

EXECUTIVE SUMMARY

Vidina Professional Office Park Phase II • Vidina Dr Viera, FL 32940



OFFERING SUMMARY

Available SF: 40,000 SF

Lease Rate: Call For Pricing

Year Built: 2023

Building Size: 20,000 SF

Zoning: PUD

PROPERTY OVERVIEW

Two (2) new buildings, of approximately 20,000 sq. ft. each, divisible to 5,000 sq. ft.

Project is suitable for Office and/or Medical Office use. Will be delivered 18-24 months from Lease Execution.

Surrounded by retail and professional users in a beautiful Office Park development. Building(s) can be leased as raw shell or can be built-out, to suit. This Project can deliver up to 40,000 SF in 20,000 SF increments.

- Office, Professional, or Medical
- Ample Onsite Parking
- Easy access to major roadways
- Beautiful Office Park in new development

LOCATION OVERVIEW

Property located between Lake Andrew Dr. and Stadium Parkway
This office space is directly south of the Health First Hospital Viera
Two access points off of I-95, directly in the center of new development located in Viera

ROB BECKNER, SIOR

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CHARLES DUVALL

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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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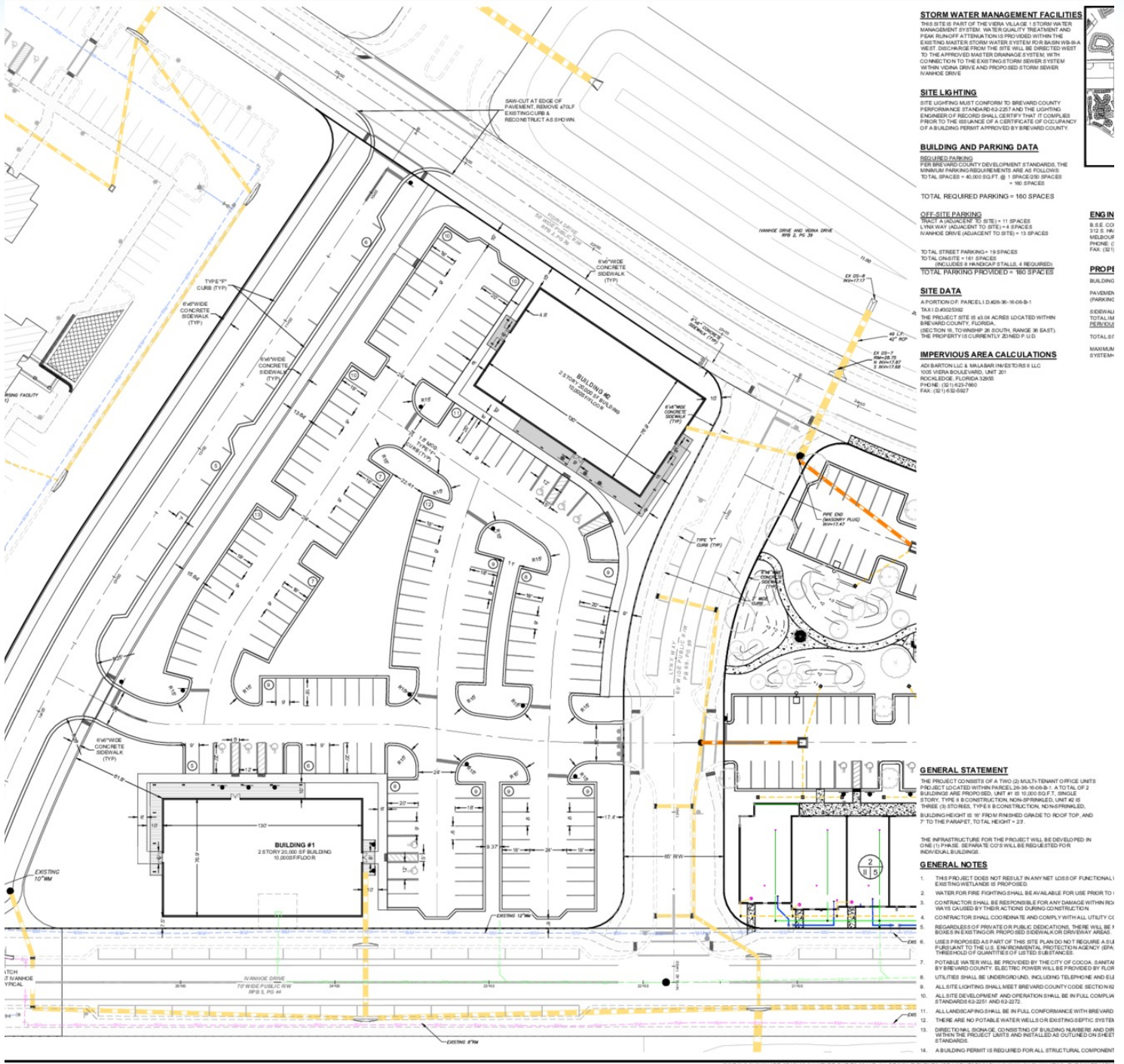
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SITE PLAN

