



## PROPERTY DESCRIPTION

Introducing a prime Value-Add investment opportunity in the thriving Indialantic area. This 6,037 SF property features 4 fully occupied units, providing a stable and lucrative income stream for retail and strip center investors. With 100% occupancy with tenants paying under market rent, this desirable building presents a strong financial profile and excellent potential for long-term success. The property's strategic location in the heart of Indialantic ensures high visibility and accessibility for businesses, while offering an attractive opportunity for savvy investors seeking a rewarding addition to their portfolio.

## LOCATION DESCRIPTION

Located in the heart of Indialantic, Fifth Avenue Plaza offers investors a prime opportunity in a vibrant coastal community. This charming beachside town boasts a mix of trendy shops, eateries, and local businesses, attracting a steady stream of visitors and residents year-round. Just steps away from pristine beaches, the area enjoys a relaxed coastal atmosphere and a strong sense of community. Nearby points of interest include the Indialantic Boardwalk, Nance Park, and the Indialantic Historic District, providing a rich mix of activities for locals and tourists alike. With its prime location and thriving surrounding area, Fifth Avenue Plaza presents an enticing investment opportunity for retail and strip center investors.

## PROPERTY HIGHLIGHTS

- Value Add
- Below Market Rents
- Walking Distance to the Beach
- Downtown Setting

## OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	4
Building Size:	6,037 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,107	9,790	33,634
Total Population	4,648	22,002	74,203
Average HH Income	\$133,376	\$109,015	\$91,693

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate  
321.722.0707 x24  
Bwilson@teamlbr.com





VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

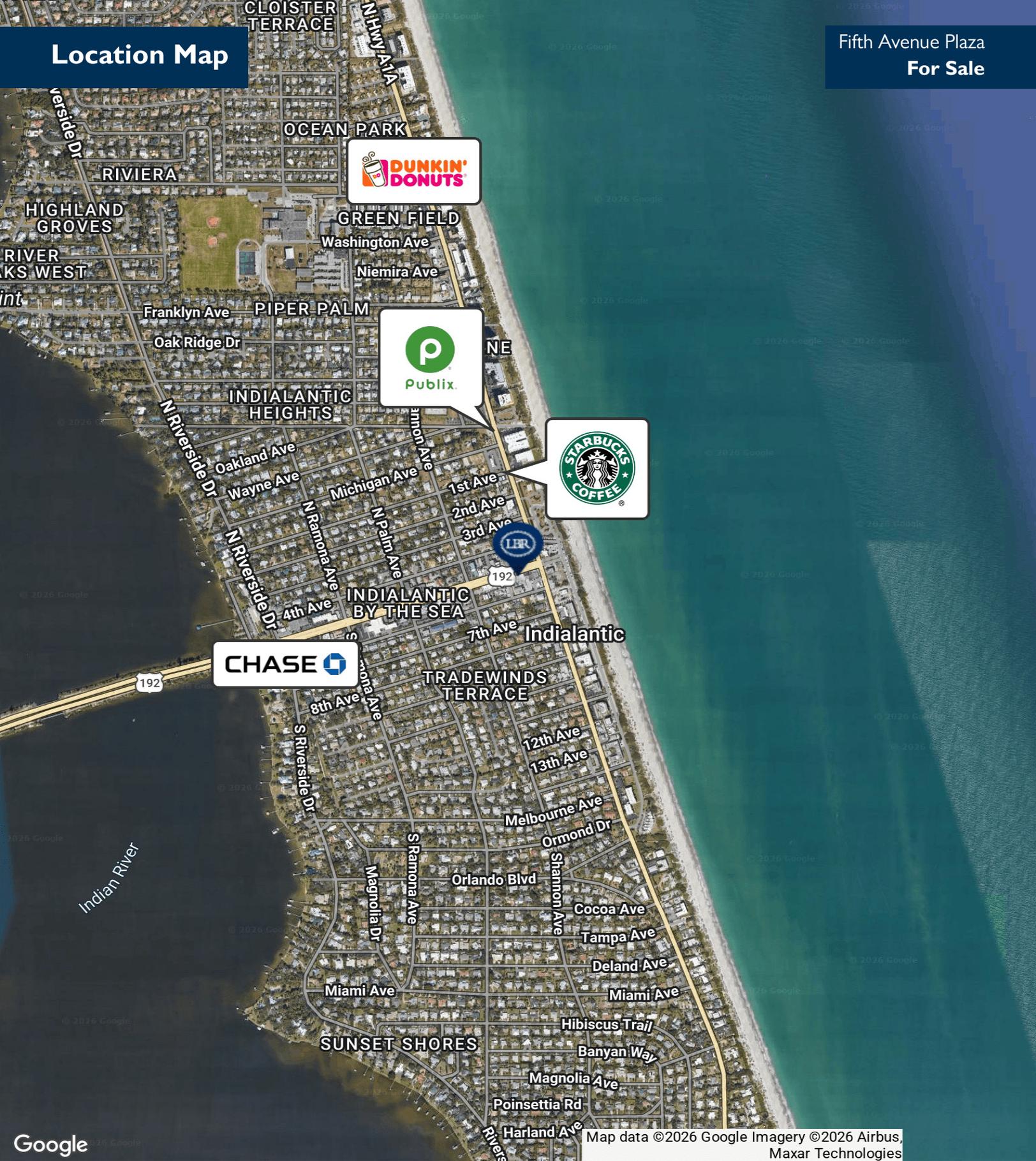
BLAKE WILSON

Sales and Leasing Associate  
321.722.0707 x24  
Bwilson@teamlbr.com



# Location Map

Fifth Avenue Plaza  
For Sale



VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

BLAKE WILSON

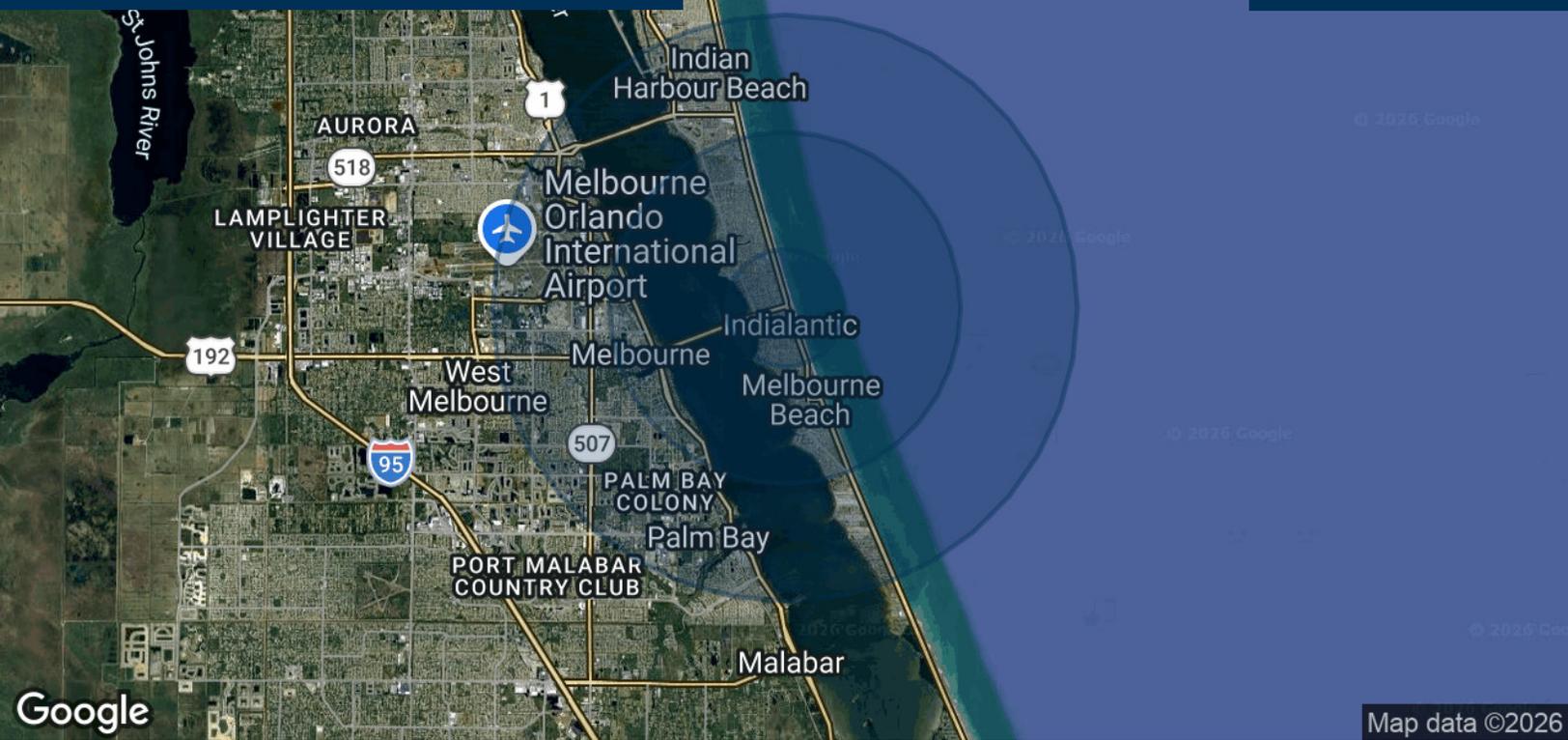
Sales and Leasing Associate  
321.722.0707 x24  
Bwilson@teamlbr.com



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.

# Demographics Map & Report

Fifth Avenue Plaza  
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,648	22,002	74,203
Average Age	50	49	48
Average Age (Male)	49	47	46
Average Age (Female)	51	50	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,107	9,790	33,634
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$133,376	\$109,015	\$91,693
Average House Value	\$633,825	\$527,704	\$395,597

Demographics data derived from AlphaMap

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate  
321.722.0707 x24  
Bwilson@teamlbr.com



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.