

## Property Summary



1110 West Hibiscus Boulevard, Melbourne, FL 32901

### PROPERTY DESCRIPTION

This class 'A' office and flex building consists of 1st Floor for Formal Reception Area with Large Lab or Light Manufacturing, to include Highbay Warehouse Area for Storage or Shipping/Receiving.

The 2nd Floor is 100% Office Space with Cube Area, along with Executive Space.

### LOCATION DESCRIPTION

Located directly off Hibiscus Blvd between Dairy Rd and Gateway Dr

### PROPERTY HIGHLIGHTS

- Property has Full Kitchen/Breakarea with Indoor and Outdoor Seating
- Parking to support 400 Employees
- 50,000 sf Pad Site available for Future Expansion
- Large Windowed Offices with Conference Rooms
- Furniture Can Be Included
- Parking to support 400 Employees



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### OFFERING SUMMARY

Sale Price:	\$25,000,000
Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	112,489 SF
Lot Size:	20.03 Acres
Building Size:	112,489 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
Total Population	4,109	144,292	330,533
Average HH Income	\$74,347	\$87,613	\$96,189

### ROB BECKNER, SIOR

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## Additional Photos



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## Additional Photos



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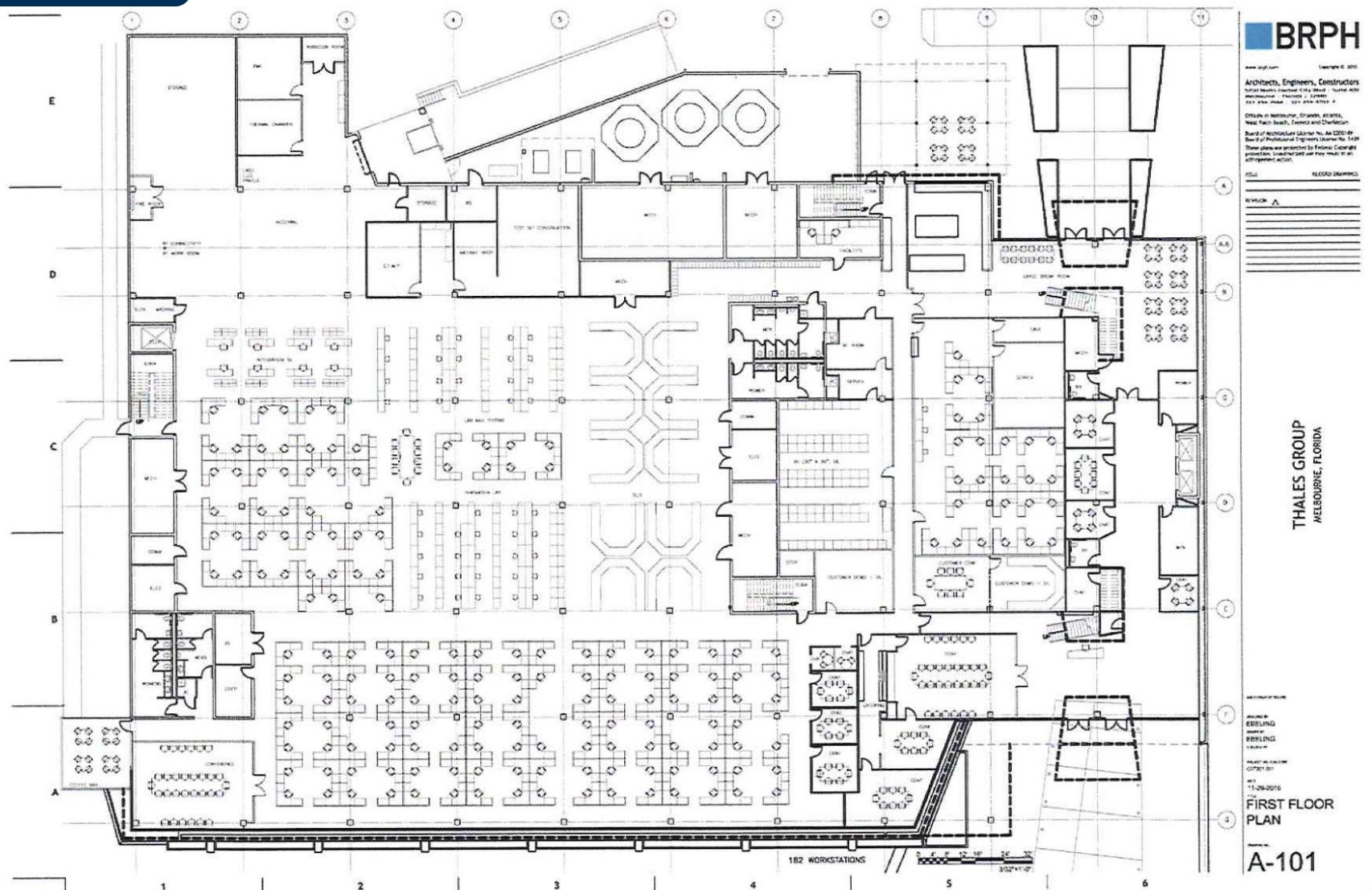


