



PROPERTY DESCRIPTION

Beautiful flex spaces with rollup doors at the rear of the spaces. The property's features include excellent visibility, easy access & ample parking. Three of the available spaces are fully air-conditioned & currently finished out with office/classroom/meeting rooms. Two are a previous gymnastics studio in shell space condition with ADA Restrooms and HVAC. All are in excellent condition. Any of the spaces can be reconfigured. Tenant improvement assistance may be available.

LOCATION DESCRIPTION

Located in southwest quadrant of I-95 & Palm Bay Road on Culver Drive. Access to Culver Drive from Palm Bay Road is at a signalized intersection for easy access from I-95 & Palm Bay Road. The I-95 & Palm Bay Road interchange area is a primary regional commercial activity center serving all of south Brevard County including the densely populated surrounding areas of Palm Bay to the south as well as West Melbourne & Melbourne to the north.

High traffic counts:

11,300 (22) AADT on Culver Dr.

33,000 (22) AADT from Culver Dr. to I-95 ramp

PROPERTY HIGHLIGHTS

- Five units are available for lease—each containing approximately 2,760 SF
- Units 3 & 4 are contiguous & contain approximately 5,520 SF
- Unit 6 is 2,760 SF
- Units 7 & 8 are Contiguous and contain approximately 5,520 SF
- Each unit can be leased separately or combined for a total of 8,280 SF contiguously or 13,200 SF total.
- Occupancy available Immediately

OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (\$5.22/sf NNN)
Number of Units:	10
Available SF:	2,760 - 5,520 SF
Building Size:	27,610 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,578	29,444	59,079
Total Population	6,018	71,115	141,071
Average HH Income	\$61,877	\$61,305	\$58,298

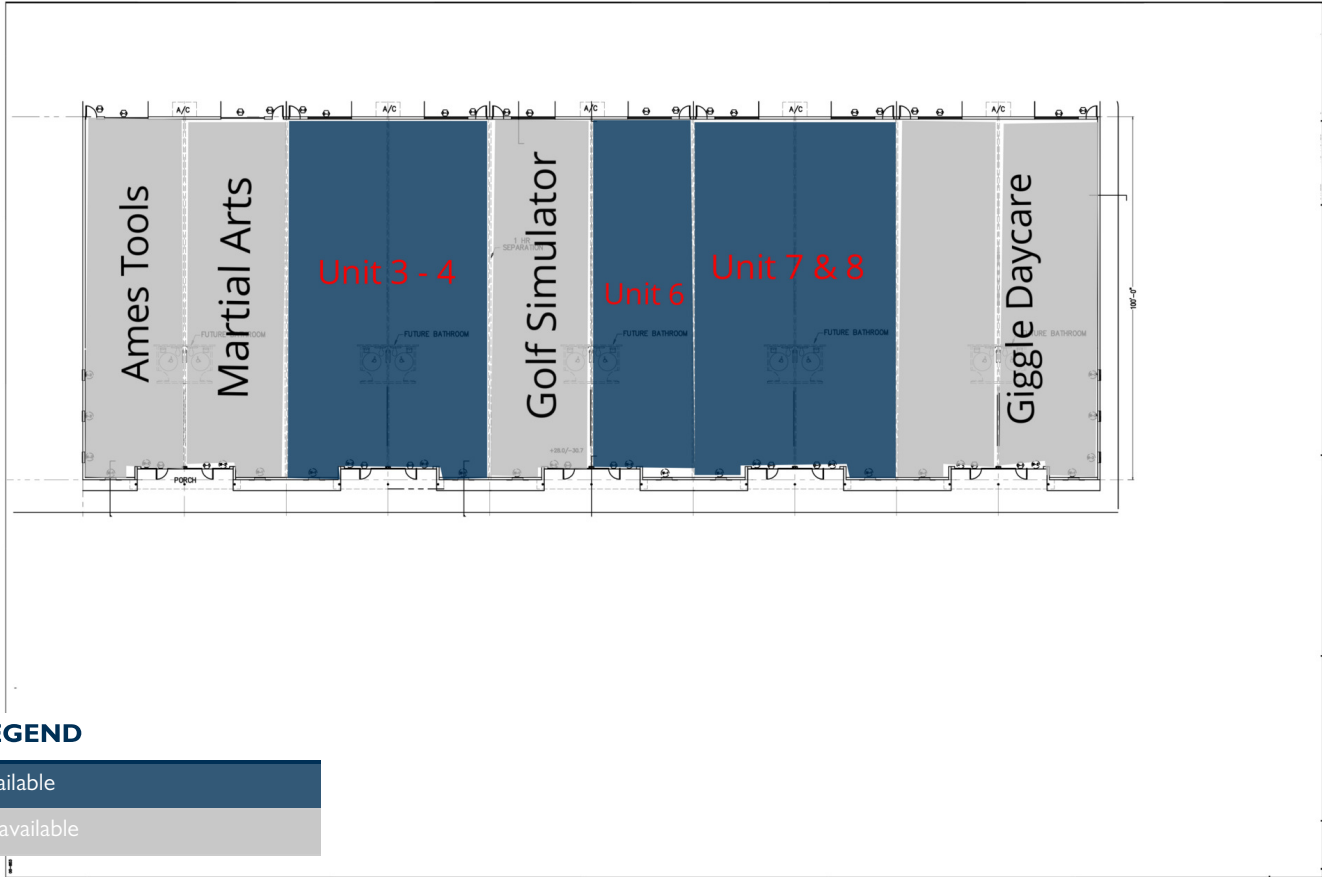
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LEASE INFORMATION

