

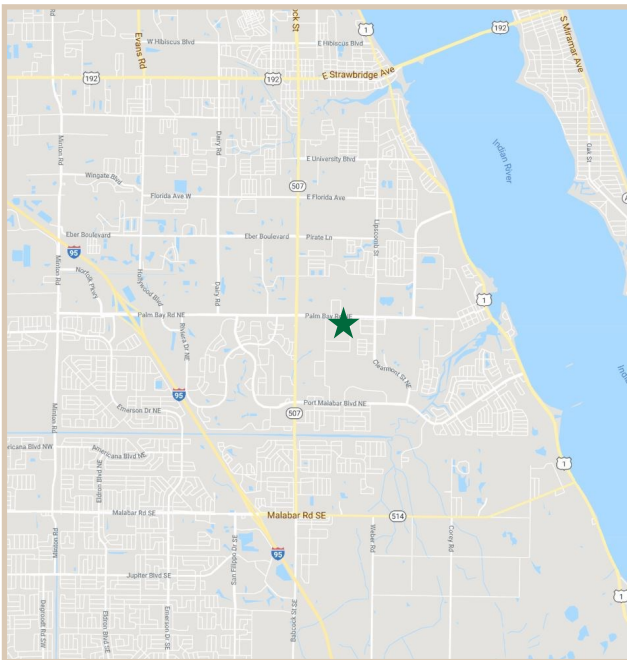
FOR LEASE

Arlington Pines

2000-2040 Palm Bay Road NE, Palm Bay, Florida 32905

PROPERTY FACTS

Building Area:	17,760 Sq. Ft.
No. of Units:	24 Retail / Office Units
Unit Range:	740 Sq. Ft.
Year Built:	1978
Construction:	CBS
Zoning:	CC Community Commercial
Air Conditioning:	100% Central Air
Building Height:	Single Story
Frontage:	290 Feet
Parcel Size:	1.86 Acres



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Located on Palm Bay Road and covenantal located close to U.S. Highway One (0.75 Miles away) and I-95 (2 miles away).
Capital Expenditures	New façade signs and monument sign newly installed to advertise each business in the plaza. Office and retail suites in excellent condition available for immediate occupancy.
Parking & Access	There are two entrances on Palm Bay Road into the plaza. There is parking in front of each store front with additional parking in the center of the three buildings.



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www.vscrc.com

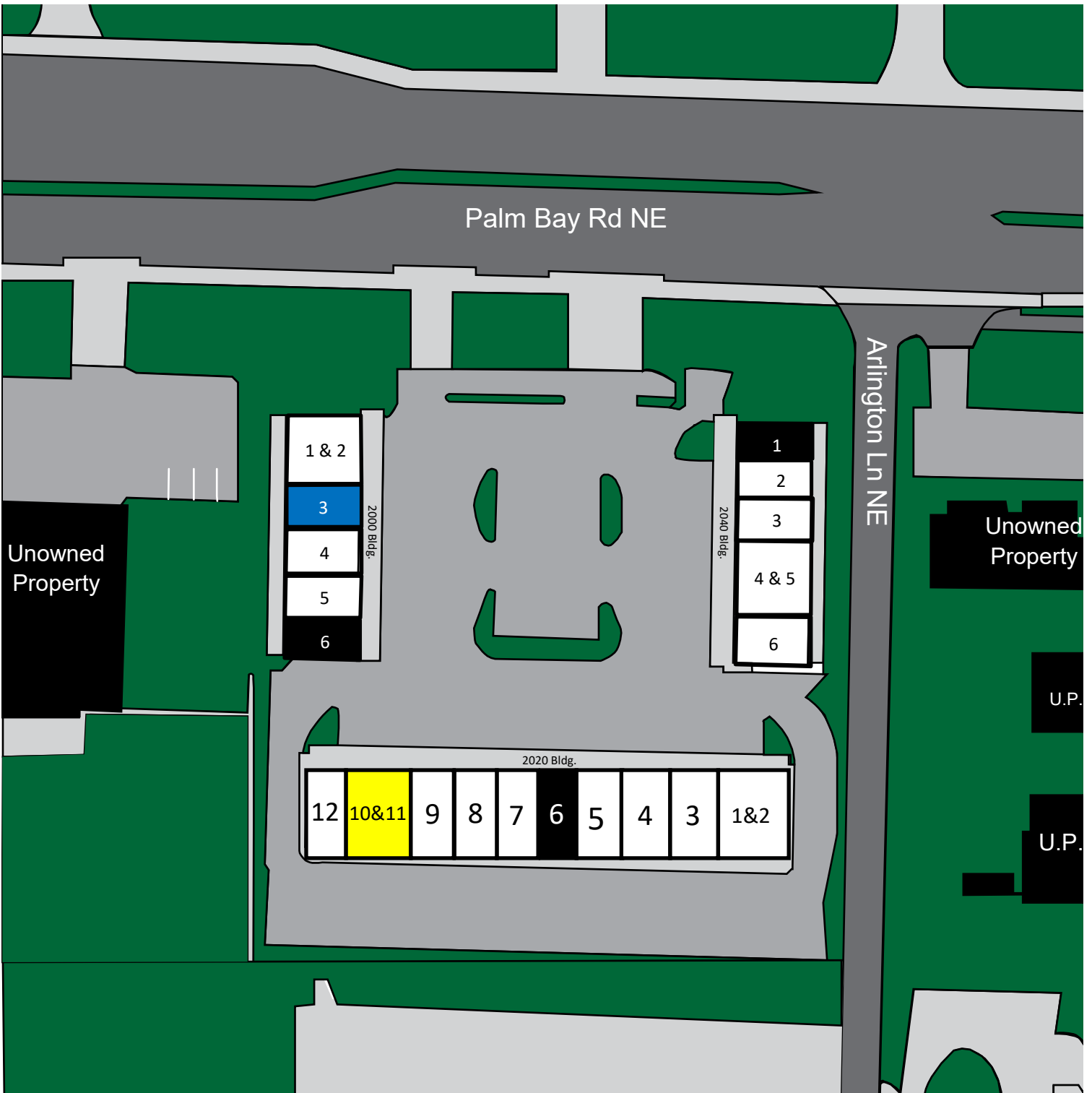
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Arlington Pines

