



Sale Price:	PAD ONLY \$450,000	<b>FOR SALE:</b> 6,000 SF Condo PAD (\$75 / SF) Ready to Build (with modification to site plan**);
Available SF:	6,000 PAD	Must construct according to Developer's Shell Design to conform to other buildings on site. Developer may assist with Buyer's design/build process.
Lease Rate:	\$25.00/SF*	FOR LEASE: A Fully Customized Turn-Key Triple Net Lease May be Negoti- ated for a Long-Term Lease to a Financially Sound Tenant.
CAM	\$6.50/SF	*Final Lease Rate Will be Determined by Actual Plans and Additional Terms.
Zoning:	C-2 City of Melbourne	<b>LOCATION:</b> This Well-Known, Highly-Traveled Corridor is Across From Northrup Grumman, and close to Harris, GE, Extant, and Mel-
Parking:	5/1000 - Common	bourne International Airport in Melbourne's High-Tech District. It is also Between Two of Melbourne's Major Hospitals: Health First and Steward, as well as backing up to Health First's Gate- way Facility. Convenient to I-95, US-1 and the beaches.
	Brenda Boren (	Corliss, Licensed Real Estate Broker

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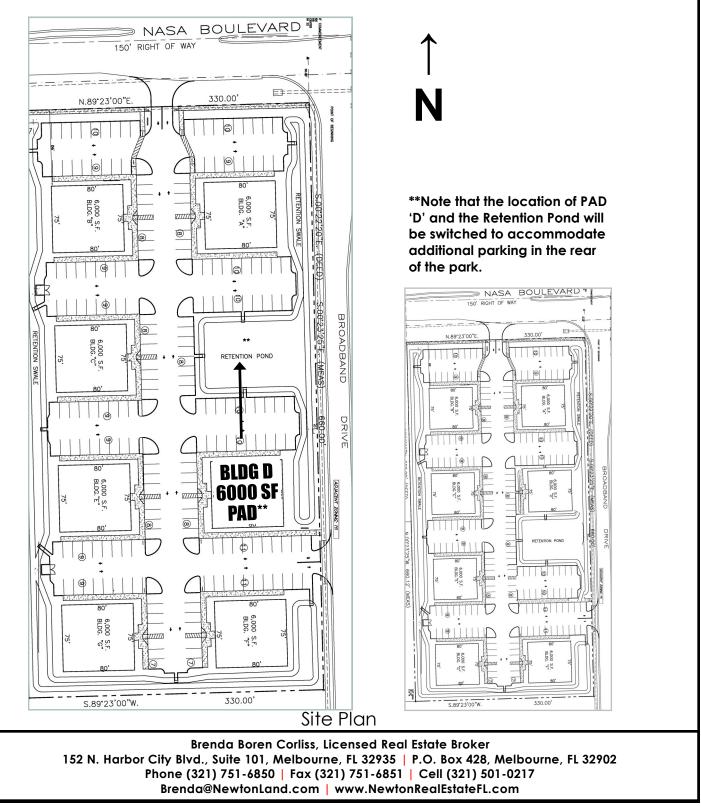




Building Shell Example - 75' x 80'

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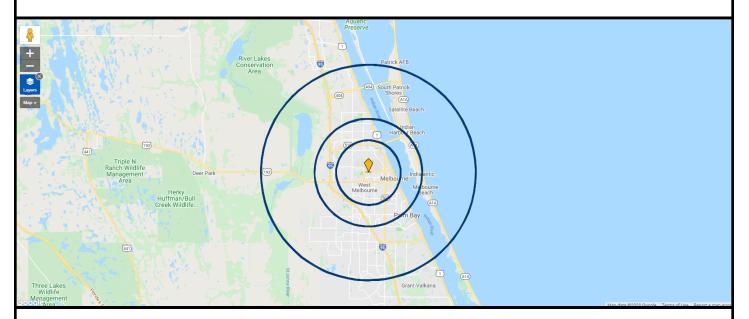






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All information deemed accurate, but not guaranteed. Pricing subject to change without notice





DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2020 POPULATION	57,652	140,811	297,450
2025 PROJECTION	61,963	151,622	320,018
2020 AVG. HOUSEHOLD INCOME	\$66,571	\$69,245	\$76,193
DAYTIME EMPLOYEES - TOTAL	54,501	85,394	119,469

HEALTHCARE SPENDING 2020*	3 MILES	5 MILES	10 MILES
	\$35,266,249	\$88,639,084	\$189,896,487
*Data derived from © Costar Realty Information, Inc. (2021). Accessed January 4, 2021.			
TRAFFIC COUNT* (2020) - 19,002 CARS/DAY			
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