



PROPERTY DESCRIPTION

This property is situated in the midst of high-volume national retail tenants directly on South Brevard's major retail corridor—US 192.

Across from Melbourne Square Mall, an 850,000 sf indoor mall. Mall location includes: Victoria's Secret, White House Black Market, American Eagle Outfitters, Dick's Sporting Goods, Bath & Body Works, GapKids, Macy's, JCPenney, Dillard's

Surrounding restaurants: Outback, First Watch, Smokey Bones, BJs Restaurant and Brewhouse, Chipotle, Red Ginger, Steak-N-Shake, Jasons Deli, and Cheddars Scratch Kitchen.

PROPERTY HIGHLIGHTS

- Opportunity to co-tenant with Tires Plus!
- Well-maintained Property
- Easy Access
- Ample Parking
- Great Building Signage
- Great Visibility

OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (Gross)
Number of Units:	2
Available SF:	1,950 SF
Lot Size:	0.95 Acres
Building Size:	8,322 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,190	21,033	56,102
Total Population	5,400	50,228	132,546
Average HH Income	\$57,712	\$53,194	\$55,569

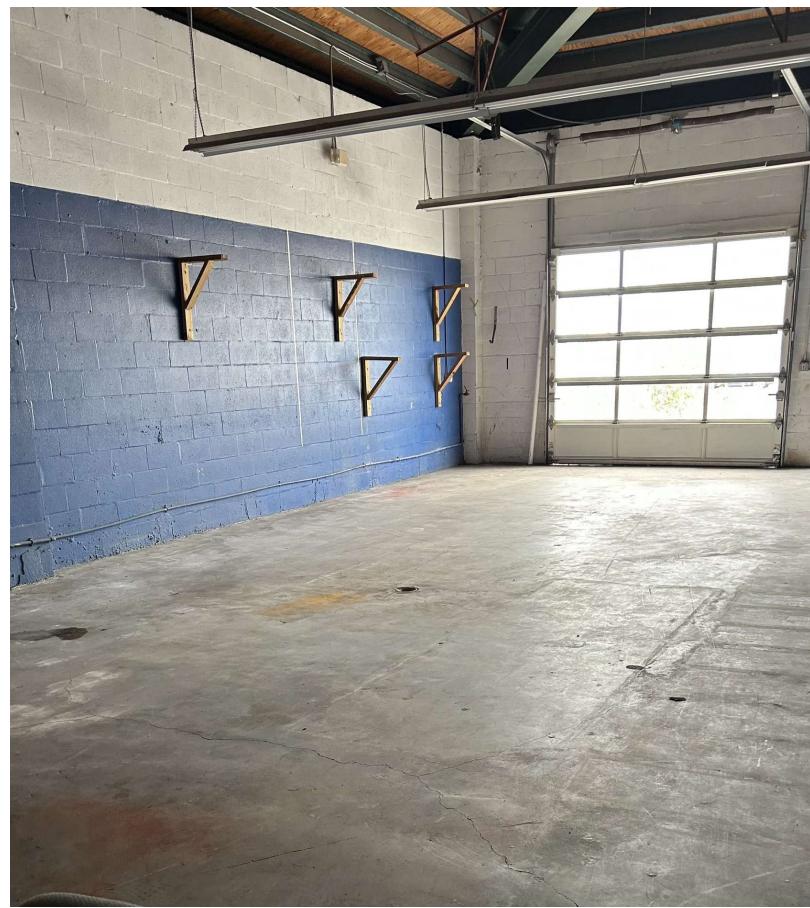
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

Automotive Retail Property
For Lease



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LBR LIGHTLE
BECKNER
ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

**LEGEND**

Available
Unavailable

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,950 SF	Lease Rate:	\$3,200.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 200	Available	1,950 SF	Gross	\$3,200 per month	-
Unit 100	Tires Plus	6,372 SF	Gross	-	-

