



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 130 Saint Johns Heritage Parkway in Palm Bay, FL. This prime commercial property offers modern amenities, versatility, and convenience. Boasting spacious office suites, ample parking, and high visibility, it's an ideal space for businesses seeking to establish or expand their presence. With its strategic location and proximity to major thoroughfares, this property provides seamless accessibility. Take advantage of an esteemed address and elevate your business in this premier location. Don't miss the chance to make this property the new home for your business.

PROPERTY HIGHLIGHTS

- - Ample parking for employees and customers
- - High visibility in a prime commercial area
- - Proximity to major thoroughfares for easy accessibility
- - Well-maintained and professional property appearance

OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (\$16/sf NNN)
Number of Units:	6
Available SF:	2,000 SF
Lot Size:	7.96 Acres
Building Size:	9,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	515	6,994	17,824
Total Population	1,534	21,501	55,014
Average HH Income	\$108,892	\$94,179	\$94,292

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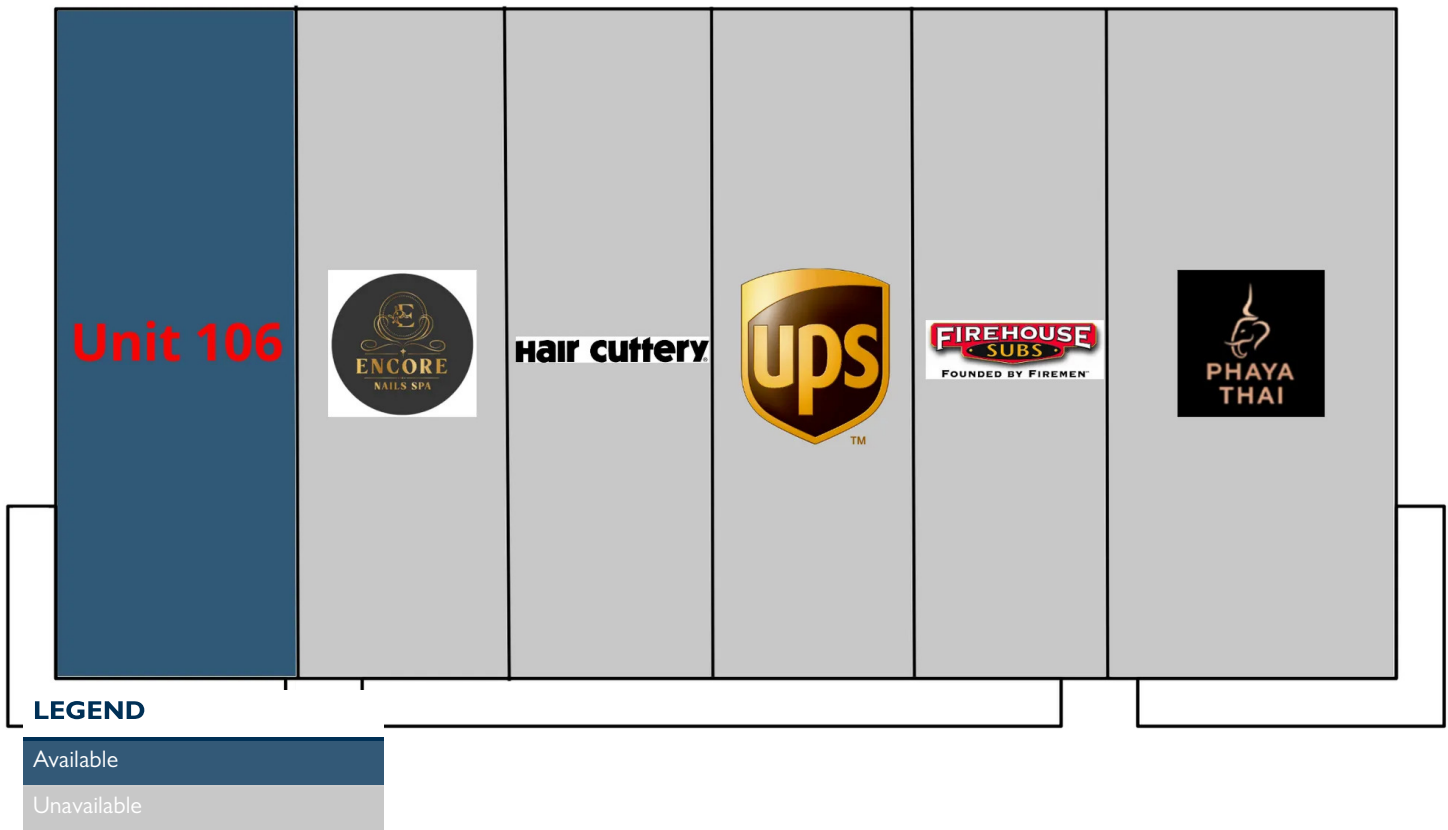


