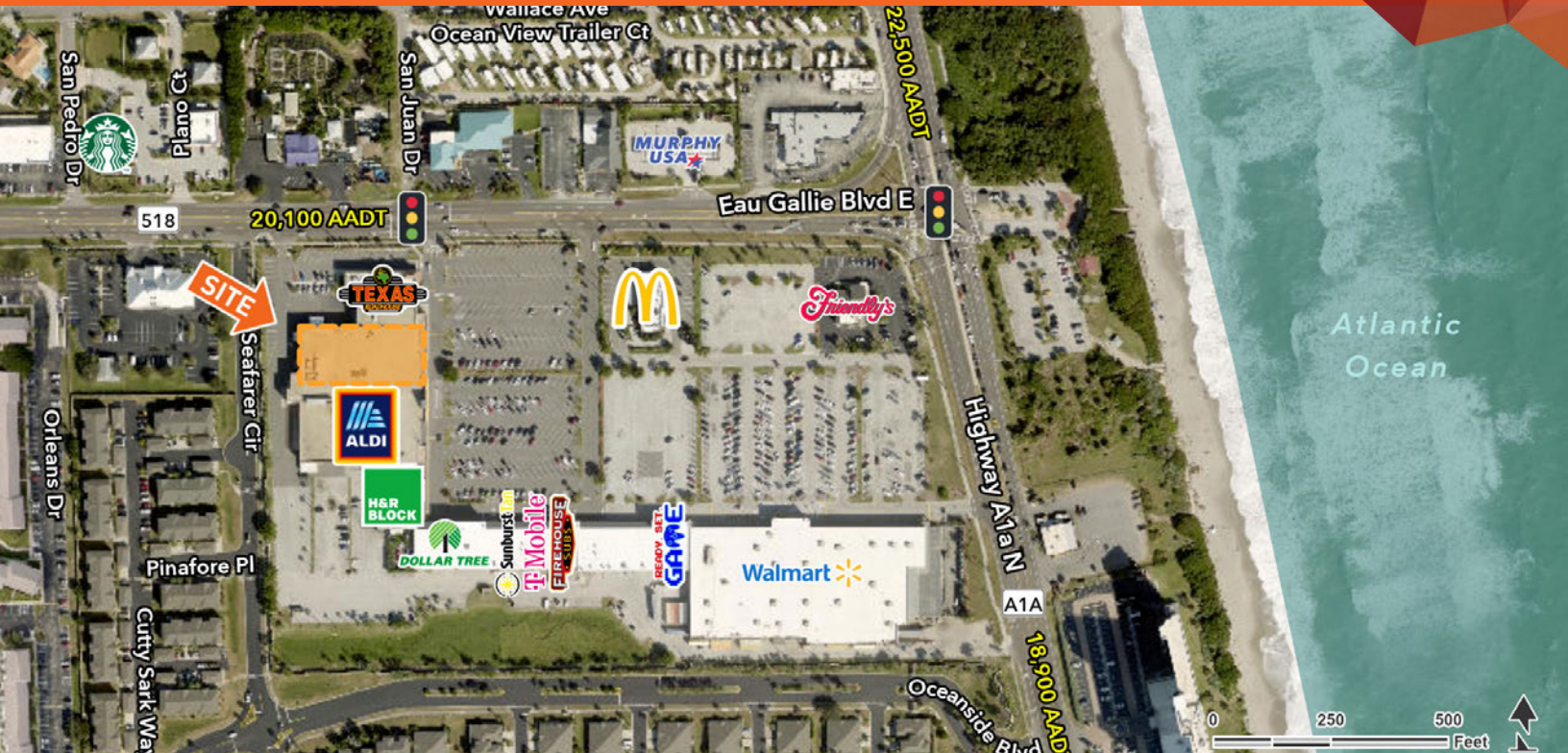


LONG TERM SUBLEASE AVAILABLE IN MELBOURNE

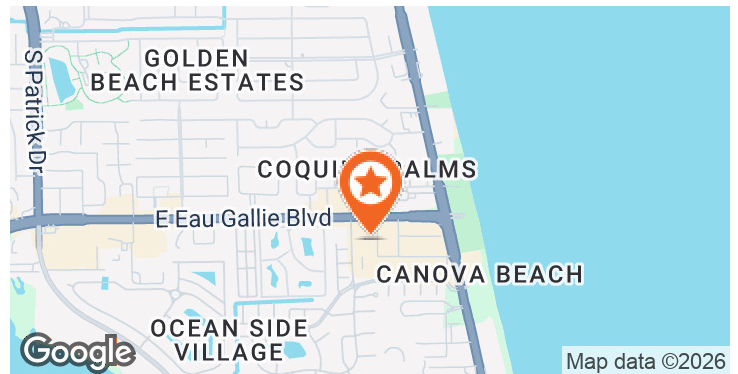
961 EAST EAU GALLIE BLVD. MELBOURNE, FL 32937

FOR LEASE



PROPERTY HIGHLIGHTS

- 30,209 SF Available
- 129'1" frontage
- Minimum clear height to bar joists 21'4"
- Excellent Visibility
- Signalized Access
- Cotenants include Walmart Supercenter, ALDI, Dollar Tree
- Area retailers include Publix, Ross, Office Depot, Bealls, Pet Supermarket
- Traffic Counts (AADT): E. Eau Galle Blvd- 20,100 and Highway A1a N.- 22,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Total Population	9,189	29,971	82,782
2026 Daytime Population	10,150	29,836	92,196
2026 Total Household	4,489	13,603	38,092
2026 Average HH Income	\$123,398	\$148,391	\$115,410



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