

FOR LEASE

Prime Commercial Property

WATSON
COMMERCIAL
REAL ESTATE, INC

ORLANDO-MELBOURNE INTERNATIONAL AIRPORT-MIA

TD Bank

Walgreens

HOOTERS

**MELBOURNE
HIGH SCHOOL**

**S Apollo Blvd
Traffic Count 23,000**

**E Nasa Blvd
Traffic Count 18,300**



ADDRESS

SIZE

TYPE

ZONING

PRICE

**950 S Apollo Blvd
Melbourne, FL 32901**

**1.51 AC
ACRES**

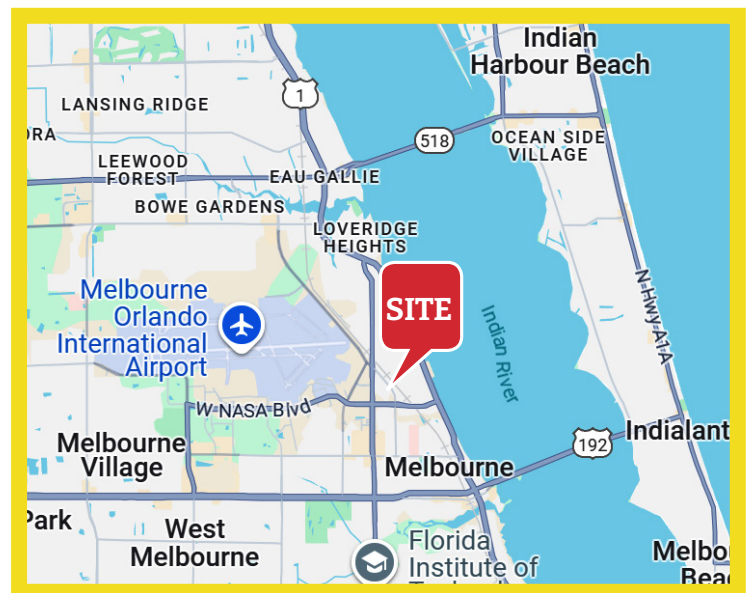
**BLDG
RETAIL**

**CP
Commercial**

\$9,000/mo NNN

Property Highlights:

- ✓ **Exceptional Corner Location:**
Situated at the busy intersection of S Apollo Blvd and E Nasa Blvd.
- ✓ **High Traffic Counts:**
23,000 vehicles daily on S Apollo Blvd. 18,300 vehicles daily on E Nasa Blvd.
- ✓ **Proximity to Key Amenities:**
Just 4 minutes east of Orlando Melbourne International Airport. Conveniently located east of Babcock St, offering easy access to surrounding commercial and residential areas.
- ✓ **Versatile Potential:**
Ideal for retail, office.



Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
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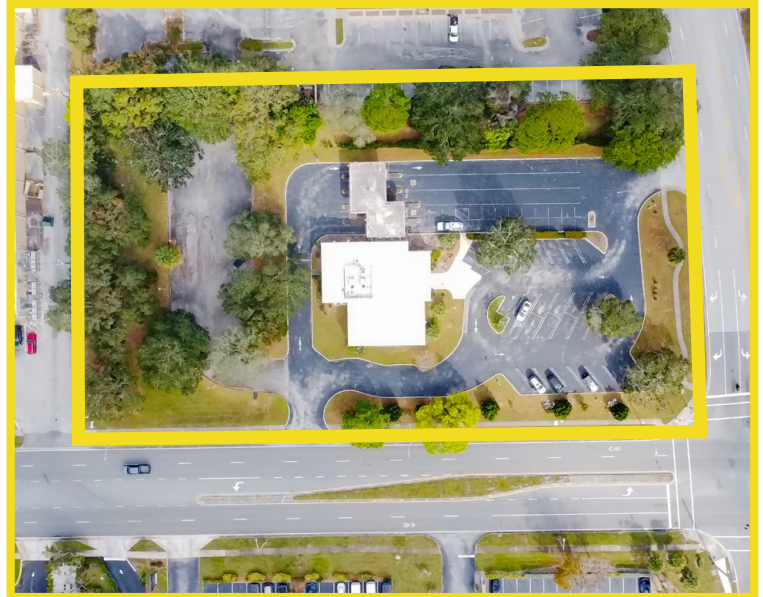


Paul Johnson

Director Of New Development

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950 S Apollo Blvd Melbourne, FL 32901



Summary

PRICE:	\$9,000/mo NNN
TYPE:	Building
ZONING:	CP
SIZE:	1.51 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Total Population:	22,574	90,456	221,208
Avg Household Income:	\$101,775	\$73,088	\$76,159
2029 Total Households:	9,113	37,142	94,694



950 S Apollo Blvd Melbourne, FL 32901




Hilton
MELBOURNE, FL

**MELBOURNE
HIGH SCHOOL**

**E Nasa Blvd
Traffic Count 18,300**

SITE

**S Apollo Blvd
Traffic Count 23,000**

950 S Apollo Blvd Melbourne, FL 32901



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