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LEASE INFORMATION

Lease Type:	\$16/sf NNN
Total Space:	2,000 SF

Lease Term:	Negotiable
Lease Rate:	\$42 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
I01	Phaya Thai	2,200 SF	NNN	-
I02	Firehouse Subs	1,400 SF	NNN	-
I03	ups	1,400 SF	NNN	-
I04	Hair Cuffery	1,400 SF	NNN	-
I05	Encore Nail & Spa	1,400 SF	NNN	-
Unit I06	Available	2,000 SF	\$16/sf NNN	\$42.00 SF/yr

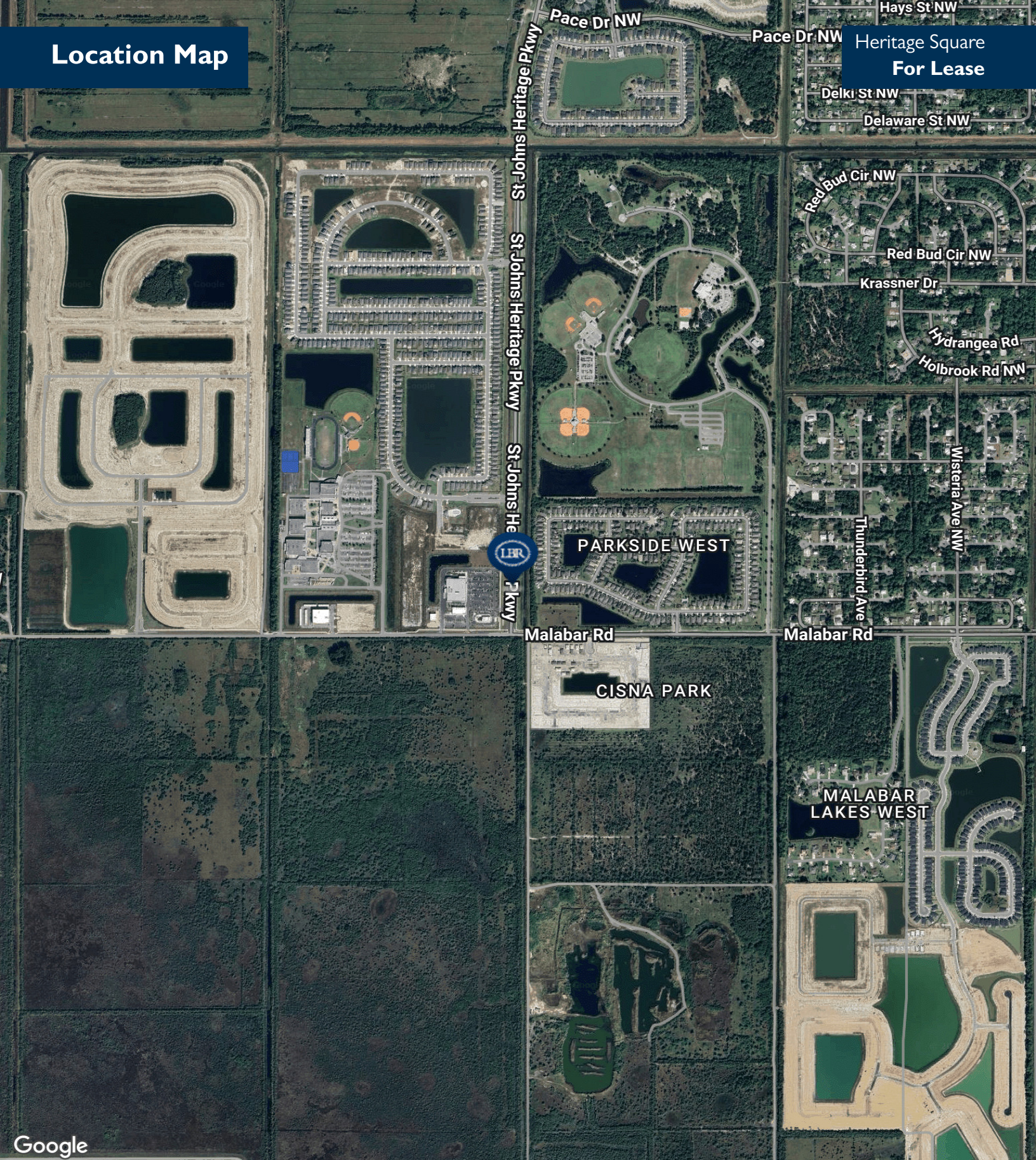
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Location Map