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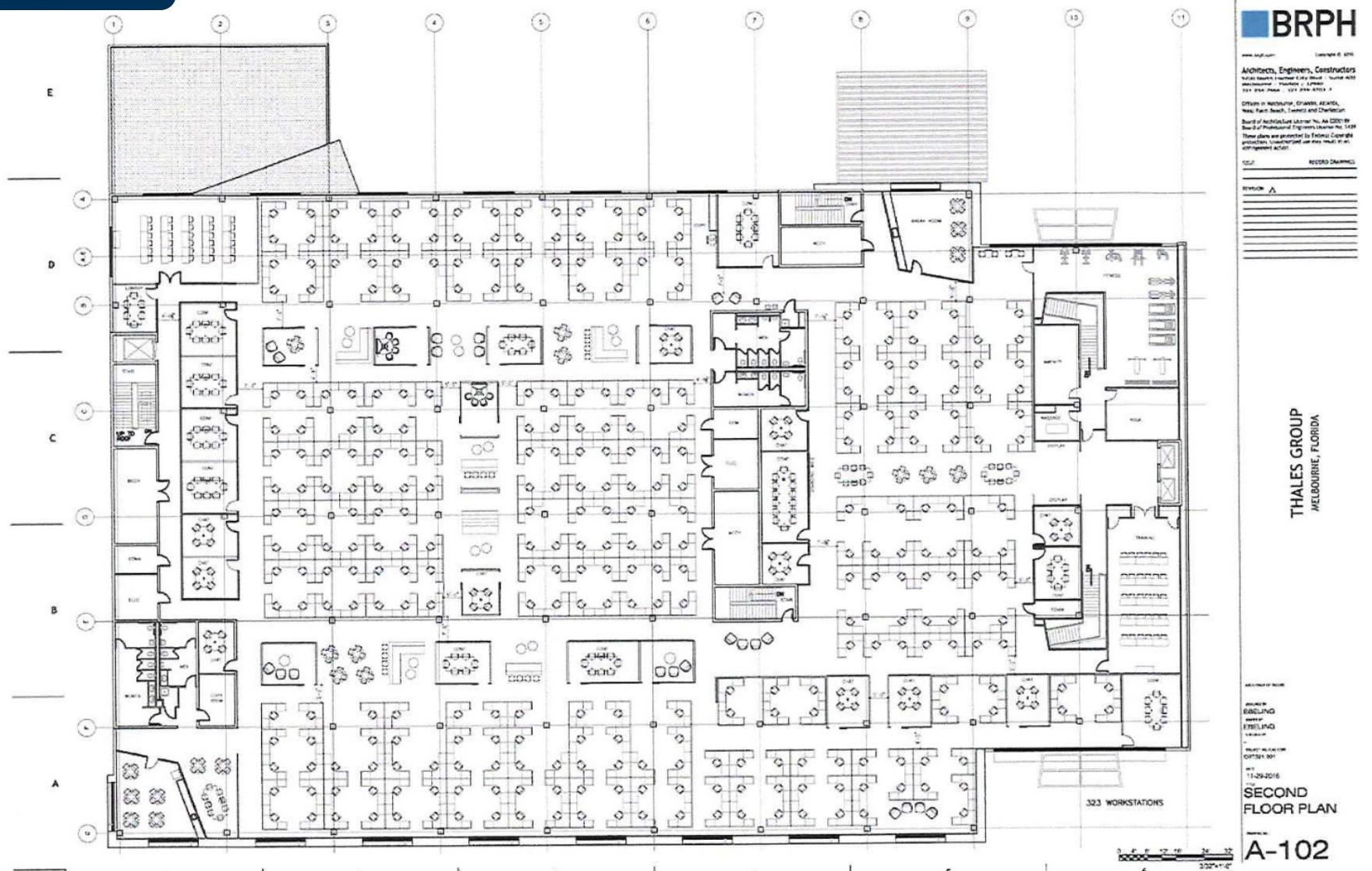
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## Floor Plans



# LIGHTLE BECKNER ROBISON

The logo for Lightle Beckner Robison features a blue oval with a white border containing the letters 'LBR'. To the right of the oval, the company name 'LIGHTLE BECKNER ROBISON' is written in a large, serif, all-caps font. Below the oval, the word 'INCORPORATED' is written in a smaller, all-caps font. At the bottom, the words 'COMMERCIAL REAL ESTATE SERVICES' are written in a small, all-caps font.