Lease Type:	\$5.22/sf NNN	Lease Term:	Negotiable
Total Space:	2,760 - 5,520 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 3 - 4	Available	2,760 - 5,520 SF	\$5.22/sf NNN	\$16.00 SF/yr	Prior school with full A/C built out with offices and classrooms. Has the ability to be divided and leased separately.
Unit 6	Available	2,760 SF	\$5.22/sf NNN	\$16.00 SF/yr	Prior counseling office with full A/C built out with offices.
Unit 7 & 8	Available	5,520 SF	\$5.22/sf NNN	\$14.00 SF/yr	Previous gymnastic school with full A/C and two bathrooms

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Additional Photos

1320 Culver Dr. NE
For Lease



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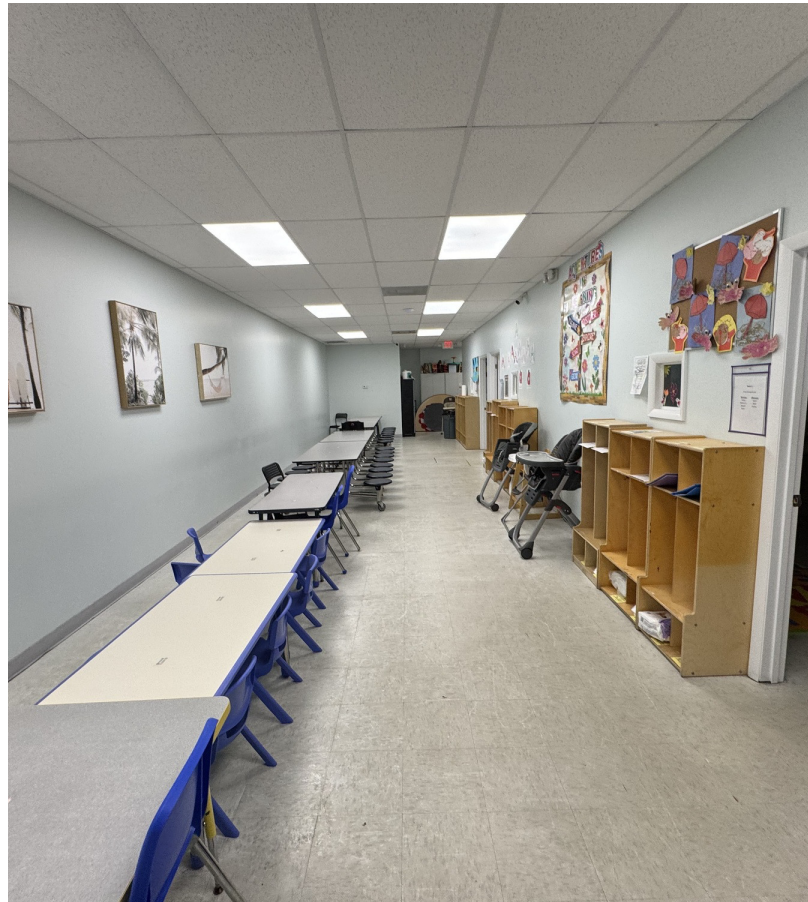
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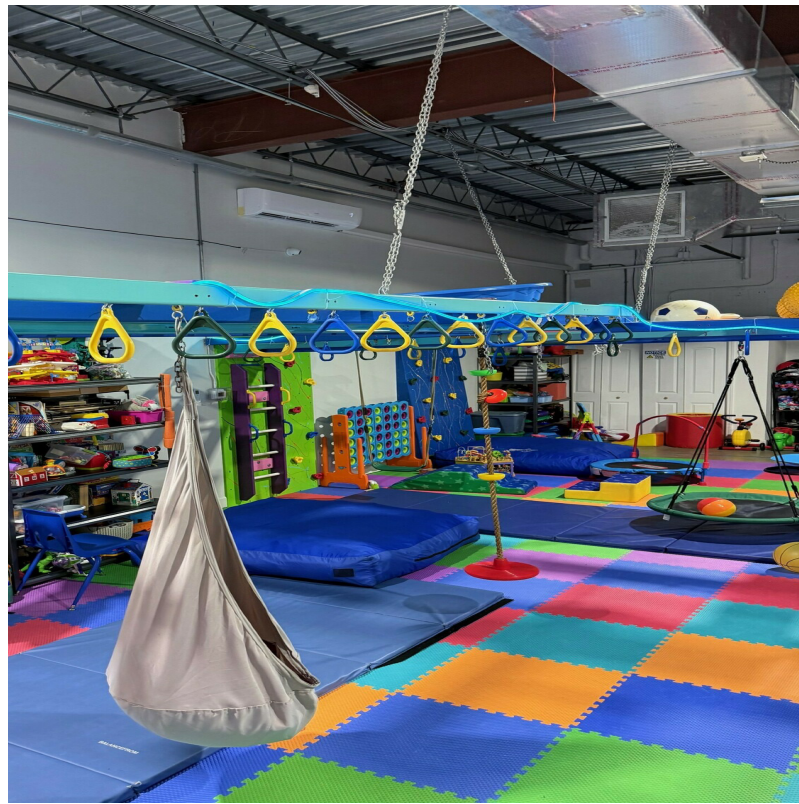
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Units 7-8

