

For Lease

2,400-3,675 SF AVAILABLE FOR LEASE
5410 MURRELL ROAD • ROCKLEDGE, FL 32955

2,400-3,675 SF AVAILABLE

Viera Village

5410 Murrell Road • Rockledge, FL



DESCRIPTION

Viera Village is a Winn-Dixie anchored Neighborhood Center servicing both Viera and Melbourne. The center has prominent visibility along Viera Boulevard and Murrell Road in the heart of Viera.

PROPERTY OVERVIEW

| | |
|-------------|------------------|
| AVAILABLE | 2,400-3,675 SF |
| ASKING RATE | Call for Pricing |
| GLA | 78,895 SF |

HIGHLIGHTS

- Located on the corner of Viera Boulevard and Murrell Road.
 - » Viera Boulevard - 25,460 AADT
 - » Murrell Road - 18,200 AADT
- Viera is a Master Planned community, ranking 8th in the US.
- There are 64,000 residents with average incomes of \$130,200 in a 10-minute drivetime.
- The average home sale in Viera is nearly \$600,000.
- The Space Coast boasts the second highest concentration of engineers in the country.

CO-TENANTS INCLUDE:



FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



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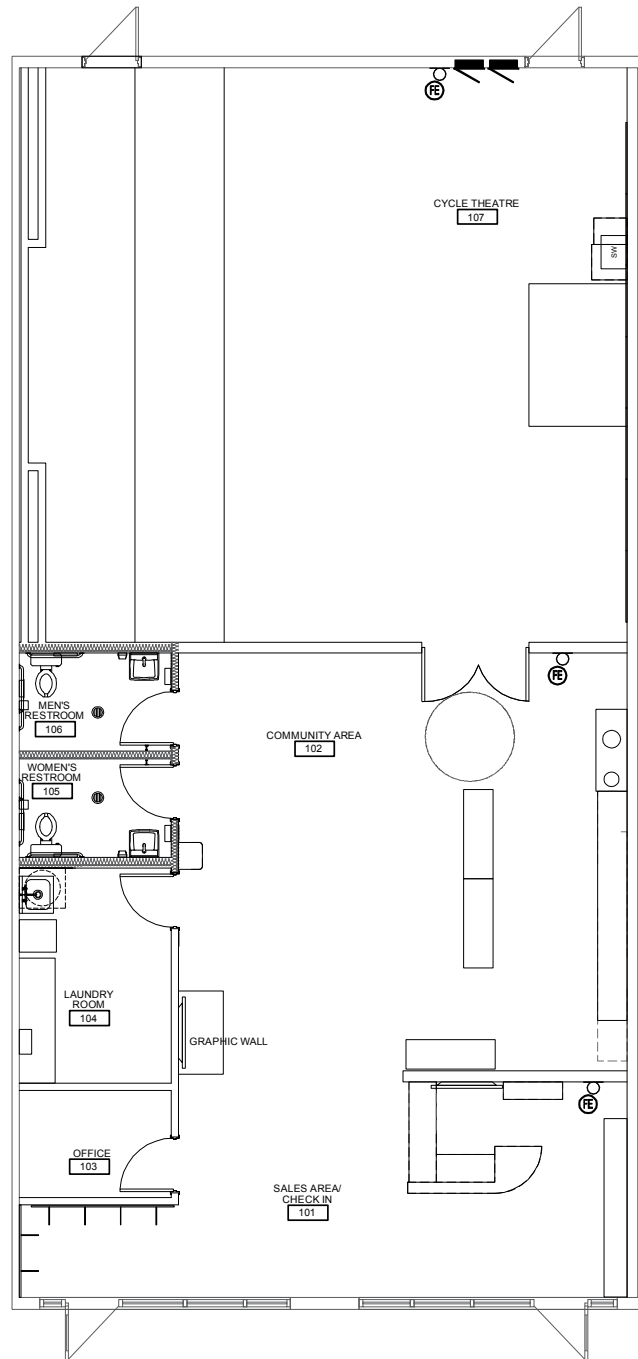
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LOD: SUITE 205 - 2,400 SF