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AVAILABLE FOR LEASE

Bldg. 2000

Arlington Pines

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				NOTES
				Water	Electric	Trash	Cable	
3	740 SF	\$21.00 PSF/YR	\$1,295.00	Yes	No	Yes	No	Renovated Office/ Retail Space



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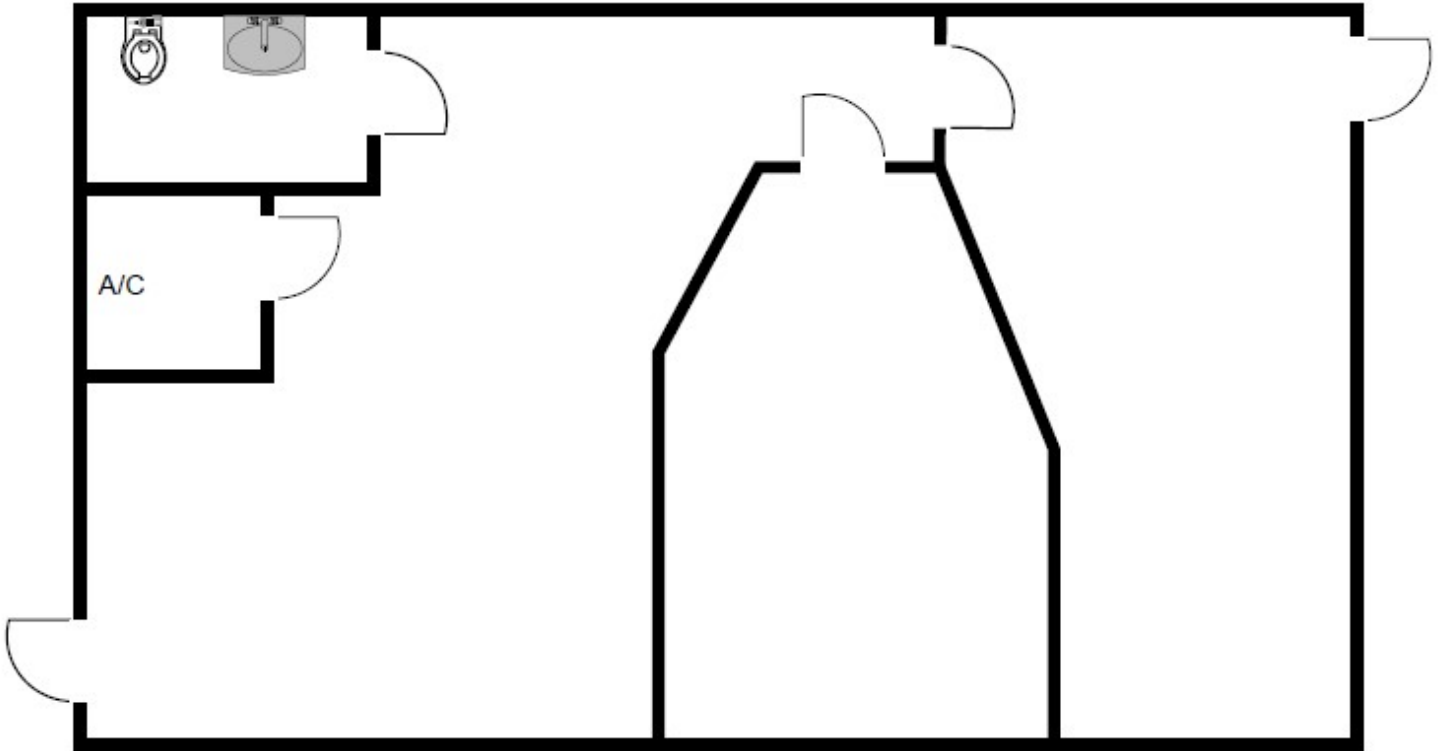
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Floor Plan