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AVAILABLE SPACES

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Lease Rate: CALL FOR PRICING

Total Space

Lease Type:

Lease Term:

SPACE

LEASE RATE

LEASE TYPE

SIZE (SF)

TERM

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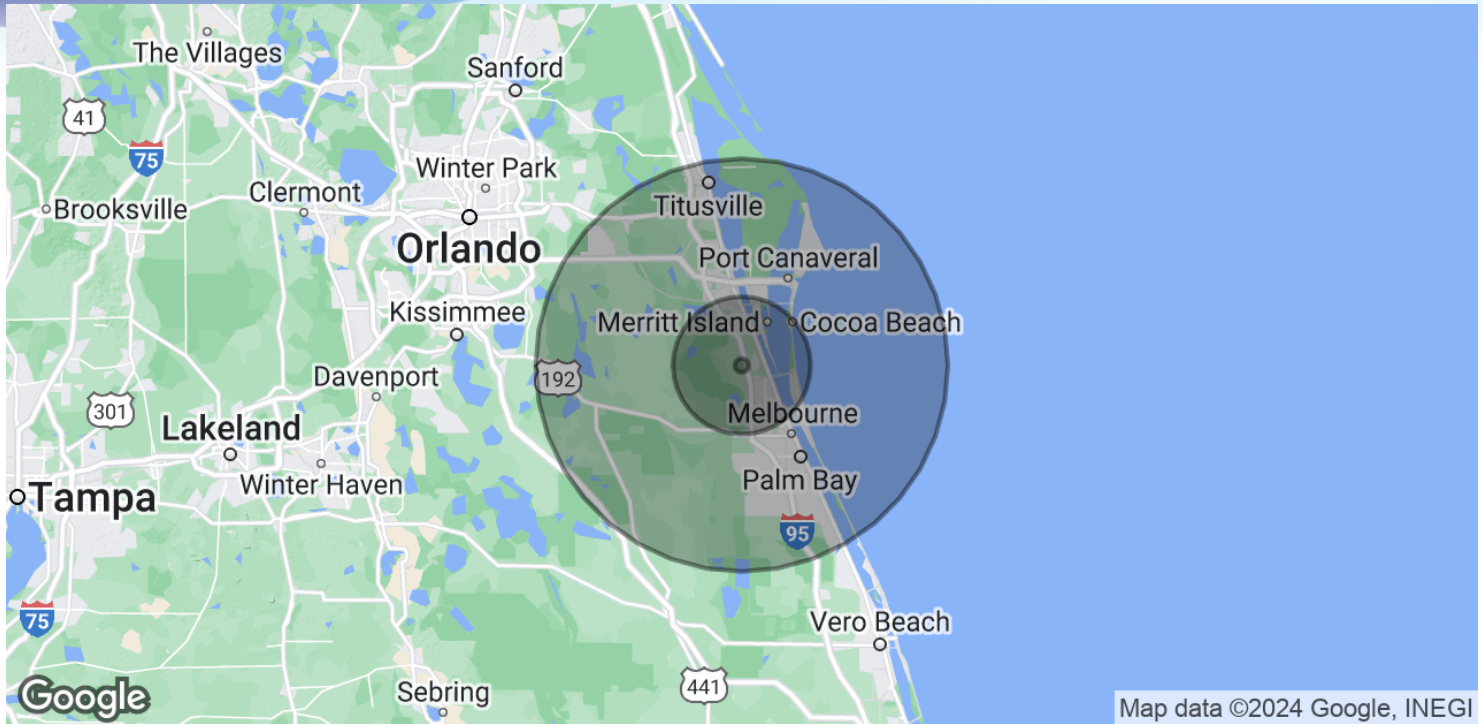
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	590	194,634	613,330
Average Age	41.0	44.6	43.5
Average Age (Male)	41.1	43.7	42.3
Average Age (Female)	40.9	45.3	44.6

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	221	80,040	248,685
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$83,890	\$71,769	\$65,888
Average House Value	\$256,360	\$264,769	\$240,169

* Demographic data derived from 2020 ACS - US Census

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