

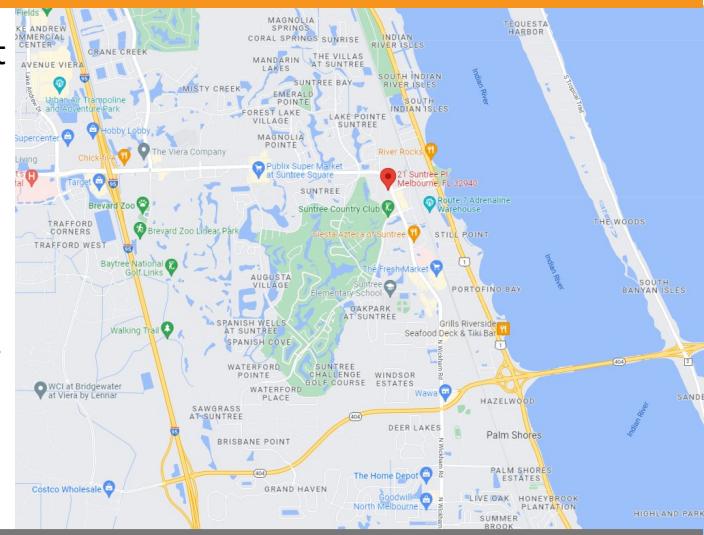
MEDICAL / OFFICE SPACE FOR LEASE

21 SUNTREE PLACE

Melbourne, FL 32940



- Professional Office & Medical Building with Great Visibility at the Intersection of Suntree Blvd & Wickham Road
- High Traffic, Lighted Intersection
- Well Maintained Building with Ample Parking and Attractive Landscaping
- Monument & Building Signage
- Medical or Professional Office Use
- 2 Rooms, Both with New Flooring, Neutral Paint, Window Blinds, 1 has Cabinets and Counter, 1 has Stub Out for Sink
- Directional Signage for Tenant Entrance
- \$1400/Month - Includes Electric and Water



Terry Winton
JM Real Estate, Inc.
Office: 321.242.2882 x 217
Cell: 321.616.3070
Terry@JMRealEstate.com

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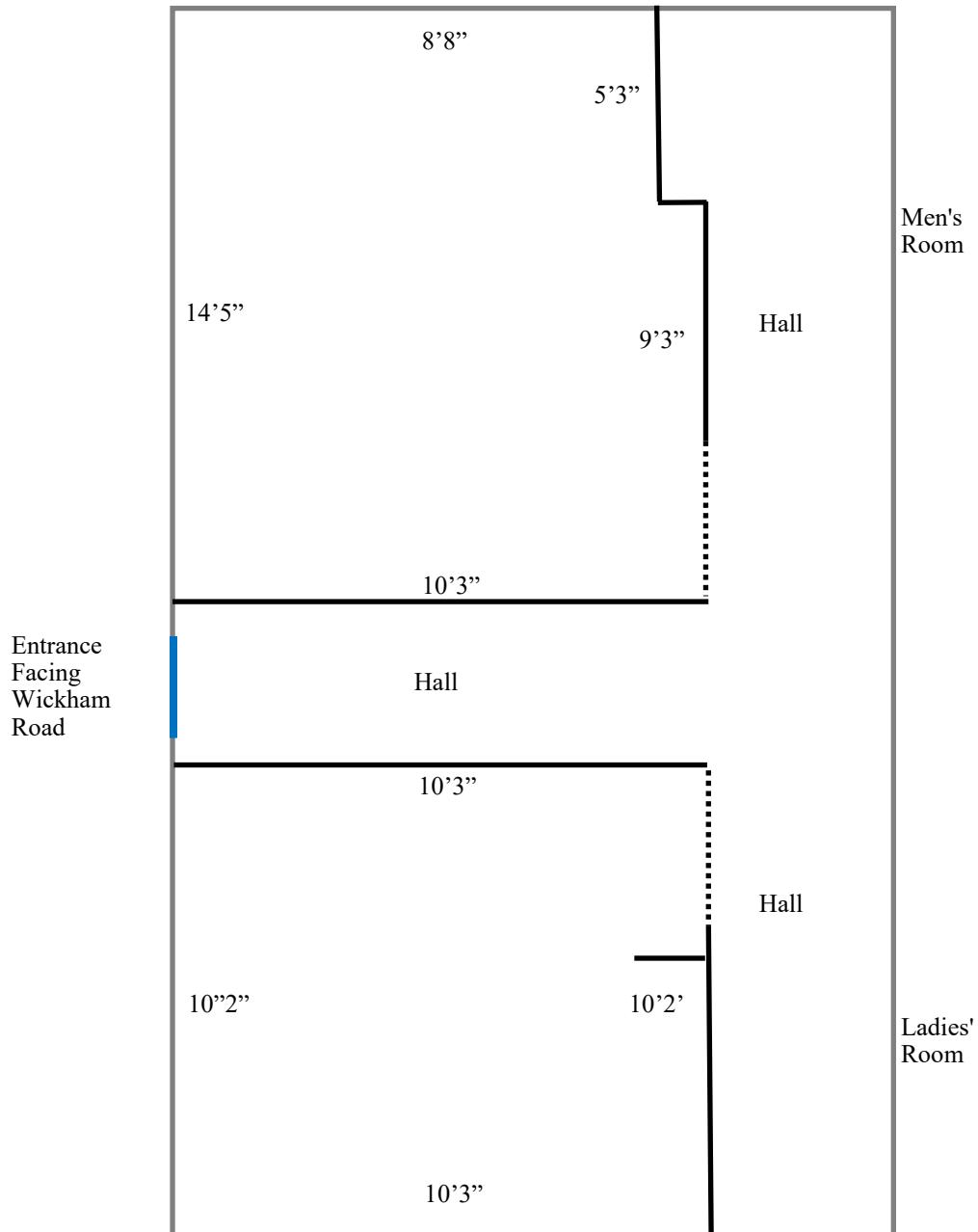
Nicole Reed
JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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Room 1 - Above Photos—New Flooring, Neutral Paint, Cabinet Counter

Room 2 - Below Photos—New Flooring, Neutral Paint, Stub Out for Sink



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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	5,572	32,278	77,835
2027 Population Projection	6,038	34,781	84,293
Annual Growth 2022-2027	1.7%	1.6%	1.7%
Median Age	55.8	52	49.8
Bachelor's Degree or Higher	44%	45%	42%
Avg Household Income	\$95,963	\$107,864	\$106,602



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