

# Oakwood Square

1900-1970 Dairy Rd, Melbourne, FL 32904

**Office, Medical and Retail Space Available for Lease**



## OFFERING SUMMARY

<b>Available SF:</b>	1,545 - 15,628 SF
<b>Lease Rate:</b>	\$8.00 SF/yr (NNN)
<b>Acreage:</b>	4.4 Acres
<b>Year Built:</b>	1985
<b>Facility SF:</b>	46,884 SF
<b>Renovated:</b>	2017
<b>Zoning:</b>	C-1 Low Density Commercial

## PROPERTY OVERVIEW

Oakwood Square is a three building office, medical and light retail complex with a variety of unit sizes available for lease. Ample parking throughout the complex.

## LOCATION OVERVIEW

Site provides easy access to all of Melbourne, Palm Bay, Beaches and surrounding communities via Interstate 95, US 192, and US 1. From open space to multi-office there are numerous configurations to choose from. Former medical office includes custom built MRI room.

## PROPERTY HIGHLIGHTS

- Great location in the heart of W. Melbourne on Dairy Road
- All roofs replaced in 2016
- Full property painting, landscaping and parking lot renovation started in mid 2017.
- Excellent value priced office space!
- Several types and sizes of units available immediately
- Interiors to include new flooring and painting
- \$2.57/sf NNN expenses



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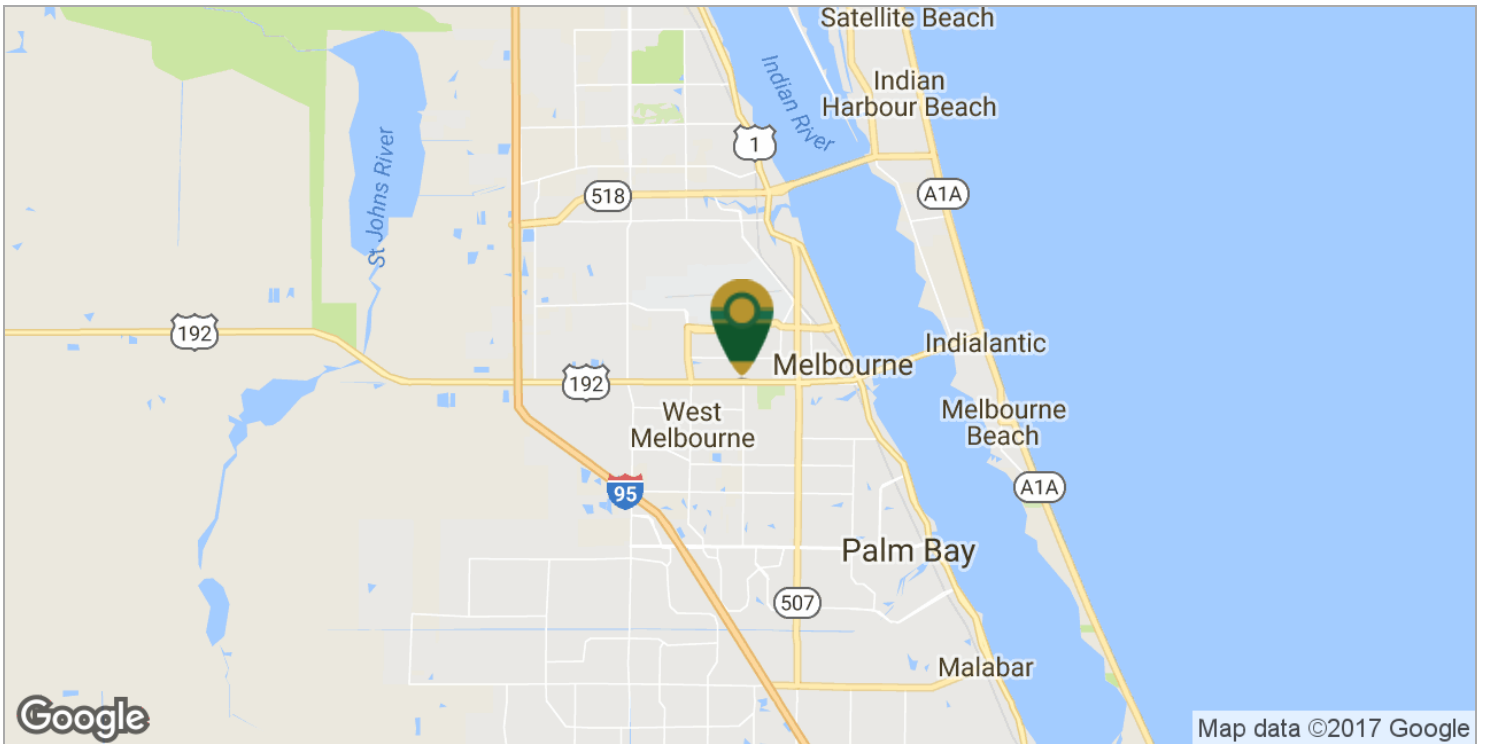
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## Location Maps