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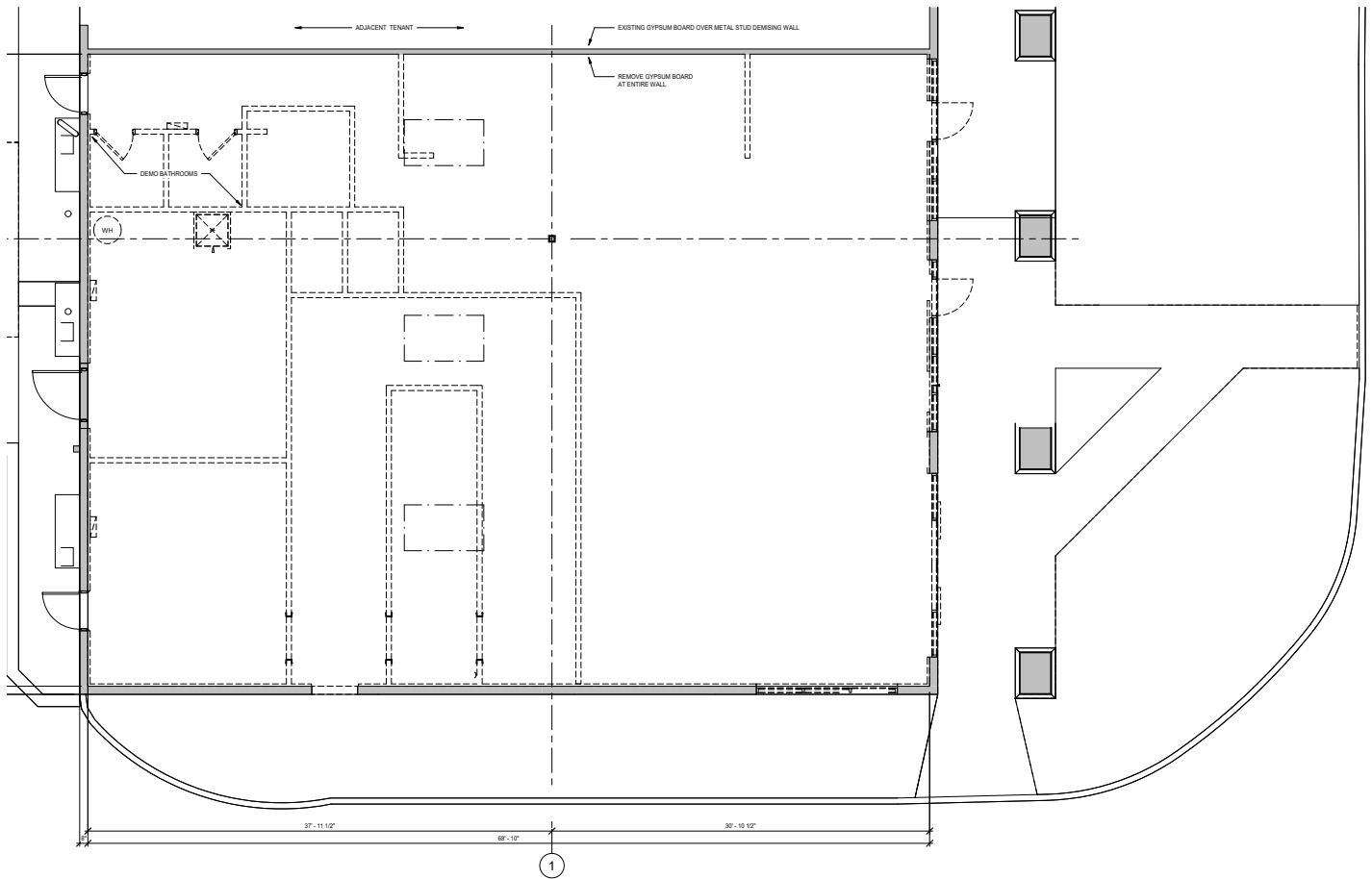
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LOD: SUITE 221 – 3,675 SF



