

# RETAIL OR INDUSTRIAL LEASE

Canova Center • 1707 Canova St SE Palm Bay, FL 32909



## OFFERING SUMMARY

<b>Available SF:</b>	900 SF
<b>Lease Rate:</b>	\$1,100.00 per month (\$37 water fee)
<b>Lot Size:</b>	0.34 Acres
<b>Year Built:</b>	1984
<b>Building Size:</b>	5,664 SF
<b>Zoning:</b>	GC
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Palm Bay

## PROPERTY OVERVIEW

Perfect site for businesses needing office area, work area and roll-up door.

Covered entry and large window.

Roll up door is visible from Malabar Rd.

## LOCATION OVERVIEW

Property is on Canova St., which is situated one block south of Malabar Rd. (SR 514) Corner of Babcock St. and Canova St. NE

Easy access and close to I-95

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# AVAILABLE SPACES

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UNAVAILABLE  AVAILABLE

LEASE TYPE \$37 WATER FEE | TOTAL SPACE 900 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$1,100.00 PER MONTH

SUITE	SIZE	TYPE	RATE
#2	900 SF	\$37 water fee	\$1,100 per month
#3	900 SF	\$37 water fee	\$1,100 per month

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# UNIT 2

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# UNIT 3

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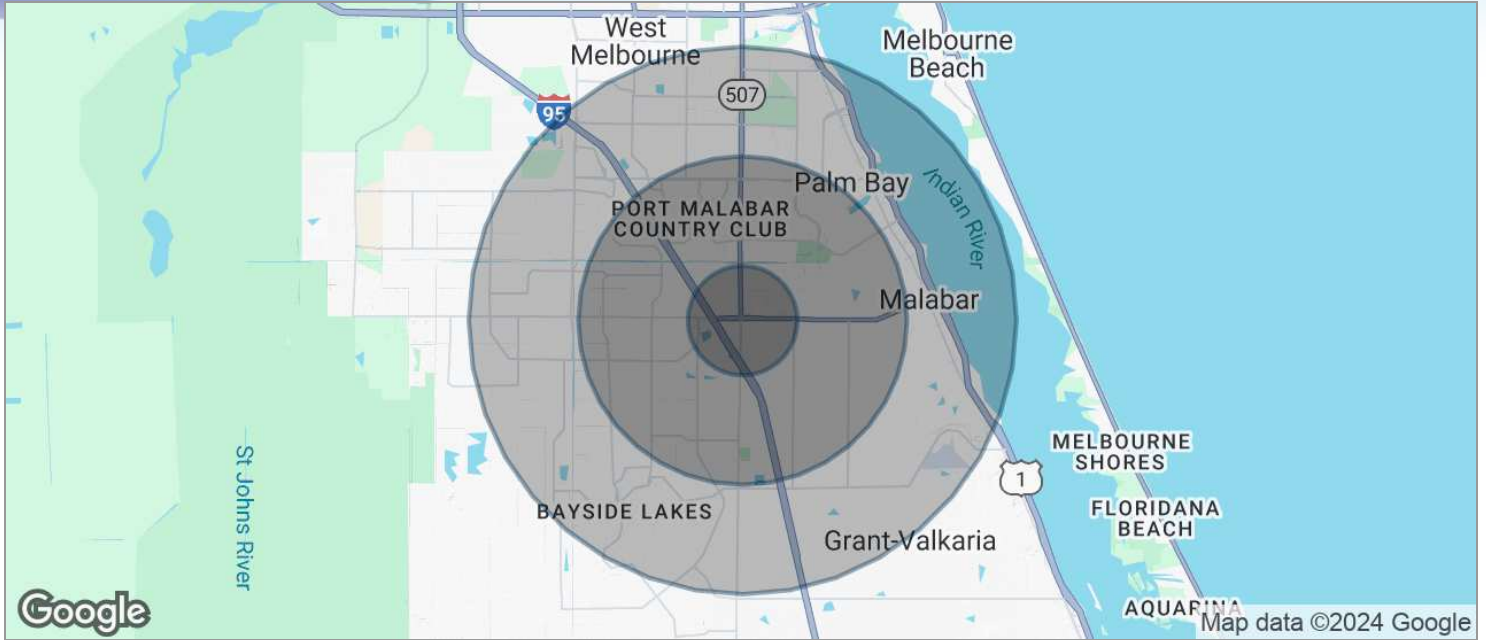
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,422	41,707	104,923
MEDIAN AGE	40.7	40.7	41.5
MEDIAN AGE (MALE)	38.9	37.5	39.2
MEDIAN AGE (FEMALE)	41.8	44.1	43.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,911	16,546	41,262
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$62,186	\$52,665	\$55,989
AVERAGE HOUSE VALUE	\$179,148	\$165,267	\$181,804

\* Demographic data derived from 2020 ACS - US Census

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