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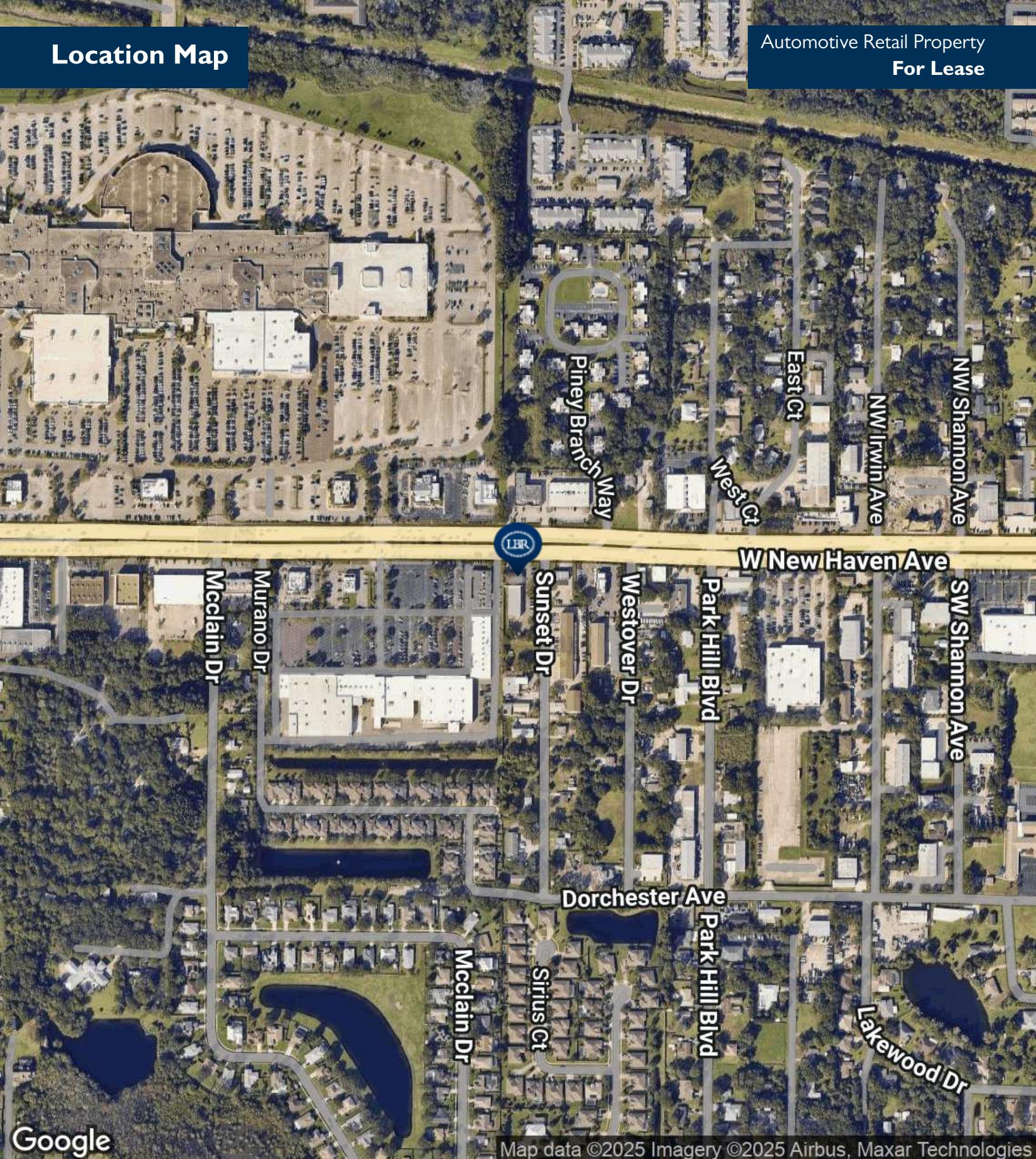
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Location Map