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BIRD'S EYE VIEW



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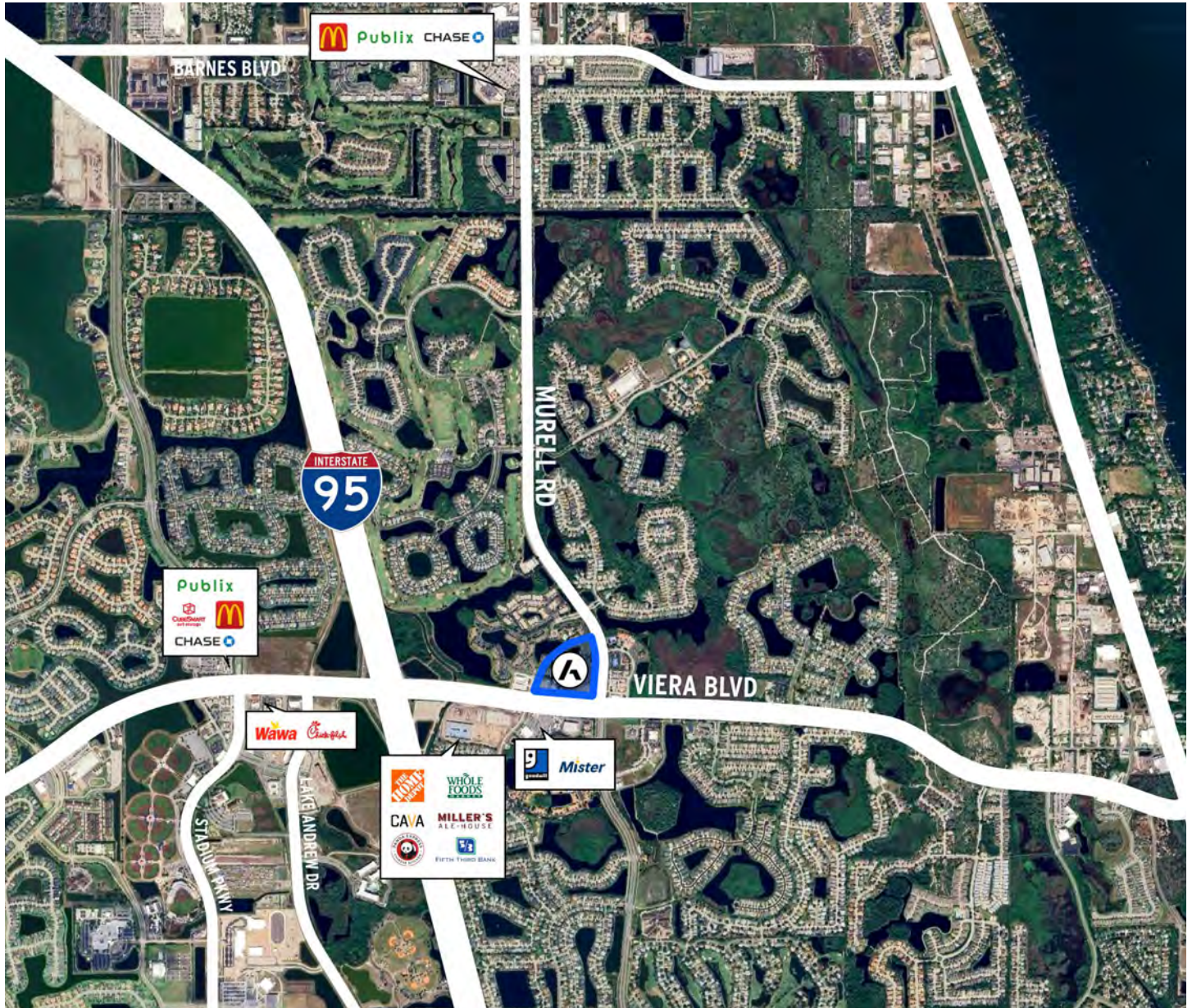
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KEY LOCATIONS