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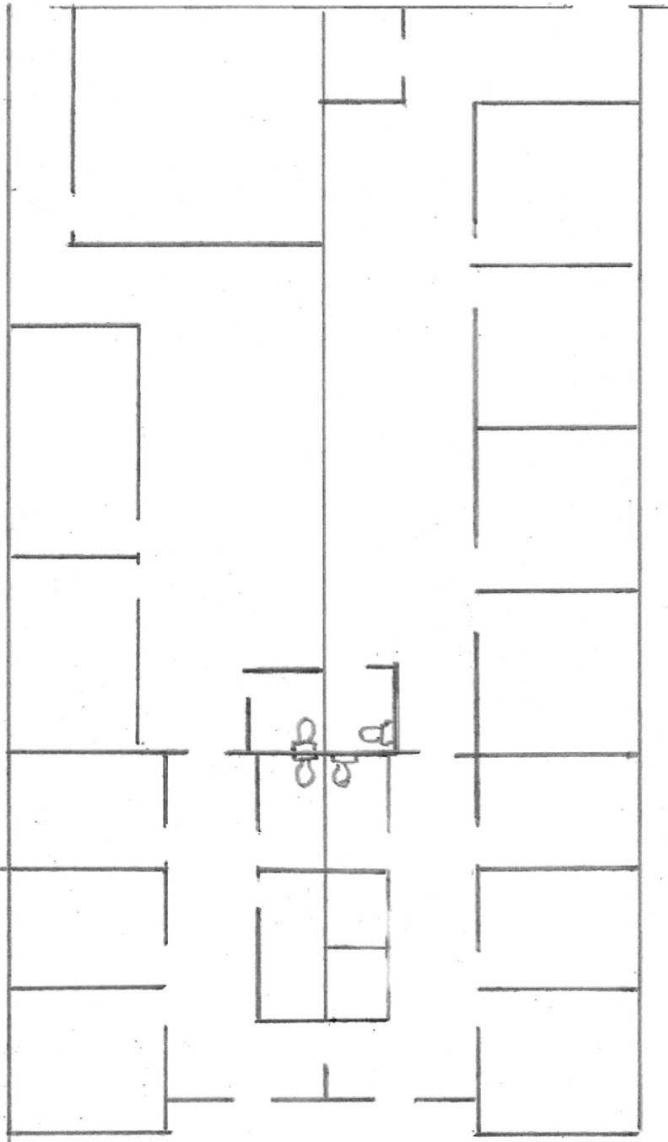
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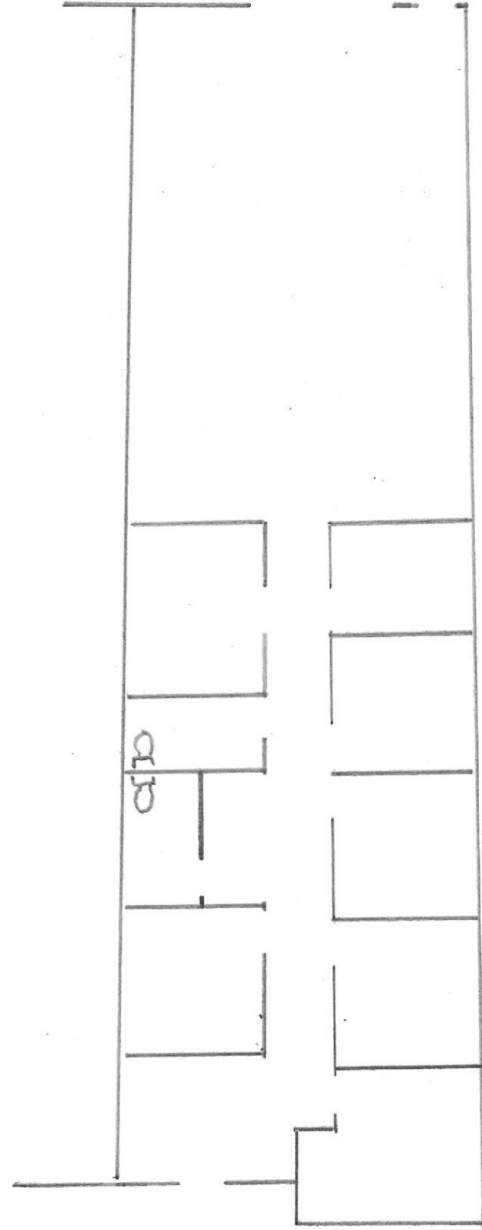
Units 3-4



