

Property Summary

726 S Fleming St
For Lease



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 726 S Fleming St, Sebastian, FL, 32958. This prime property offers a versatile space ideal for a range of businesses, boasting a spacious interior layout and customizable features to suit diverse needs. With ample parking and easy accessibility, this property ensures convenience for both customers and employees. Embrace the potential for growth in a highly sought-after location, and elevate your business in this well-appointed space. Don't miss the chance to secure a space and unlock a world of possibilities for your enterprise.

LOCATION DESCRIPTION

Nestled in the heart of charming Sebastian, FL, this vibrant area exudes a welcoming atmosphere and boasts a bustling community eager to embrace new businesses. The location offers easy access to renowned attractions such as Riverview Park, boasting picturesque views and hosting popular events throughout the year. With an array of dining destinations and retail outlets within reach, the area presents a wealth of opportunities for Retail / Neighborhood Center tenants to engage with a diverse customer base and establish a flourishing presence in this lively locale.

PROPERTY HIGHLIGHTS

- Monument Signage
- Ample Parking
- Good Retail Mix

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (\$5.20/sf NNN)
Number of Units:	10
Available SF:	9,162 - 21,921 SF
Lot Size:	7.18 Acres
Building Size:	47,262 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,590	13,466	18,516
Total Population	7,882	29,391	42,093
Average HH Income	\$83,764	\$81,653	\$84,330

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

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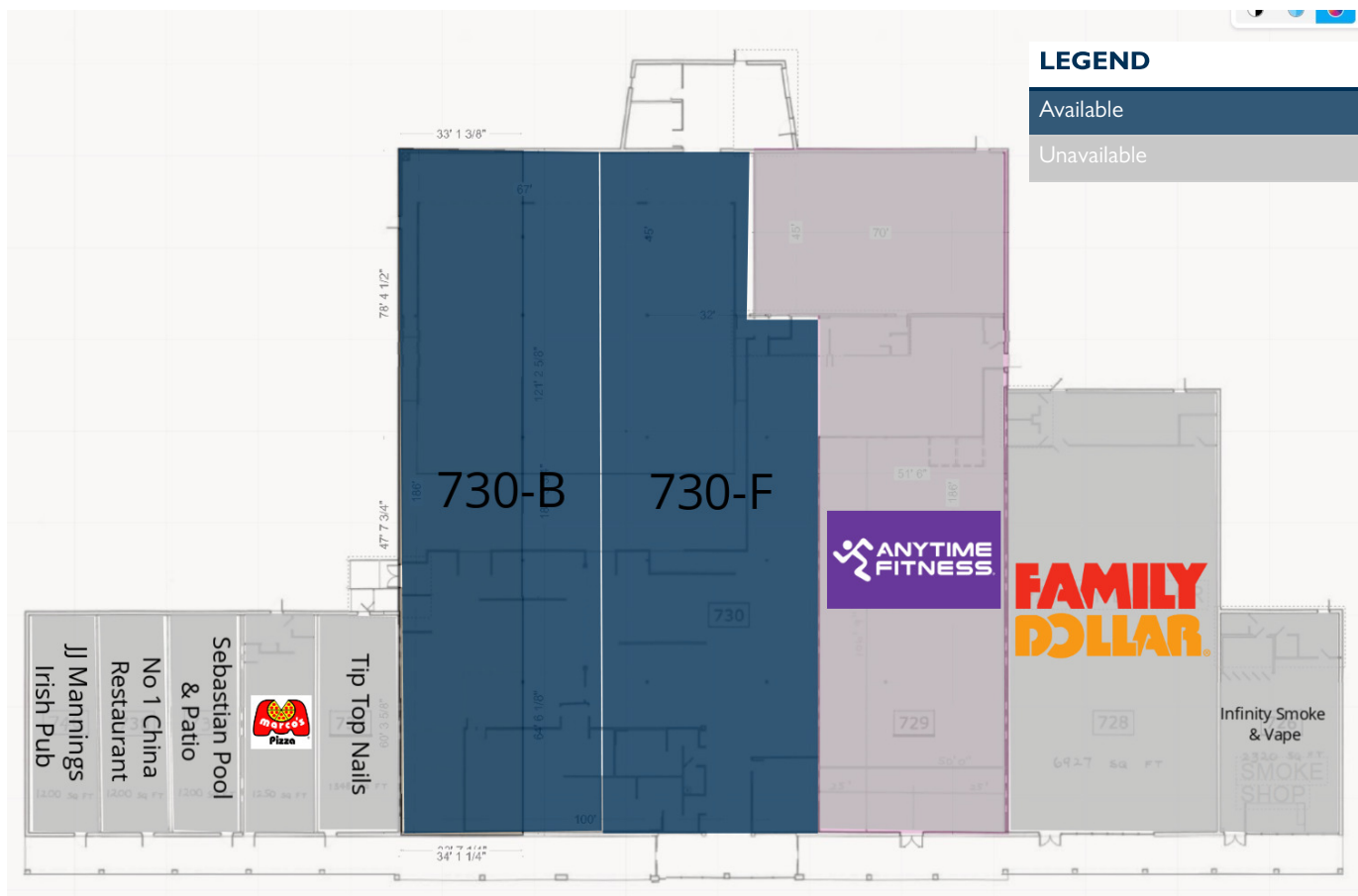
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LEASE INFORMATION