Heritage Square
For Lease



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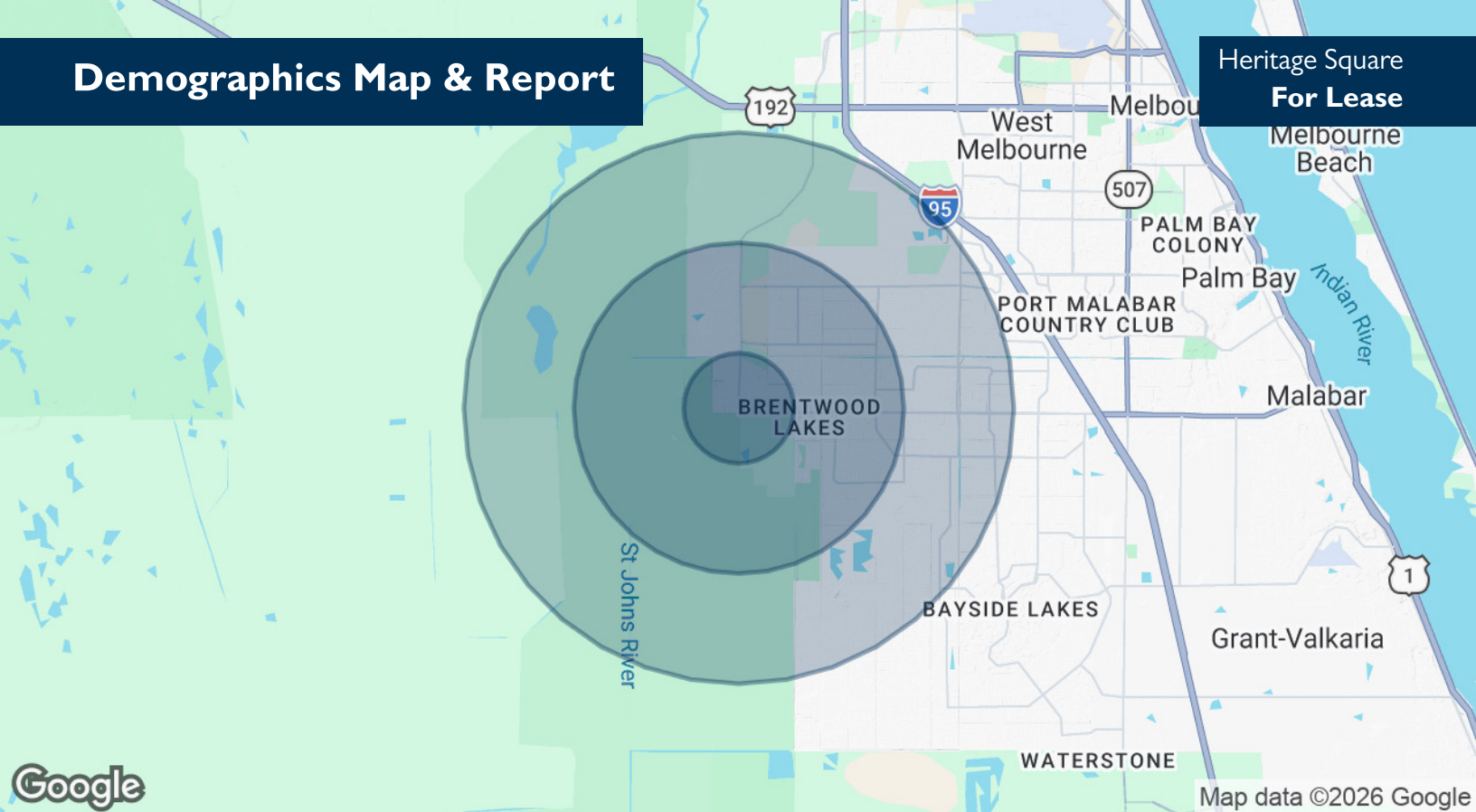
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Demographics Map & Report

Heritage Square
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,534	21,501	55,014
Average Age	34.6	41.2	40.9
Average Age (Male)	31.1	39.1	40.2
Average Age (Female)	40.7	44.4	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	515	6,994	17,824
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$108,892	\$94,179	\$94,292
Average House Value	\$269,915	\$267,447	\$281,605

2023 American Community Survey (ACS)

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