Not to scale

Can be sub-divided into 2 +/- 2,760sf units

Unit 6



Not to scale

Unit is +/- 2,760sf
Dimensions approx. 100' x 28'

Unit 3-4

Unit 6

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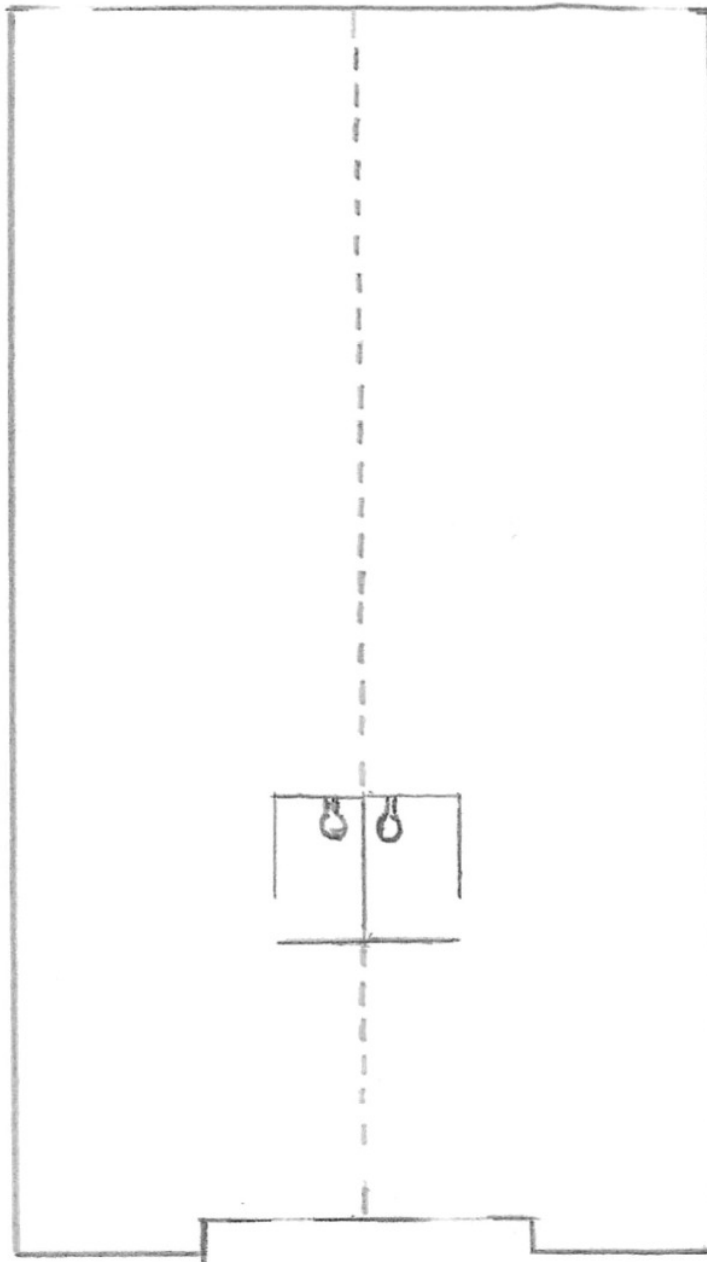
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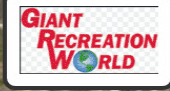
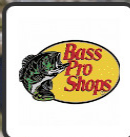
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Retail Map

