

# EXECUTIVE SUMMARY

1005 Viera Blvd • 1005 Viera Blvd Viera, FL 32940



## OFFERING SUMMARY

**Sale Price:** \$7,500,000

**Price / SF:** \$353.47

**Lot Size:** 1.78 Acres

**Year Built:** 2019

**Building Size:** 21,218 SF

**CAP Rate:** 5.5 %

## PROPERTY OVERVIEW

Glendale Park Office Building showcasing modern technological features.

Built with Tilt Wall construction.

Storm-ready with impact glass and other safety features!

Building is 100% leased to tenants

- W&J Construction

- Florida Today

- Trivium Luxury Homes

- McDonough CPA Solutions, PA

All offices complete with modern features with no expense spared.

## LOCATION OVERVIEW

Located off of US HWY 1

Business district

2.2 miles from I-95

## ROB BECKNER, SIOR

Principal  
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rob@teamlbr.com

## Lightle Beckner Robison, Inc.

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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

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Building Front



Signage

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Restroom



Tenant Entrance



Elevator Access



Parking overlooking Viera Blvd

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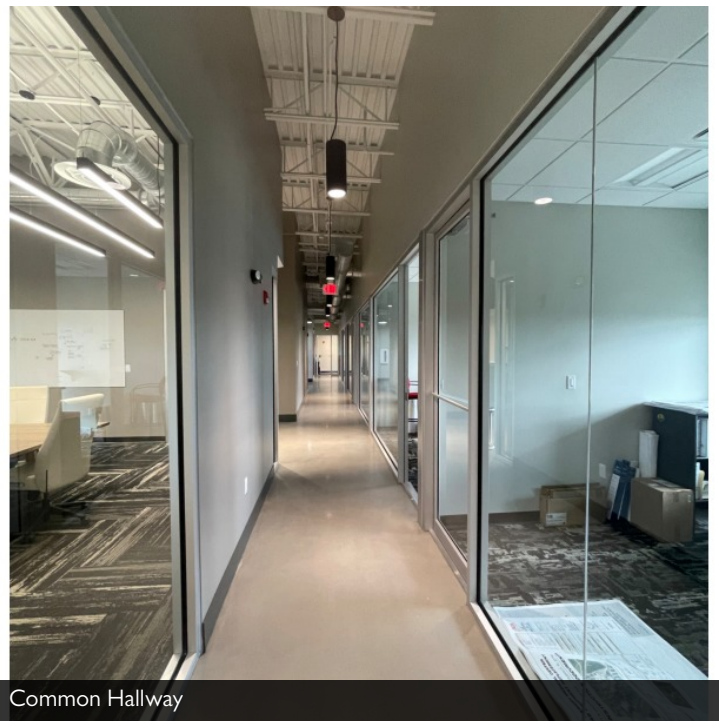
Kitchen



Conference Room



Office



Common Hallway

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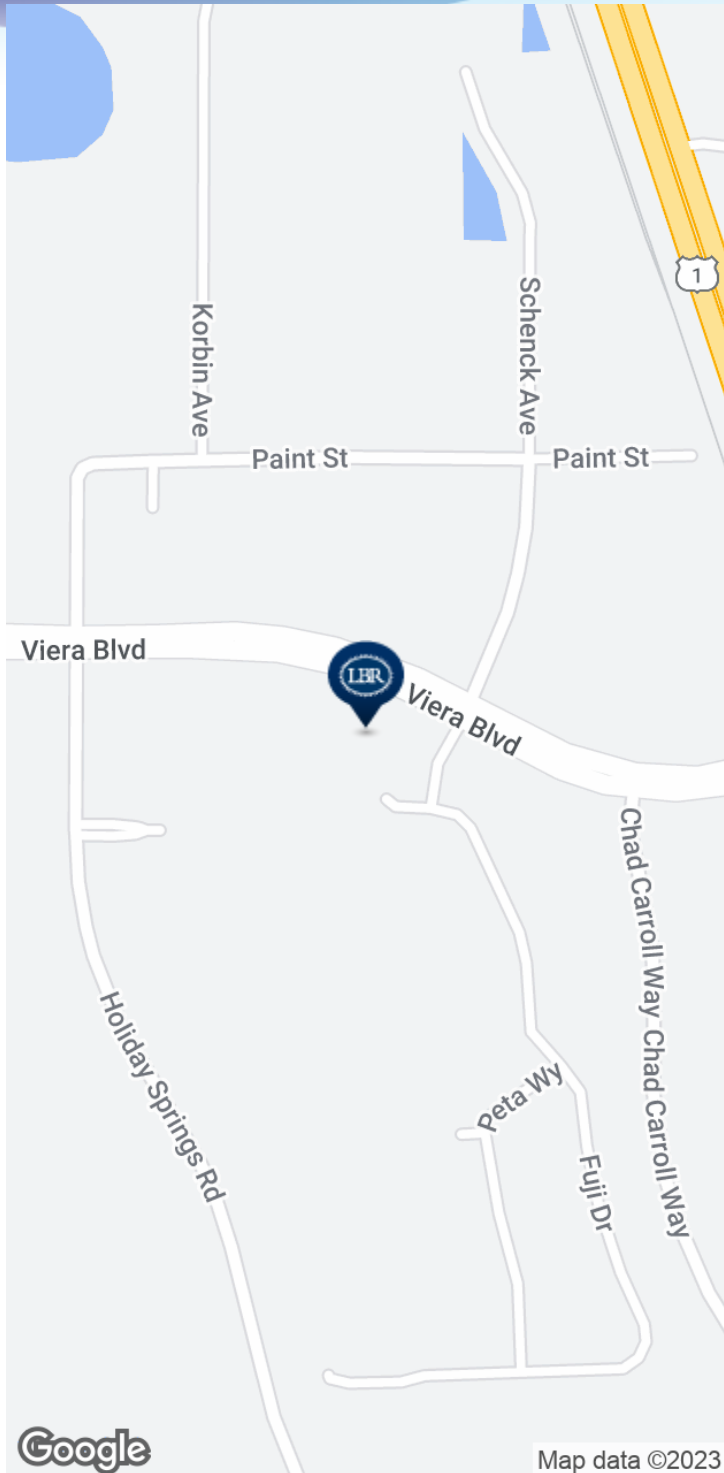
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# LOCATION MAP

