



PROPERTY DESCRIPTION

Prime location at 21 W Fee Ave, Melbourne, FL, 32901, this exceptional property offers a remarkable opportunity for lease. Only one remaining space. Ample parking, convenient access to major roadways, and proximity to dining and retail options ensure utmost convenience for tenants and visitors.

LOCATION DESCRIPTION

Nestled in Melbourne, FL, the area surrounding the property offers a bustling hub of commercial activity, making it ideal for a prospective office tenant. Situated in the highest population of workers in Brevard County, the location provides a prime opportunity to tap into a dynamic talent pool. Close to, historic downtown Melbourne with an array of dining options, boutique shops, and cultural attractions. Easy access to major roadways, including US-1 and close to the Melbourne International Airport. This makes the area a compelling choice for office tenants seeking innovation and convenience.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (\$4.25/sf NNN)
Number of Units:	7
Available SF:	875 SF
Lot Size:	0.4 Acres
Building Size:	7,078 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,660	22,543	62,228
Total Population	7,946	52,069	143,671
Average HH Income	\$68,659	\$77,582	\$86,517

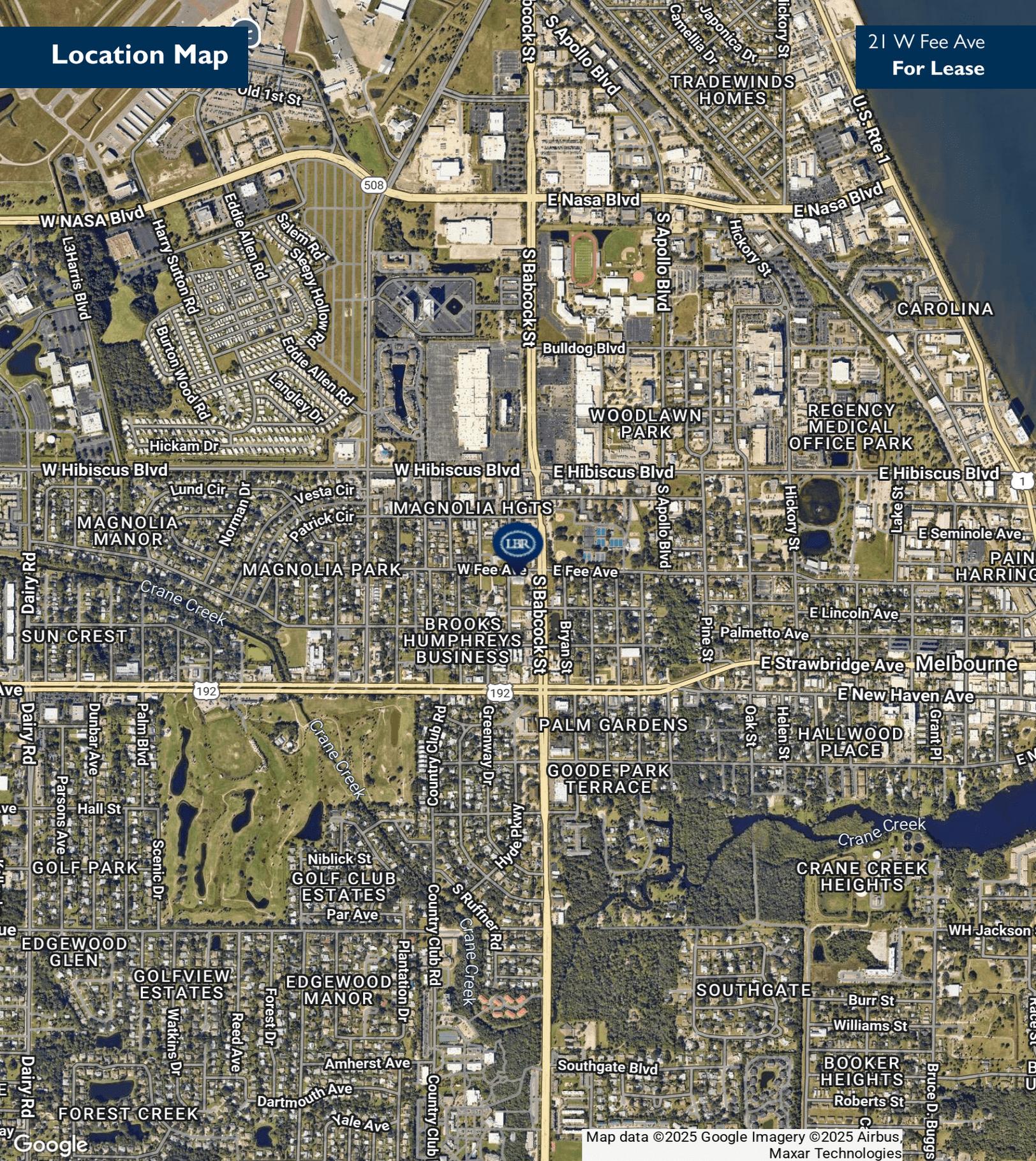
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Location Map