Bldg. 2000
Unit 3

Arlington Pines

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740 SF



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COMING AVAILABLE

Bldg. 2020

Arlington Pines

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				Water	Electric	Trash	Cable	
10-11	1,480 SF	\$21.00 PSF/YR	\$2,590.00	Yes	No	Yes	No	Call for Details



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AERIAL

Arlington Pines

2000-2040 Palm Bay Road NE, Palm Bay, Florida 32905



1963

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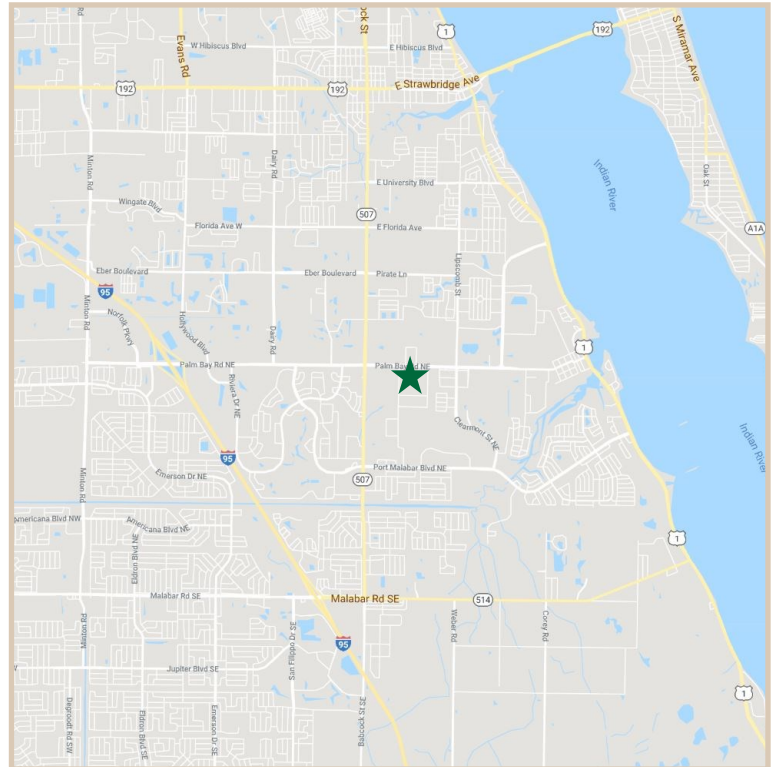
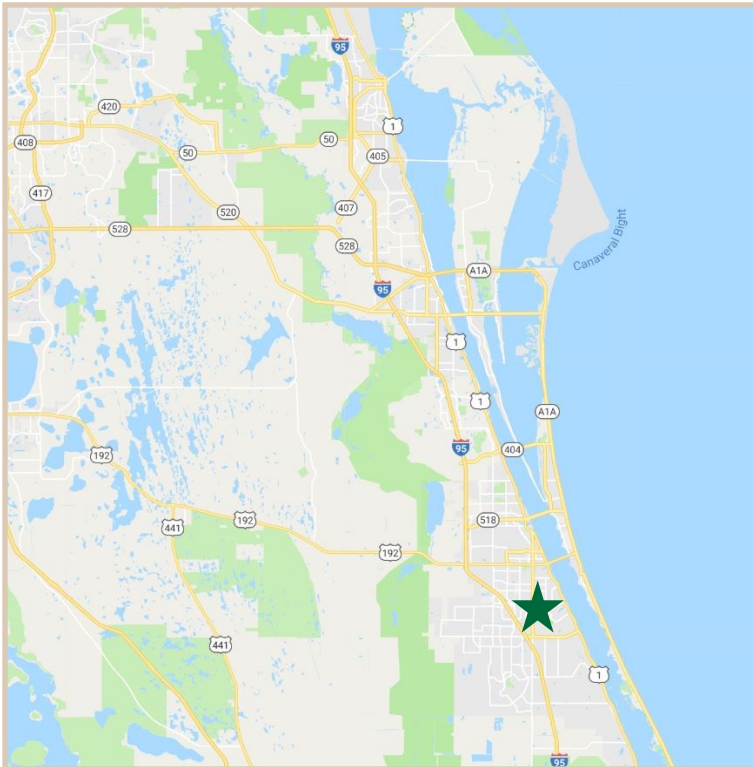
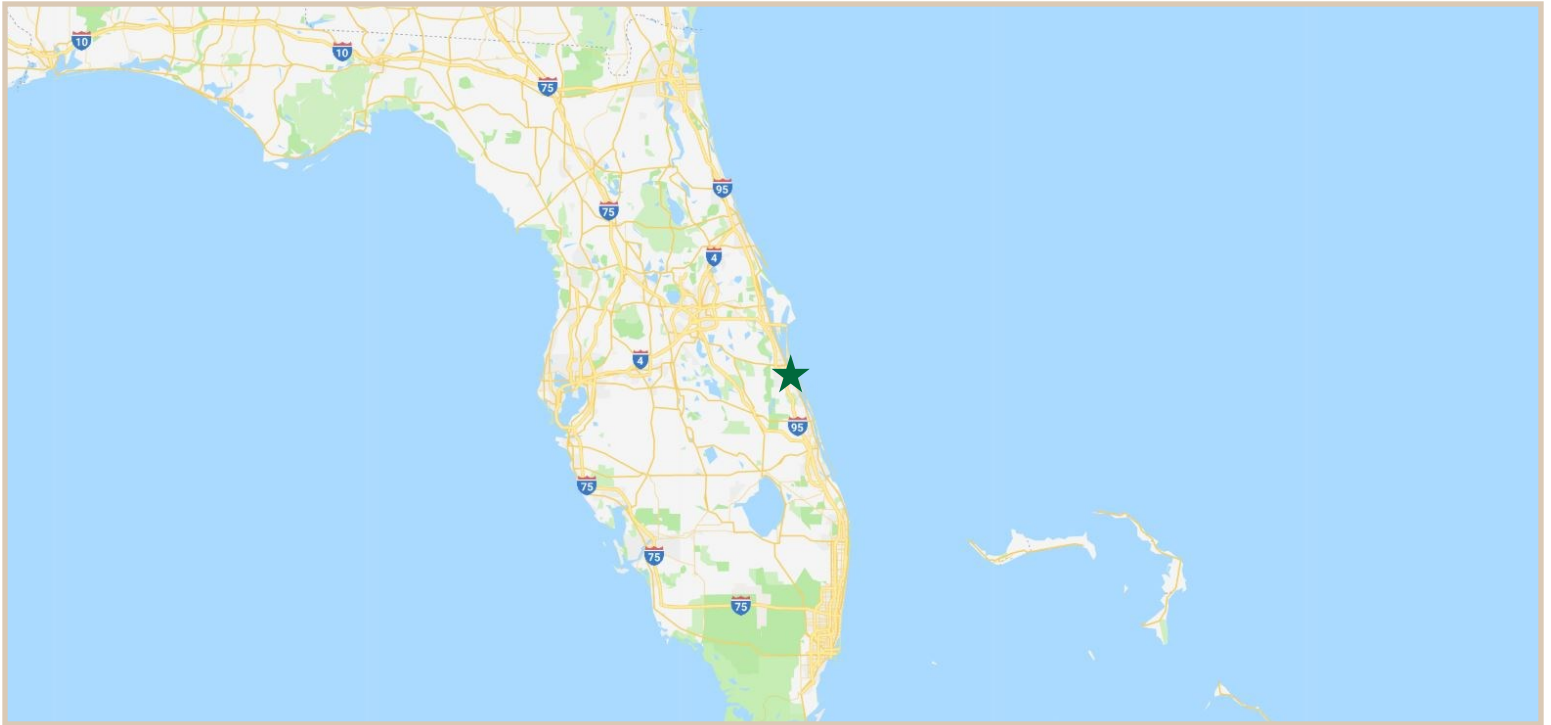
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LOCATION MAPS

Arlington Pines

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ADDITIONAL PHOTOS

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