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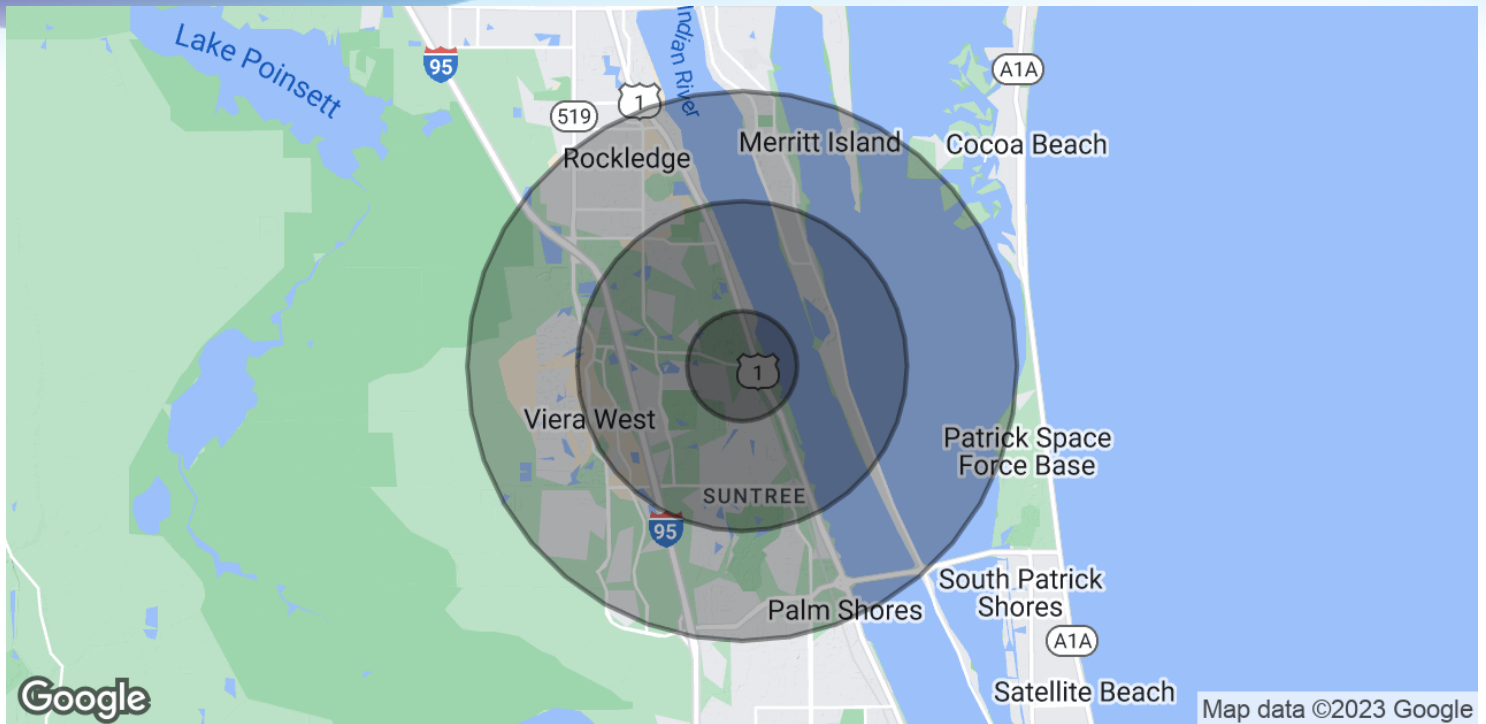
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,375	32,821	65,647
Average Age	49.3	46.0	45.4
Average Age (Male)	48.0	45.5	45.4
Average Age (Female)	50.4	46.5	45.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,946	13,569	26,040
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$78,859	\$84,443	\$86,308
Average House Value	\$232,248	\$267,817	\$292,871

\* Demographic data derived from 2020 ACS - US Census

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