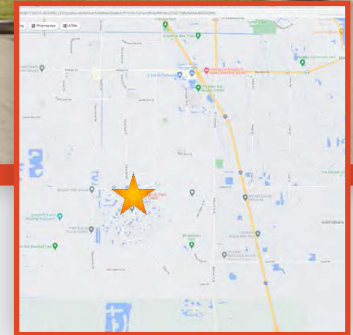


**FOR LEASE**  
**\$18.00/SF \$5/CAM**



318 COGAN DRIVE SE, PALM BAY, FL 32909  
**BAYSIDE LAKES MEDICAL**

### PROPERTY HIGHLIGHTS

**5,000 SF Available \$18/SF +  
\$5/SF in Passthroughs**

- Available as a build-to-suit
  - Space currently in shell condition
  - Call to arrange time to draft a floor plan specific to your use

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,668	41,296	75,817
Households	2,247	14,832	27,862
Median HH Income	\$75,204	\$60,827	\$59,167

### FOR MORE INFORMATION

**Joe Poirier**  
321-537-7996  
Joe@v3capital.com





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[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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