

EXECUTIVE SUMMARY

• 2020 W Eau Gallie Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 2,617 SF

Lease Rate: \$18.00 SF/yr (Gross)

Year Built: 2014

Building Size: 2,617 SF

Zoning: CIA

PROPERTY OVERVIEW

Beautiful office space in great location!

Beautiful office condominium buildings on Eau Gallie Boulevard.

Very efficient floor plans allow for private offices, open work area, cubicle systems in place, and reception.

Features: Large Conference Area, Kitchenette, Server Room

LOCATION OVERVIEW

Located on the corner of Eau Gallie and Croton

A Mile and Half from US Hwy 1

ROB BECKNER, SIOR

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321.722.0707 X11
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CHARLES DUVALL

Office Sales & Leasing
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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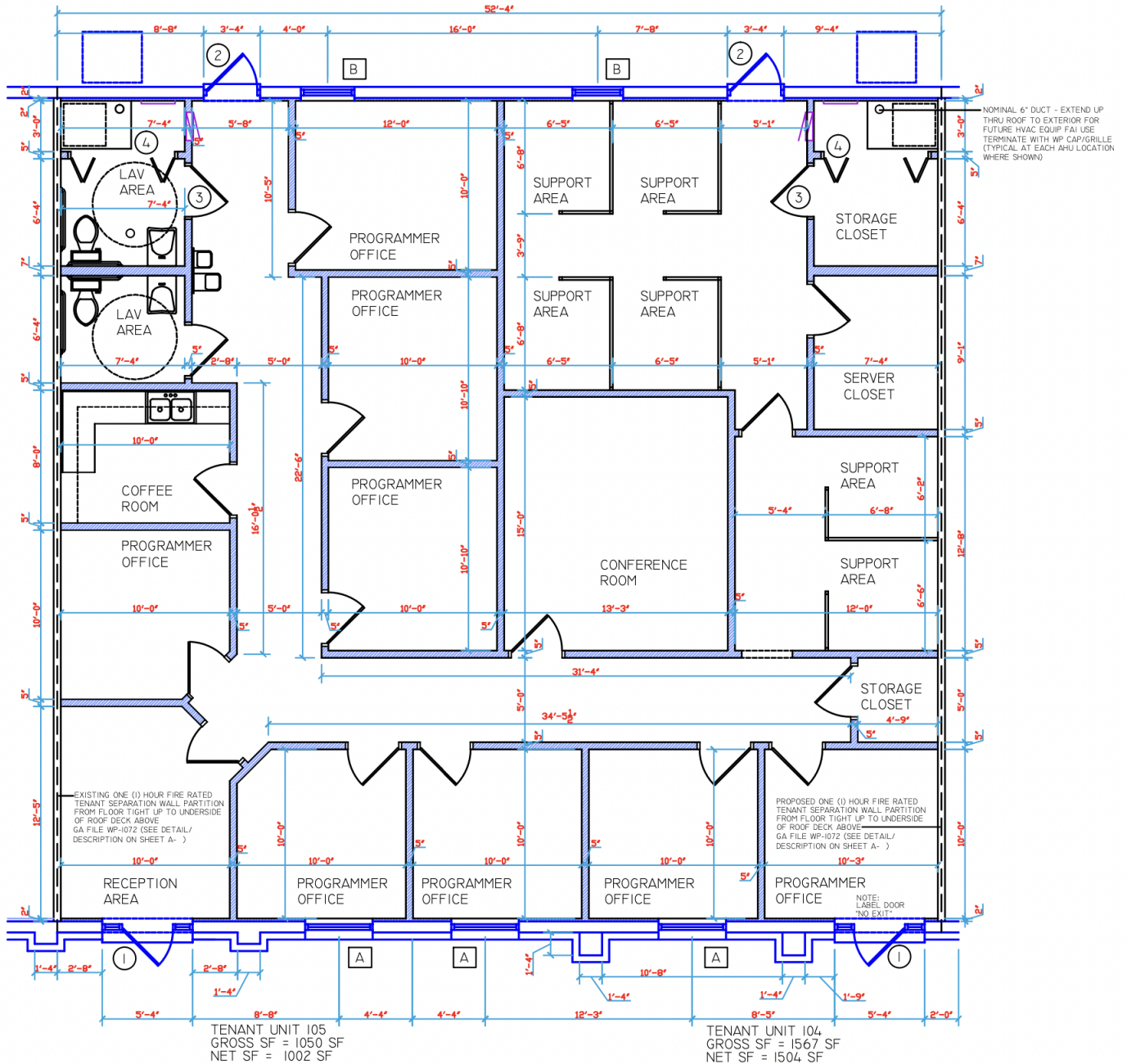
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FLOOR PLAN

