

# LARGE RETAIL SPACE FOR LEASE

1071 S Patrick Dr • 1071 S Patrick Dr Satellite Beach, FL 32937



## OFFERING SUMMARY

### Available SF:

### Lease Rate:

N/A

### Lot Size:

9.6 Acres

### Year Built:

1994

### Building Size:

31,840 SF

### Zoning:

CM

### Market:

Brevard

### Submarket:

Satellite Beach

## PROPERTY OVERVIEW

Lease space available next to the US Post Office (Satellite Beach branch).

This property is located on South Patrick Dr., at Jackson Ave. next door to Satellite Beach Recreation Center and minutes from Satellite High, DeLaura Jr. High and Spessard Holland Elementary Schools.

South Patrick Dr. is the one of the only two north/south main arteries in this beachside community.

PAFB is located 2 miles north and A1A Hwy is 1 mile east.

## LOCATION OVERVIEW

This property is located on South Patrick Dr., at Jackson Ave. next door to Satellite Beach Recreation Center.

PAFB is located 2 miles north and A1A Hwy is 1 mile east.

## JEFFERY T. ROBISON, CCIM

President | Broker  
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## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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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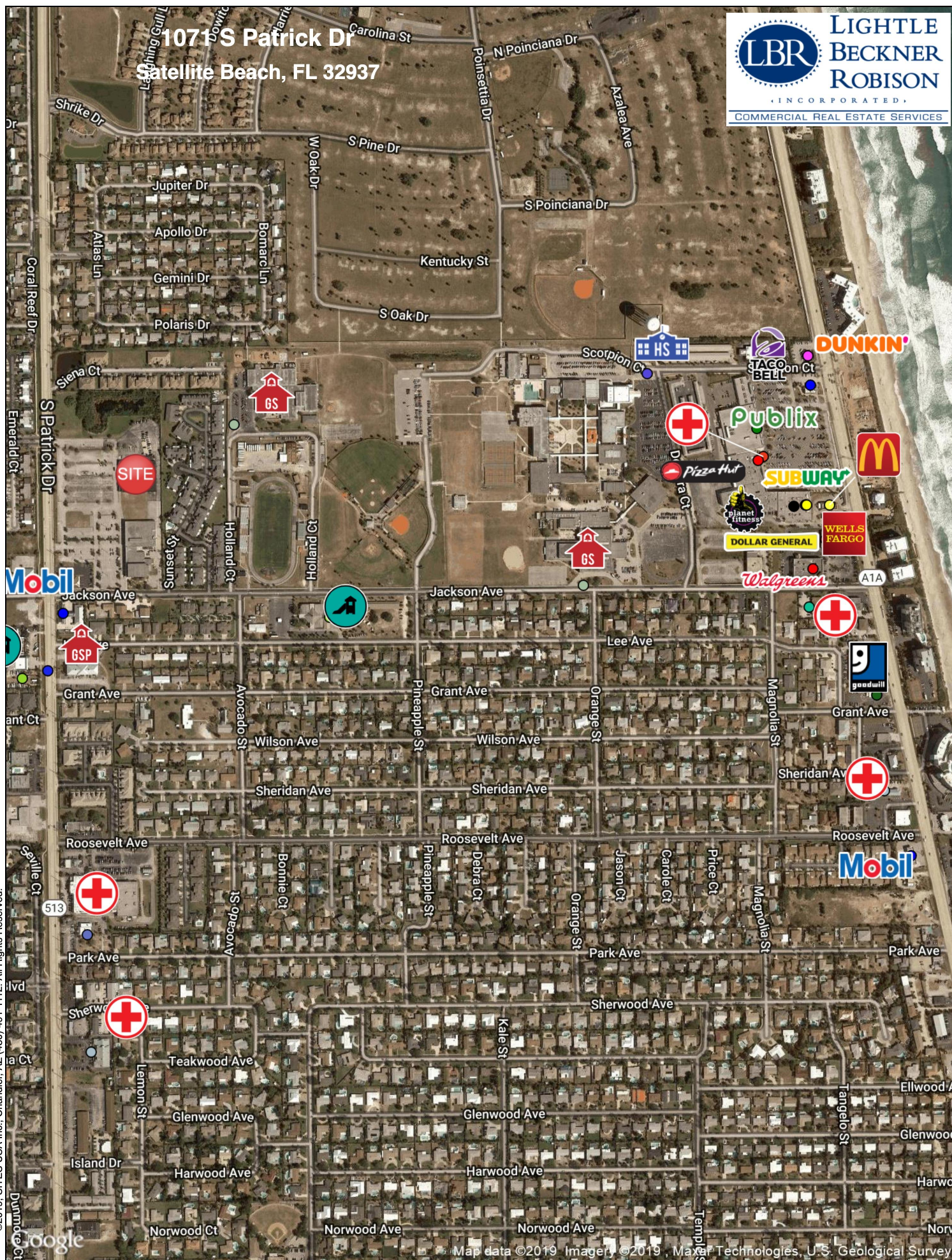
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COMMERCIAL REAL ESTATE SERVICES

