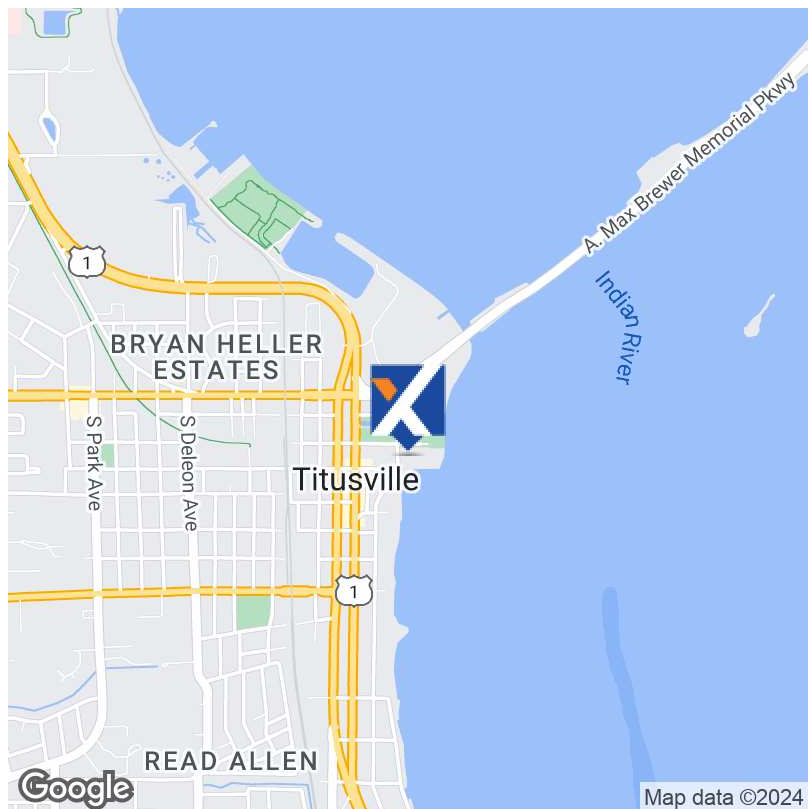


FOR LEASE | 1st Floor



OFFERING SUMMARY

Sale Price:	\$3,250,000
Lease Rate:	Negotiable
Building Size:	15,578 SF
Available SF:	
Lot Size:	2.13 Acres
Year Built:	1962
Zoning:	CBD

PROPERTY OVERVIEW

Location: Prime downtown spot on 2.13 acres at the corner of Indian River Avenue and Broad Street.

- *Features: 7789 ft.² +/- of versatile space
- *Drive-through facilities for convenience
- *Office space ready for customization
- *Original safe and safety deposit boxes intact

This waterfront property offers direct rocket launch vistas along with breathtaking views of Florida's stunning sunrises. There are endless possibilities with this unique river front property. Whether you envision a financial institution revival, a creative office hub, or a retail hotspot, this corner lot offers the perfect canvas for your vision.

Seize the chance to shape the future of this prime location. Don't miss out on this rare opportunity in the heart of the city.

Contact us for more details and to schedule a viewing.