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TENANT RENOVATIONS-UNIT 105/104 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

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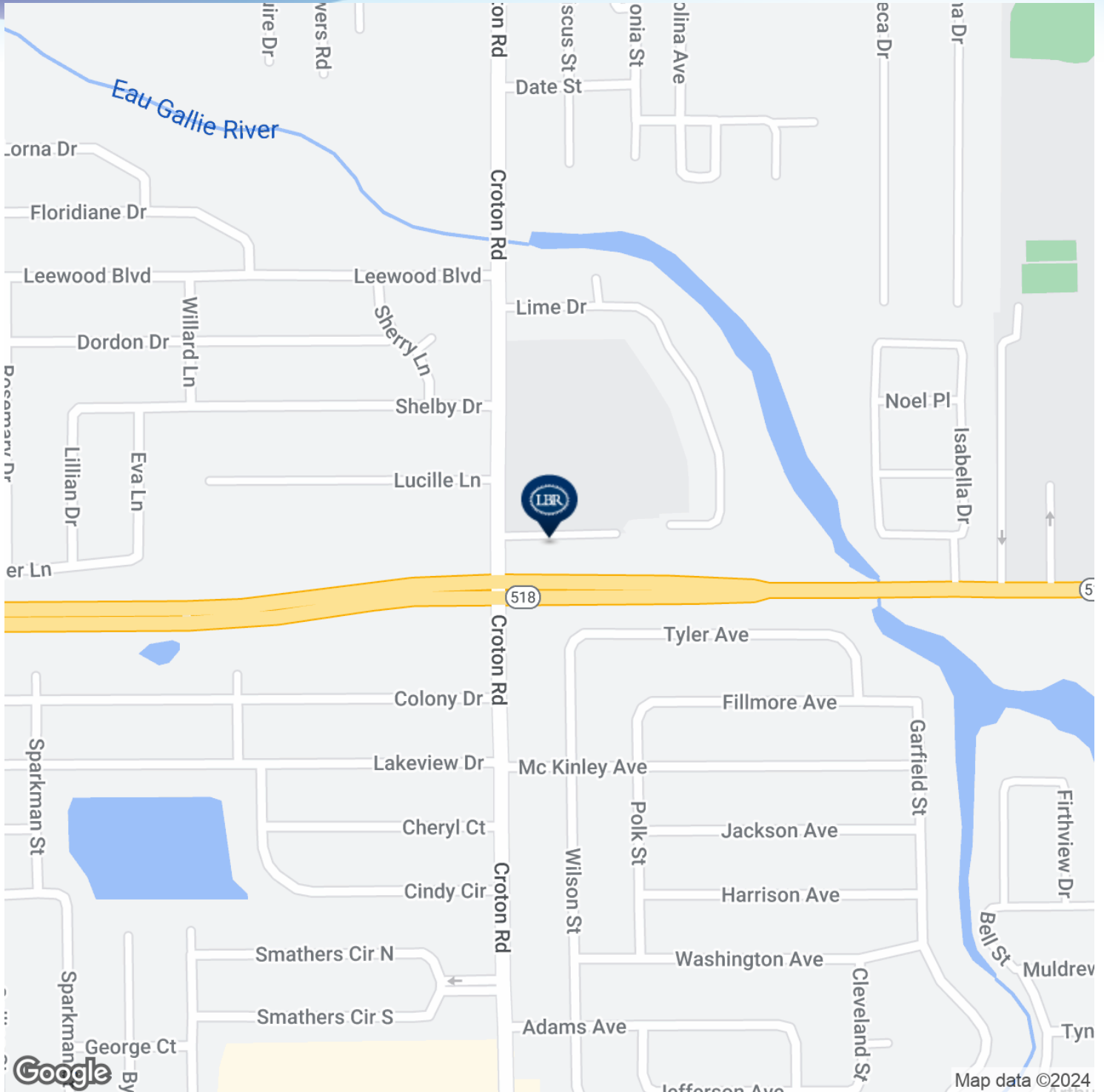
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LOCATION MAP