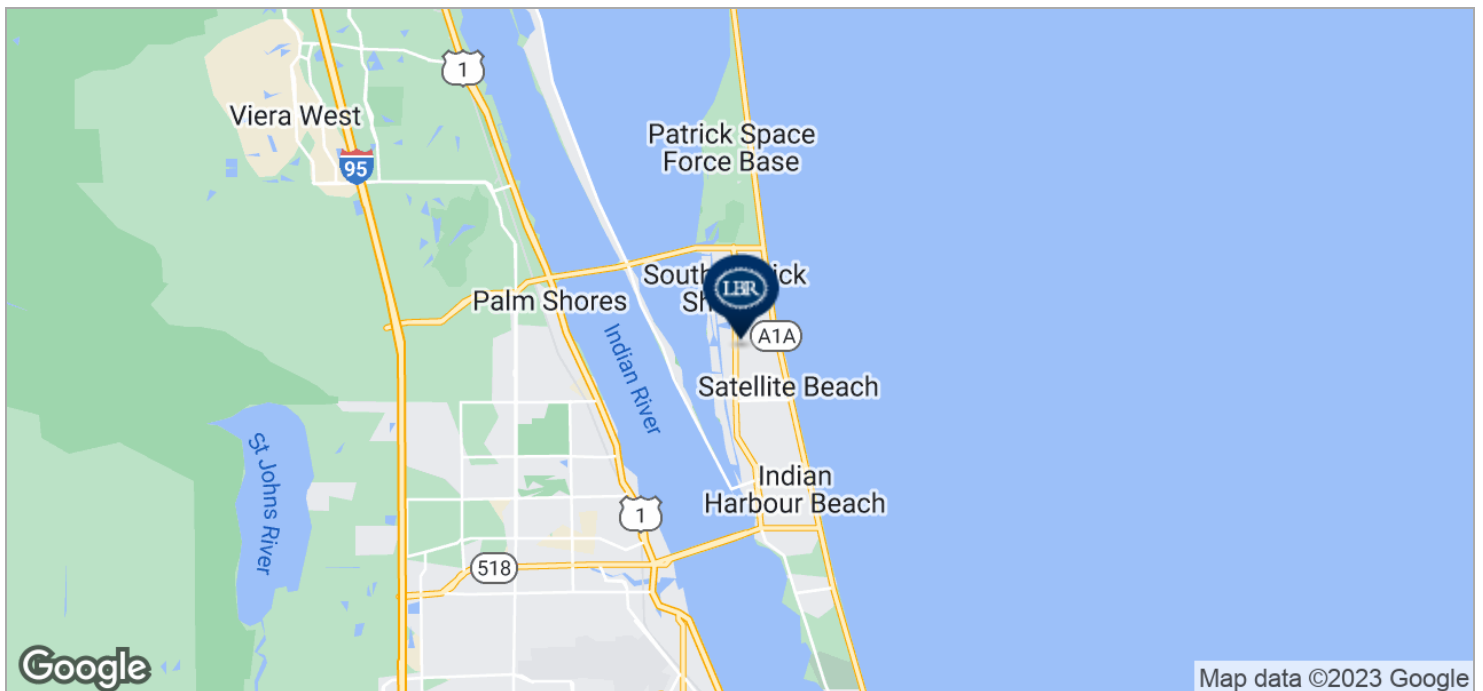
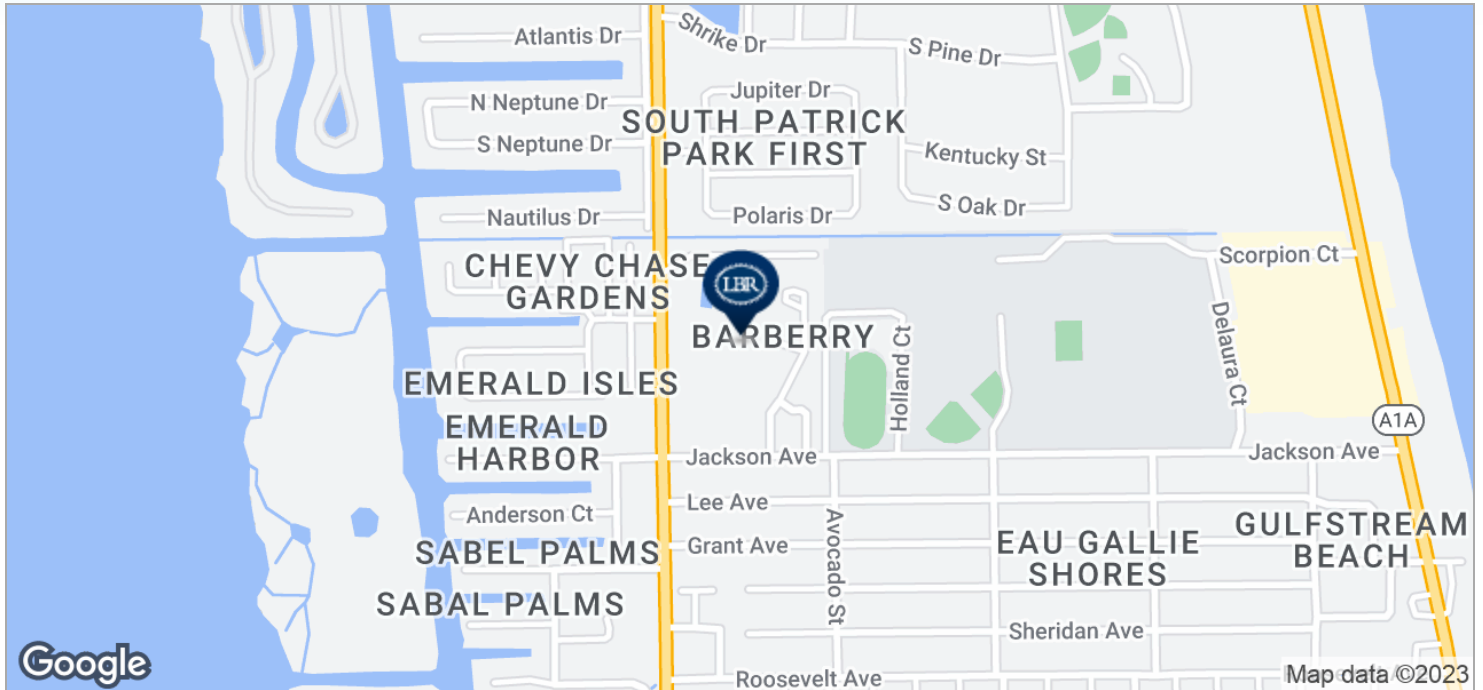
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# LOCATION MAPS