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## Location Map



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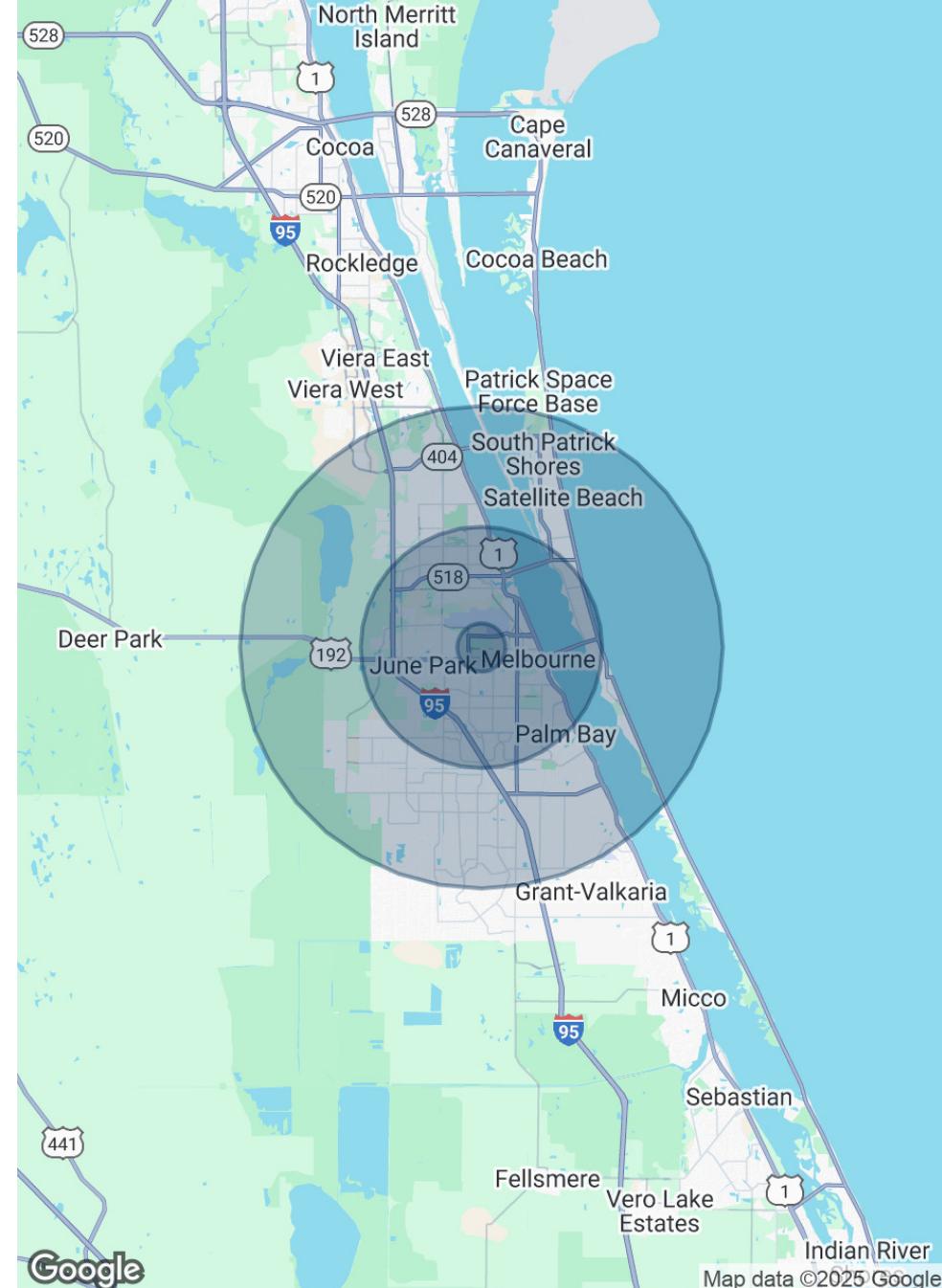
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# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,109	144,292	330,533
Average Age	50	45	45
Average Age (Male)	48	44	44
Average Age (Female)	52	47	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,848	62,049	137,611
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,347	\$87,613	\$96,189
Average House Value	\$263,978	\$340,150	\$366,485

Demographics data derived from AlphaMap



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