Lease Type:	\$5.20/sf NNN	Lease Term:	Negotiable
Total Space:	9,162 - 21,921 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
730-F	Available	9,162 - 21,921 SF	\$5.20/sf NNN	\$15.00 SF/yr
730-B	Available	12,759 SF	\$5.20/sf NNN	\$15.00 SF/yr

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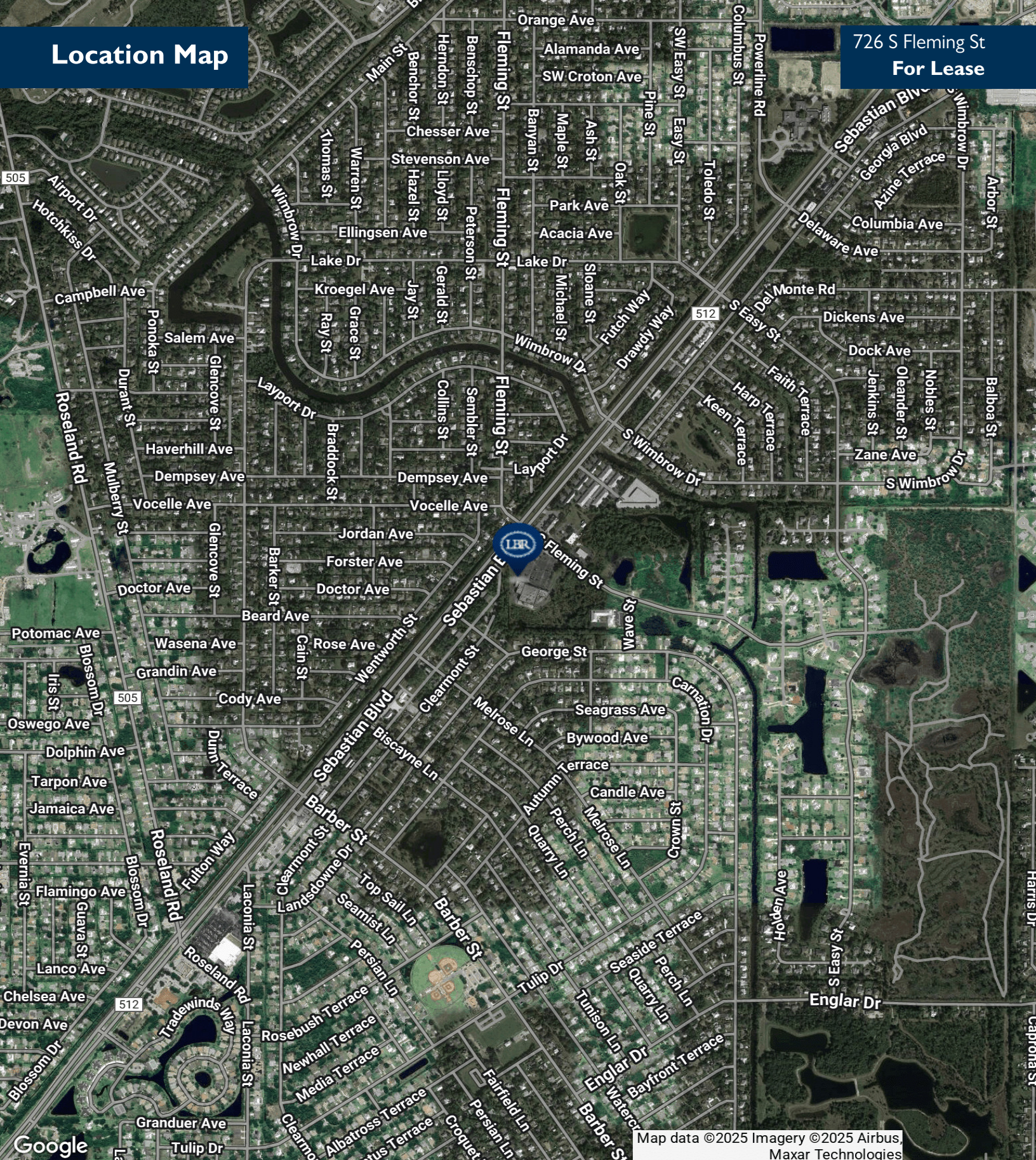
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Location Map