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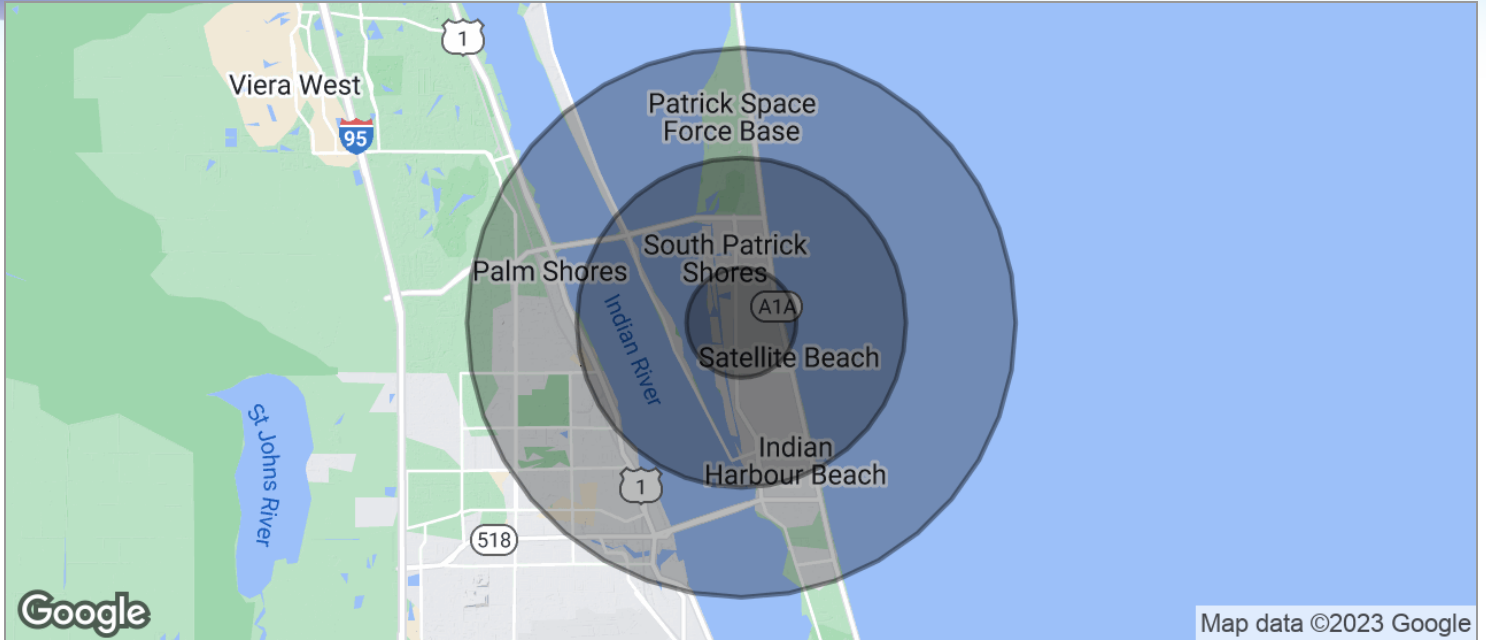
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,307	26,794	67,309
MEDIAN AGE	43.0	47.4	45.6
MEDIAN AGE (MALE)	43.2	47.3	44.8
MEDIAN AGE (FEMALE)	42.9	47.9	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,578	11,449	29,386
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$75,275	\$83,823	\$73,075
AVERAGE HOUSE VALUE	\$373,708	\$470,179	\$289,076

\* Demographic data derived from 2020 ACS - US Census

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