21 W Fee Ave
For Lease



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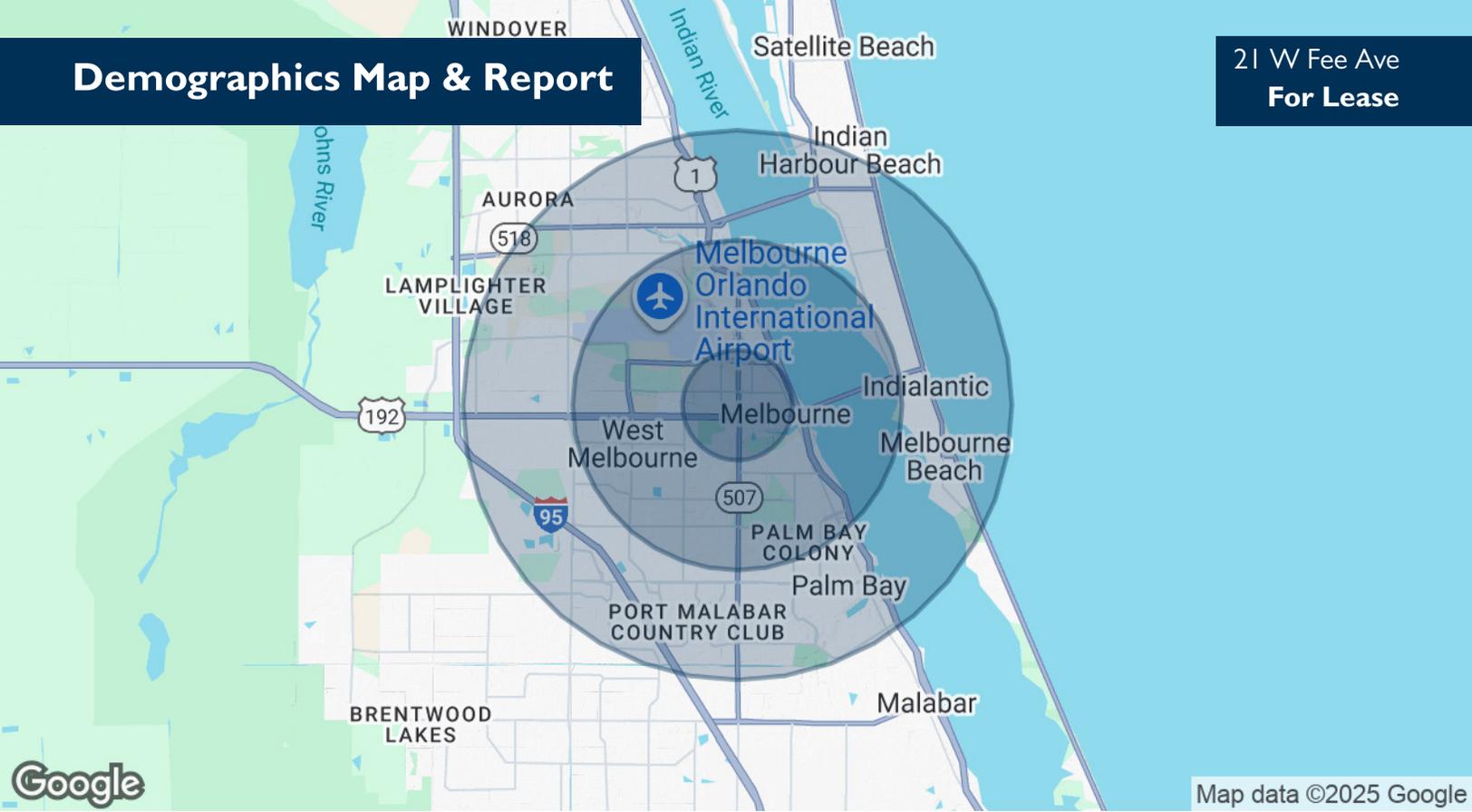
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Demographics Map & Report

21 W Fee Ave
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,946	52,069	143,671
Average Age	50	46	46
Average Age (Male)	46	44	44
Average Age (Female)	53	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,660	22,543	62,228
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,659	\$77,582	\$86,517
Average House Value	\$275,790	\$290,849	\$346,365

Demographics data derived from AlphaMap

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