25,460 AADT
VIERA BLVD

18,200 AADT
MURRELL RD

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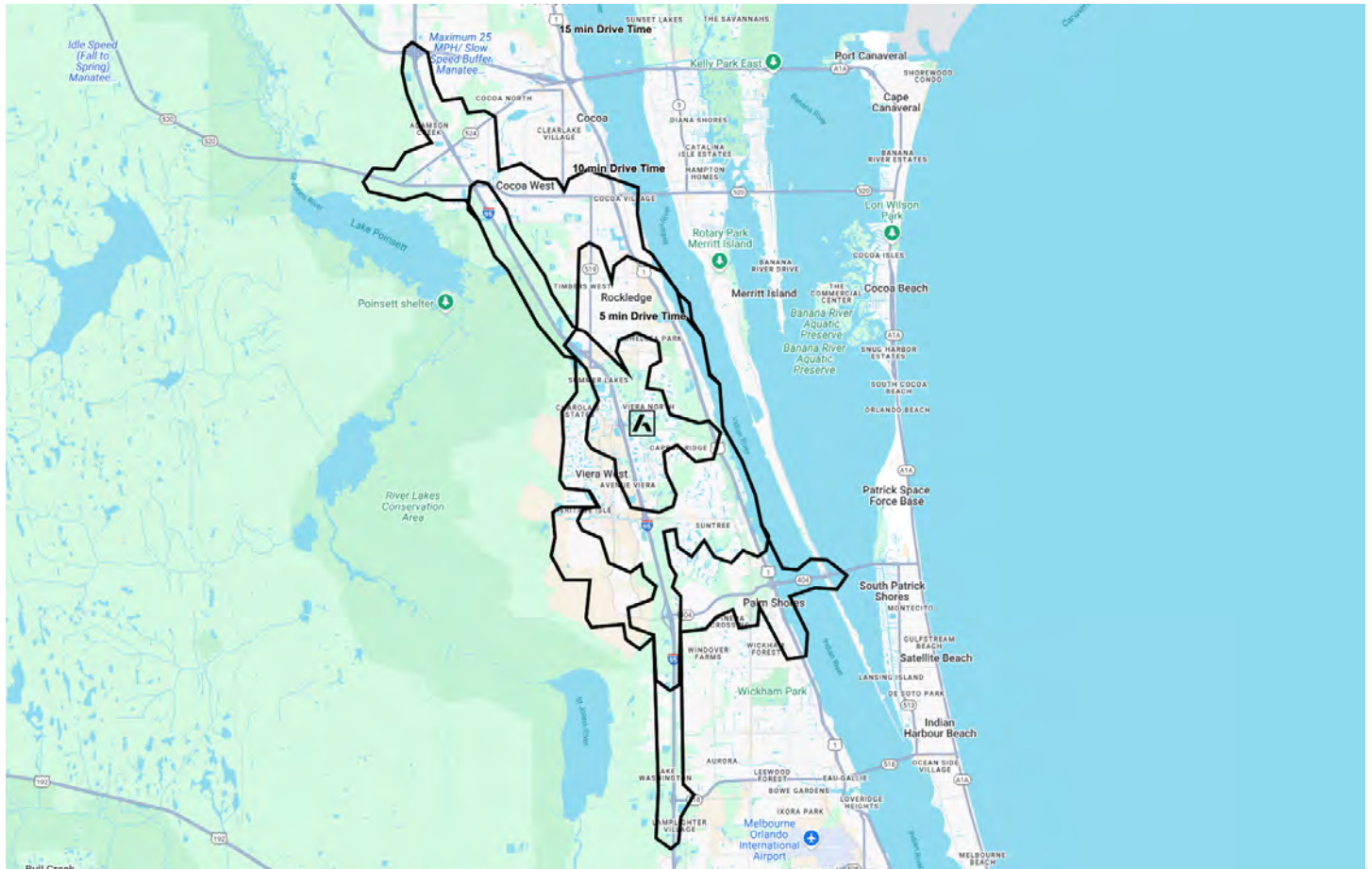
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



18,485
ESTIMATED POPULATION



7,941
HOUSEHOLDS



6,449
TOTAL EMPLOYEES



\$124,886
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



63,907
ESTIMATED POPULATION



27,089
HOUSEHOLDS



27,240
TOTAL EMPLOYEES



\$130,135
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



104,712
ESTIMATED POPULATION



43,968
HOUSEHOLDS



42,836
TOTAL EMPLOYEES



\$129,302
AVERAGE HOUSEHOLD INCOME

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LOOKING WEST



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