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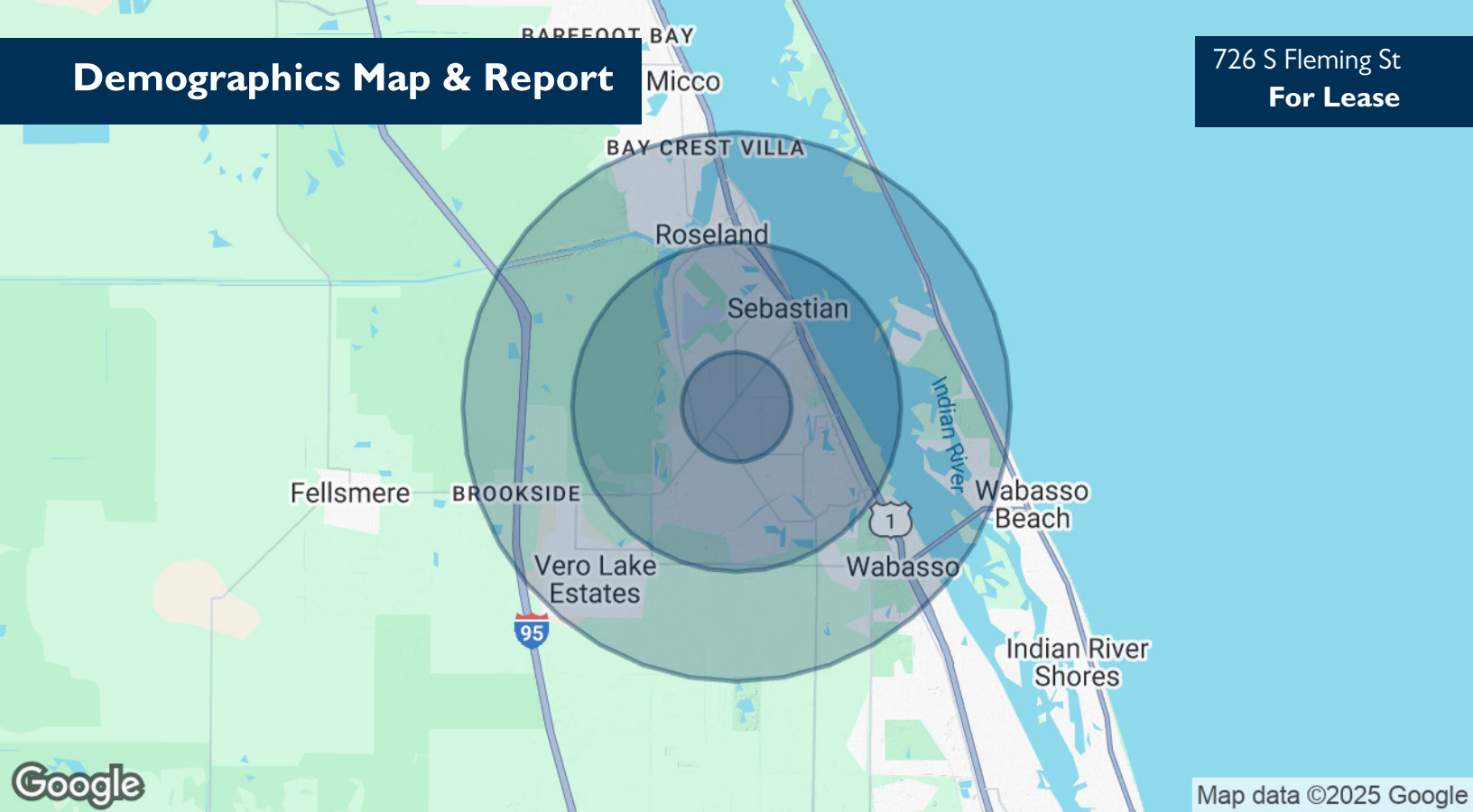
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,882	29,391	42,093
Average Age	53	53	51
Average Age (Male)	52	53	51
Average Age (Female)	53	54	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,590	13,466	18,516
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$83,764	\$81,653	\$84,330
Average House Value	\$306,091	\$318,316	\$345,942

Demographics data derived from AlphaMap

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