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Google

Map data ©2026

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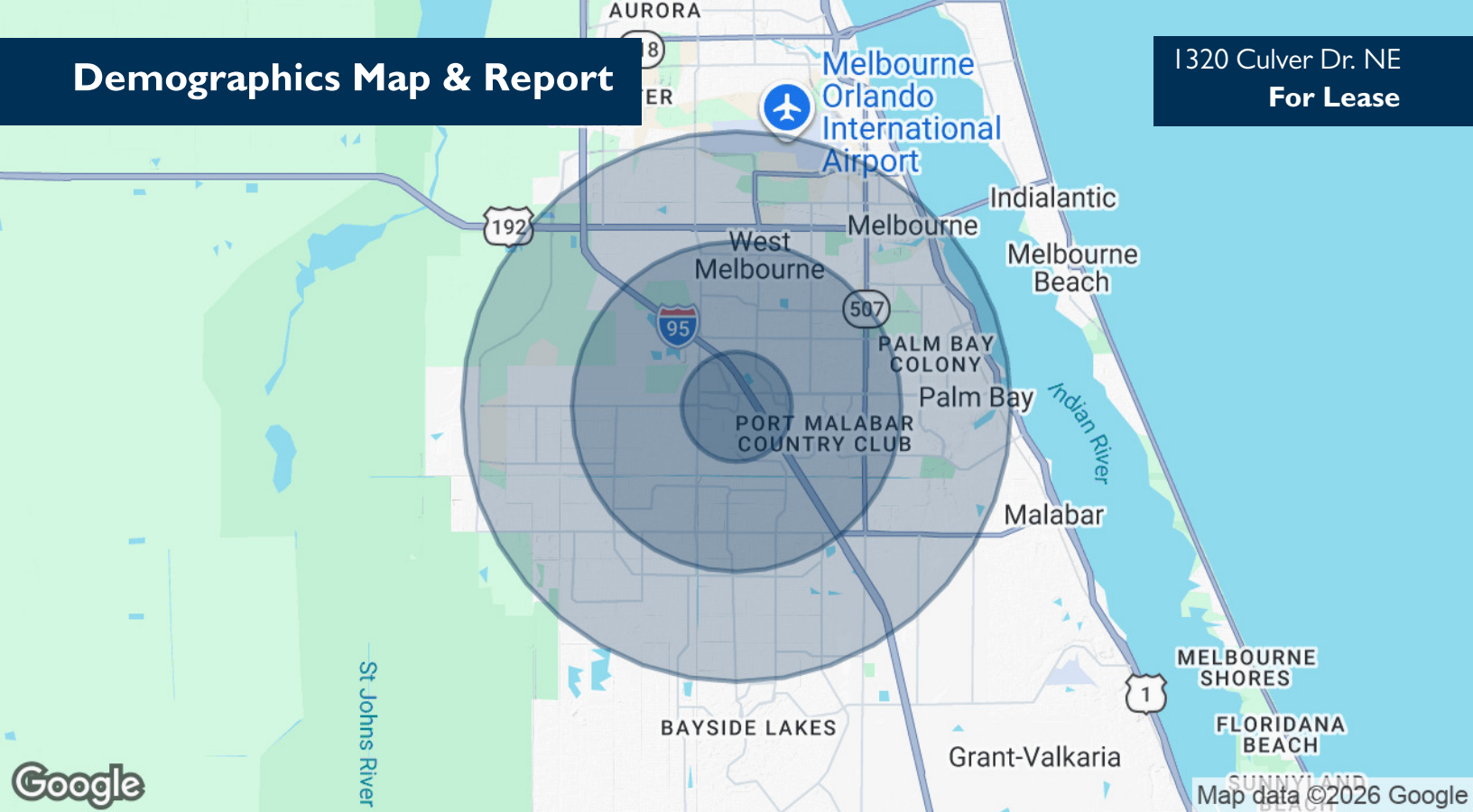
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Demographics Map & Report

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For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,018	71,115	141,071
Average Age	46.3	43.8	43.7
Average Age (Male)	44.4	40.8	41.0
Average Age (Female)	44.0	46.0	45.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,578	29,444	59,079
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,877	\$61,305	\$58,298
Average House Value	\$184,490	\$179,930	\$175,767

2020 American Community Survey (ACS)

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