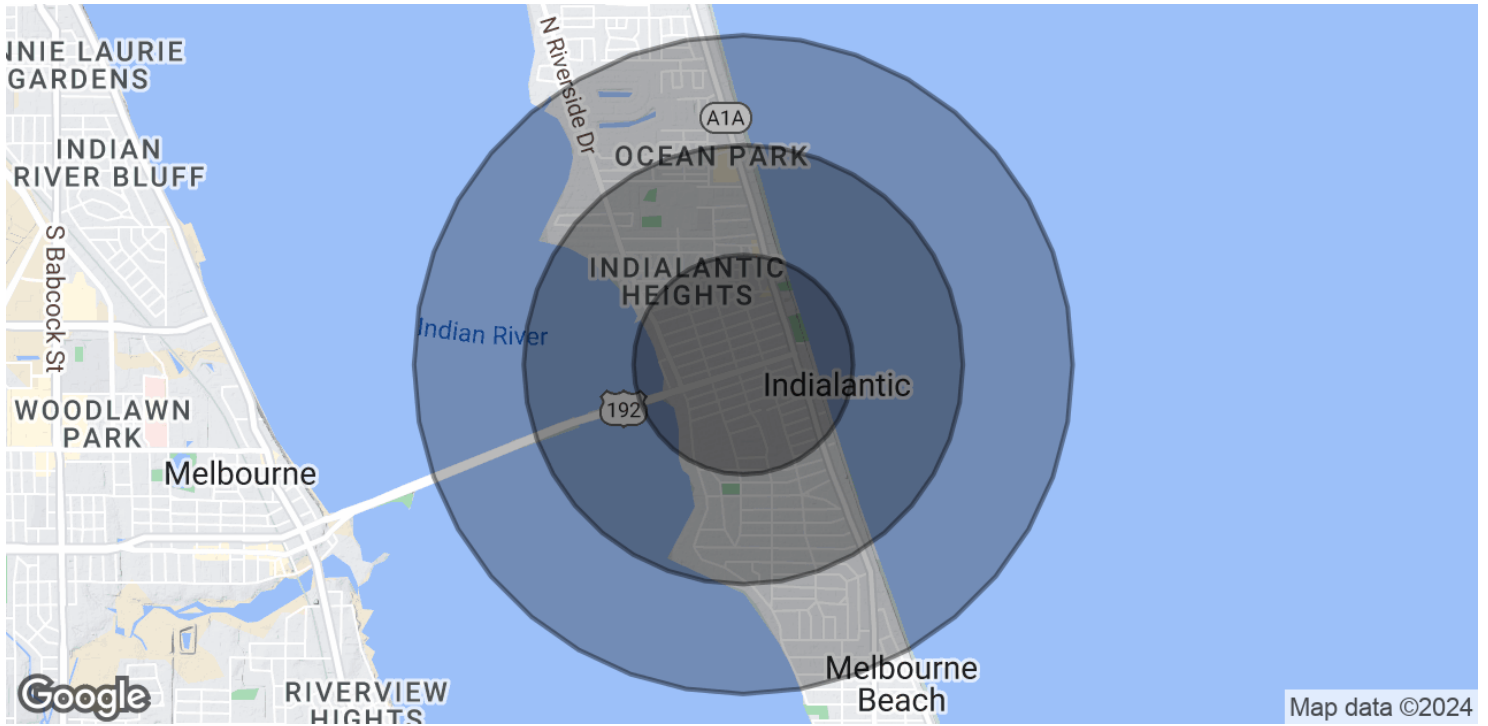
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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,253	3,808	7,611
Average Age	53.2	52.0	49.9
Average Age (Male)	52.5	51.1	48.3
Average Age (Female)	54.8	53.5	52.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	732	2,095	3,710
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$94,107	\$97,800	\$97,898
Average House Value	\$382,596	\$387,466	\$383,569

* Demographic data derived from 2020 ACS - US Census

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