Individual Members  
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Adam Rathbun

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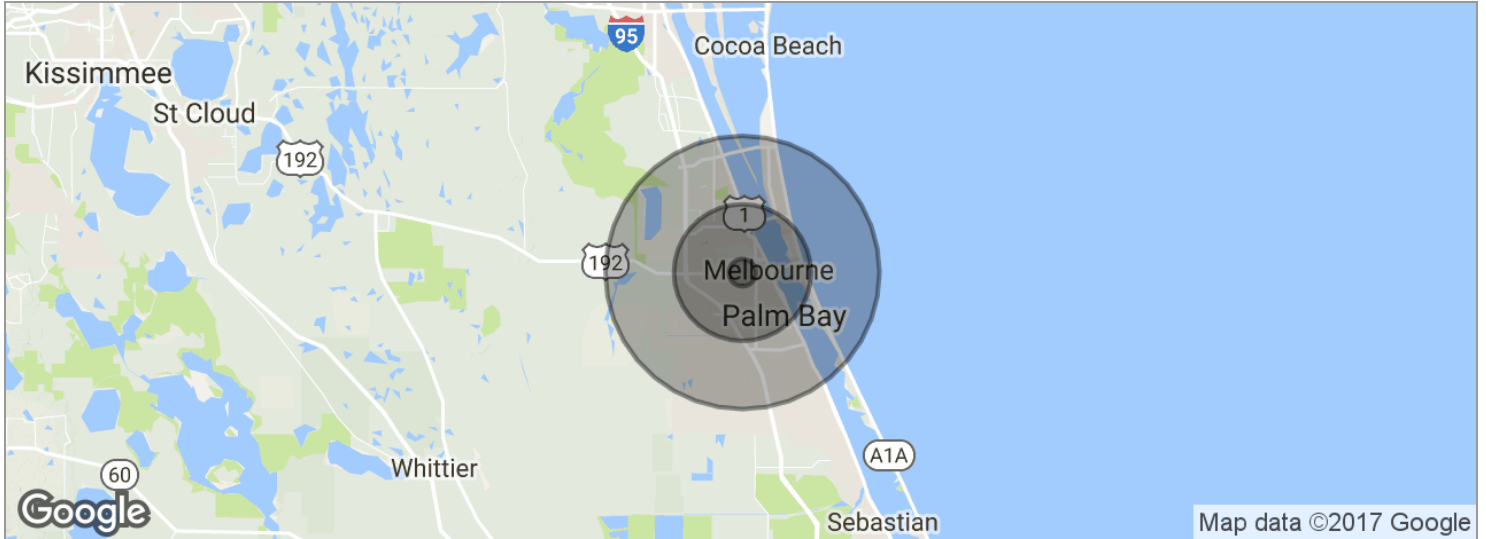
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## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	5,441	133,239	283,602
Median age	42.3	43.8	43.4
Median age (male)	38.7	41.0	41.7
Median age (Female)	46.1	46.0	45.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,177	56,784	115,045
# of persons per HH	2.5	2.3	2.5
Average HH income	\$55,479	\$56,642	\$64,177
Average house value	\$189,294	\$179,912	\$230,402

\* Demographic data derived from 2010 US Census



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