



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

152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902 Phone (321) 751-6850 | Fax (321) 751-6851 | Cell (321) 501-0217 Brenda@NewtonLand.com | www.NewtonRealEstateFL.com

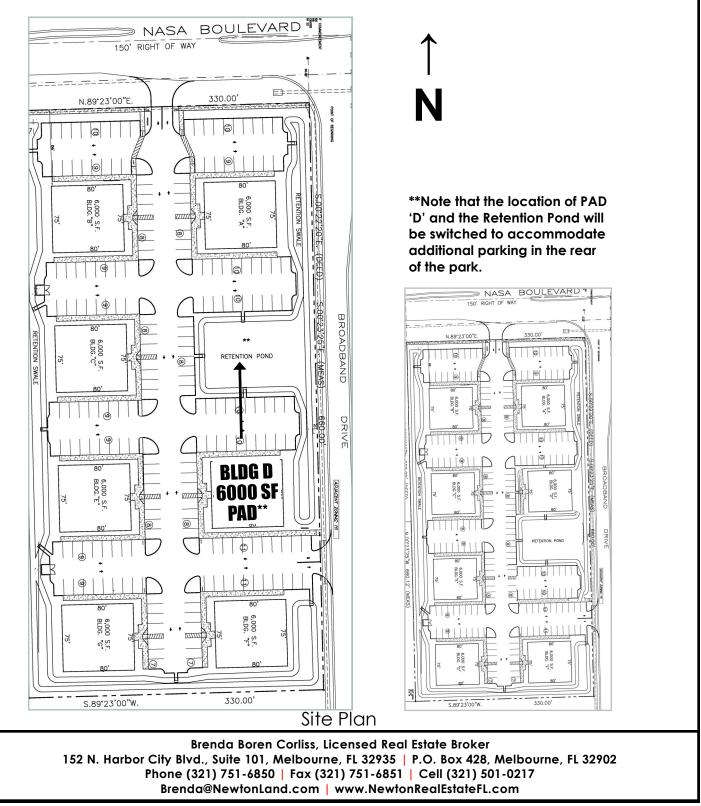




Building Shell Example - 75' x 80'

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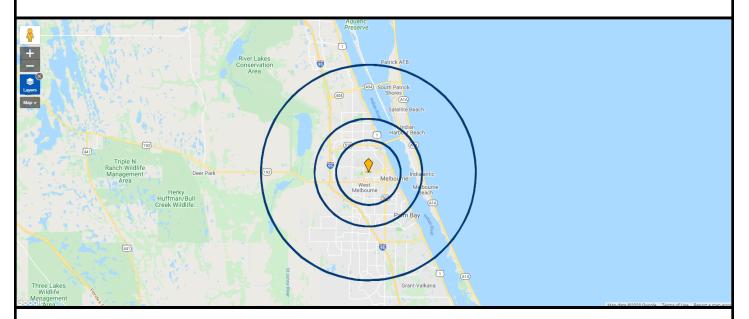






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All information deemed accurate, but not guaranteed. Pricing subject to change without notice





| 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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