Automotive Retail Property
For Lease



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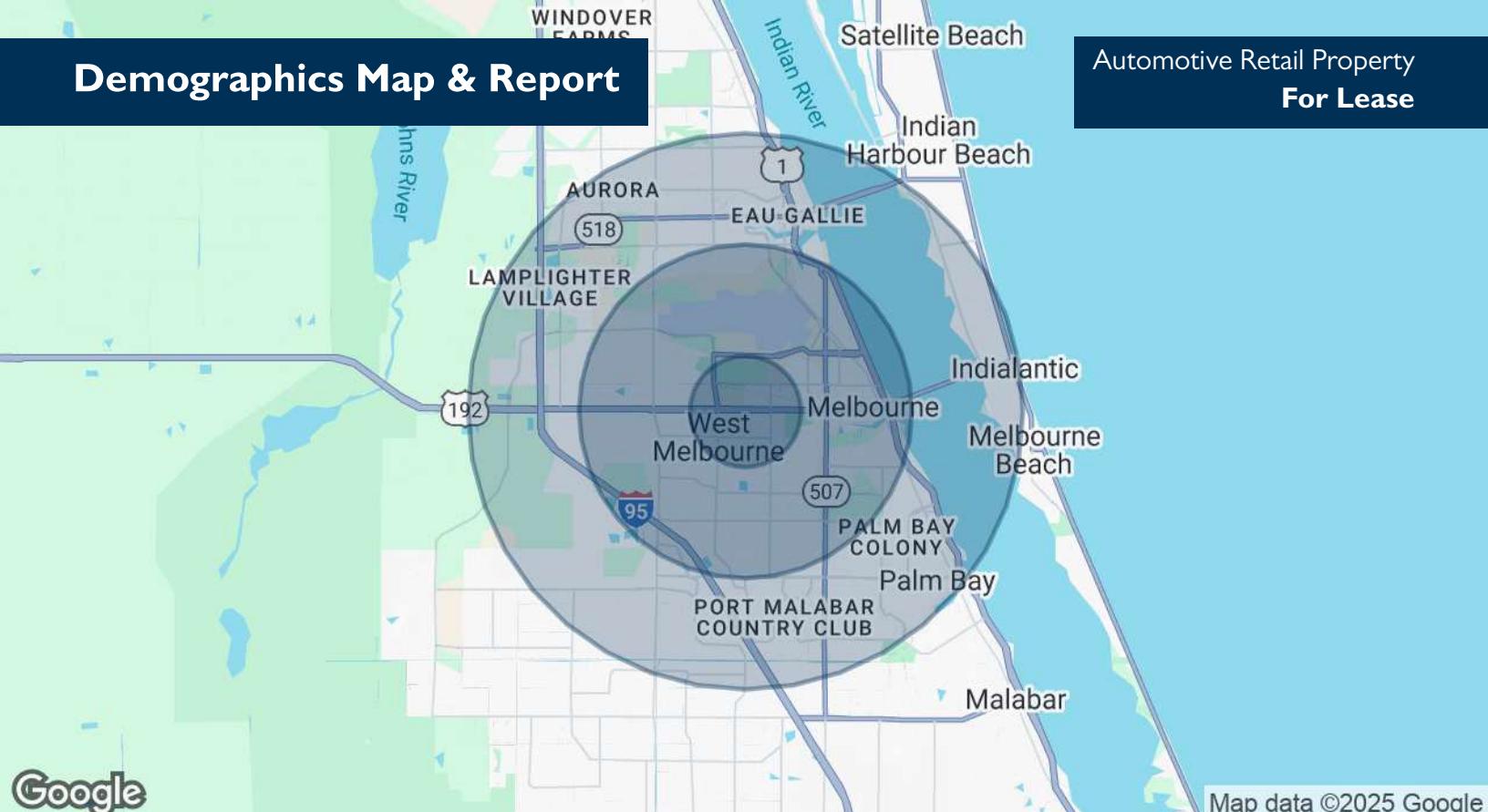
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Demographics Map & Report

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For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,400	50,228	132,546
Average Age	44.2	43.8	43.5
Average Age (Male)	41.9	41.1	40.8
Average Age (Female)	46.7	45.4	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,190	21,033	56,102
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$57,712	\$53,194	\$55,569
Average House Value	\$191,576	\$184,139	\$174,596

2020 American Community Survey (ACS)

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