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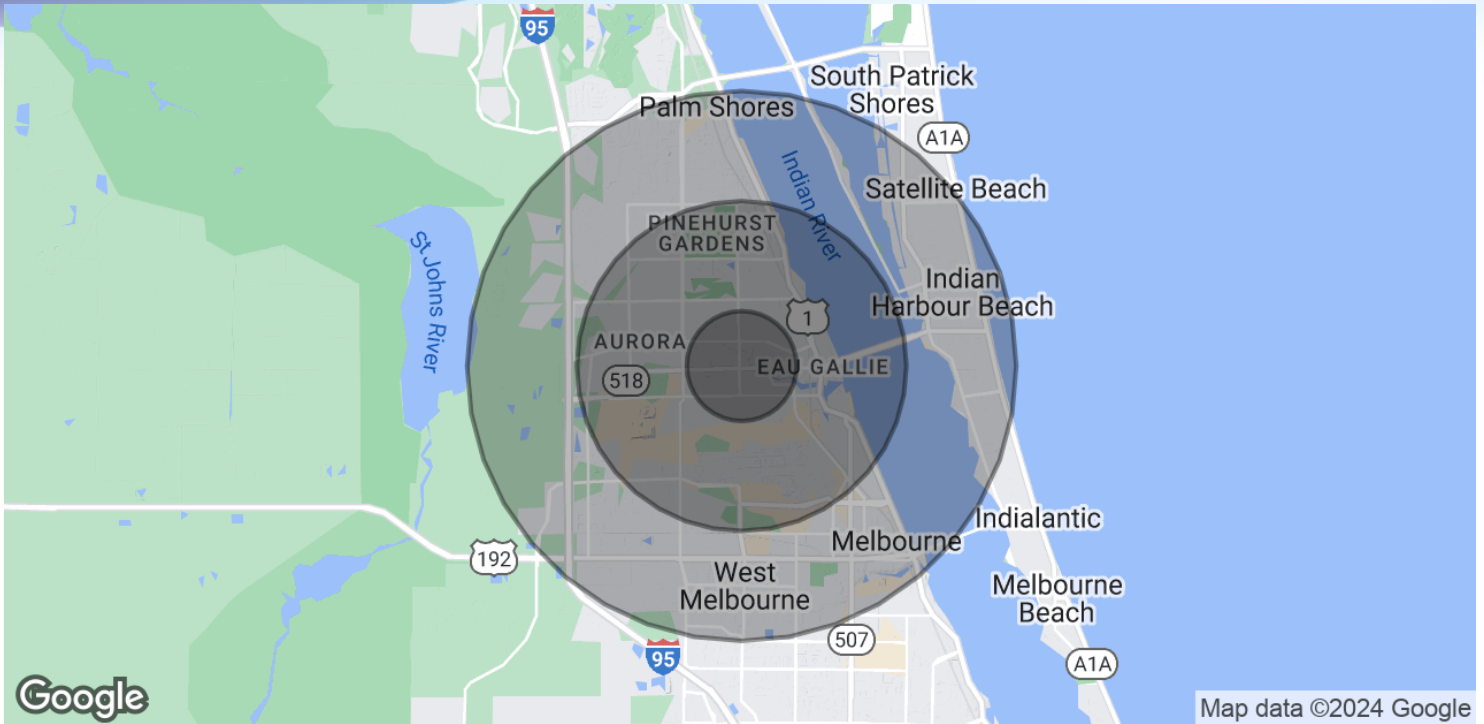
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,238	52,766	120,572
Average Age	39.9	44.5	45.1
Average Age (Male)	37.4	42.1	43.2
Average Age (Female)	42.5	46.7	46.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,499	23,267	51,390
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$47,864	\$52,506	\$64,606
Average House Value	\$141,124	\$171,642	\$235,672

* Demographic data derived from 2020 ACS - US Census

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