PROPERTY HIGHLIGHTS

Holly Carver

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Holly@RocketCityRE.com

Lisa Earnhardt

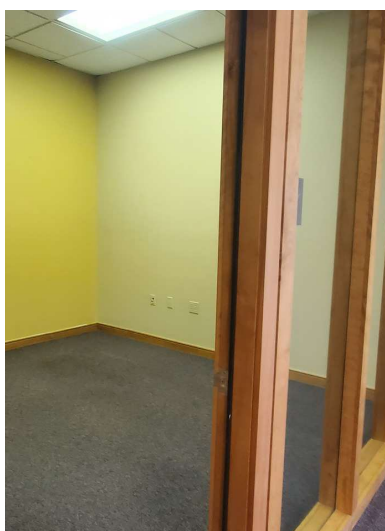
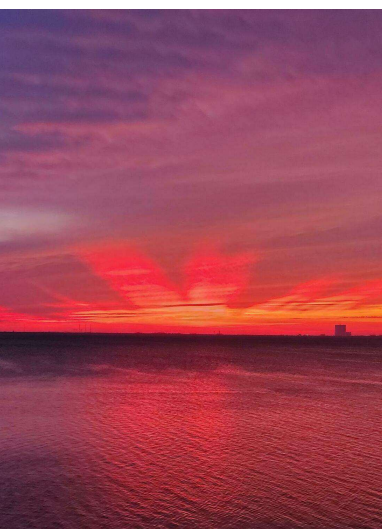
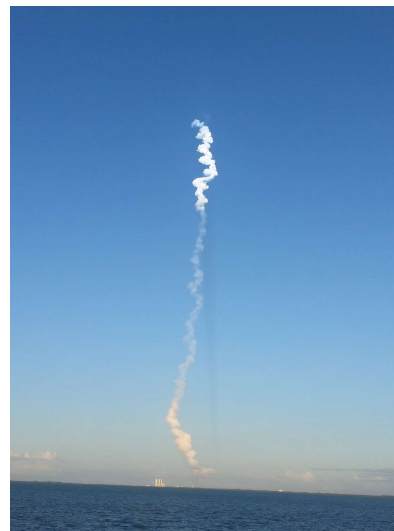
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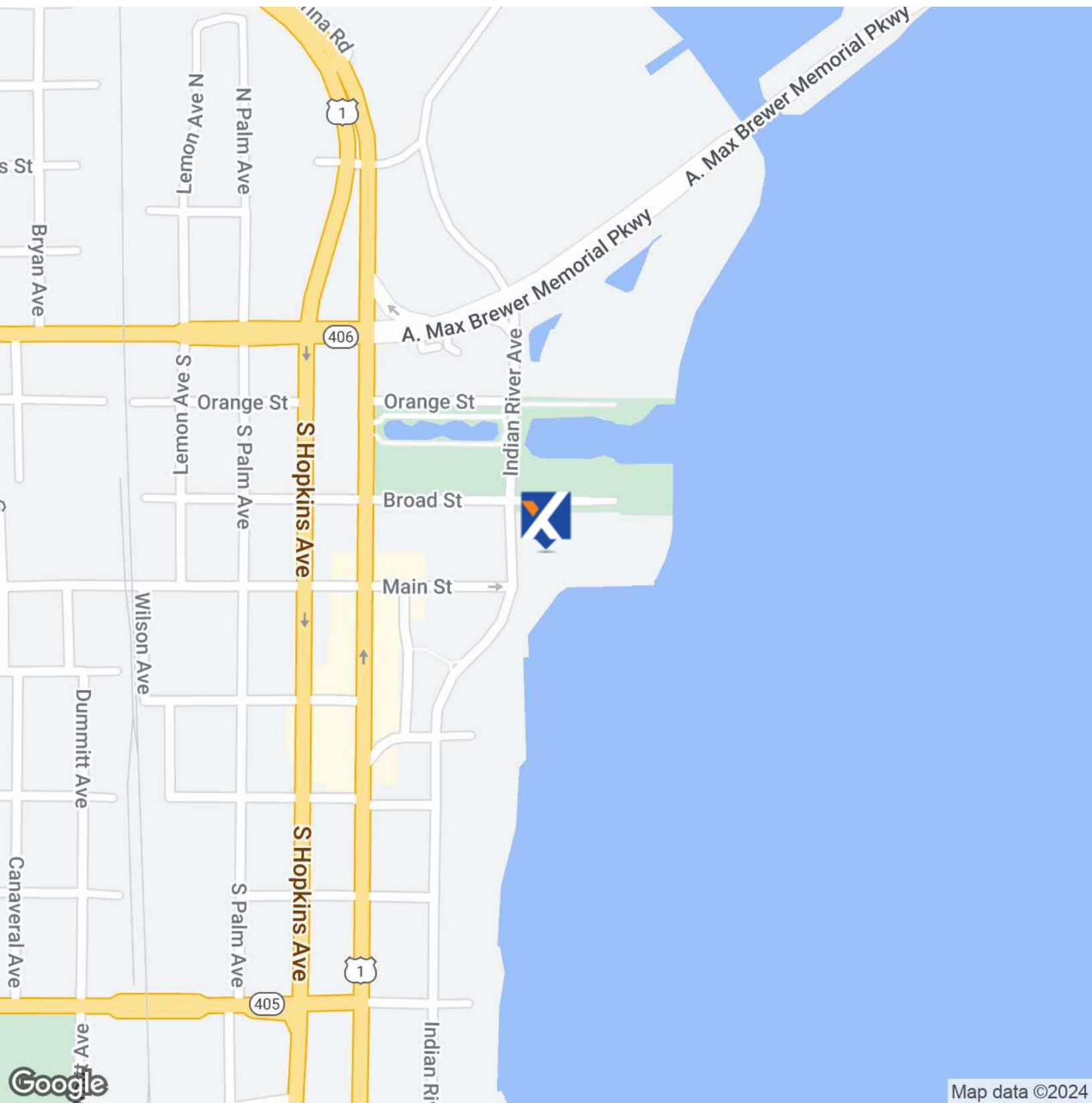
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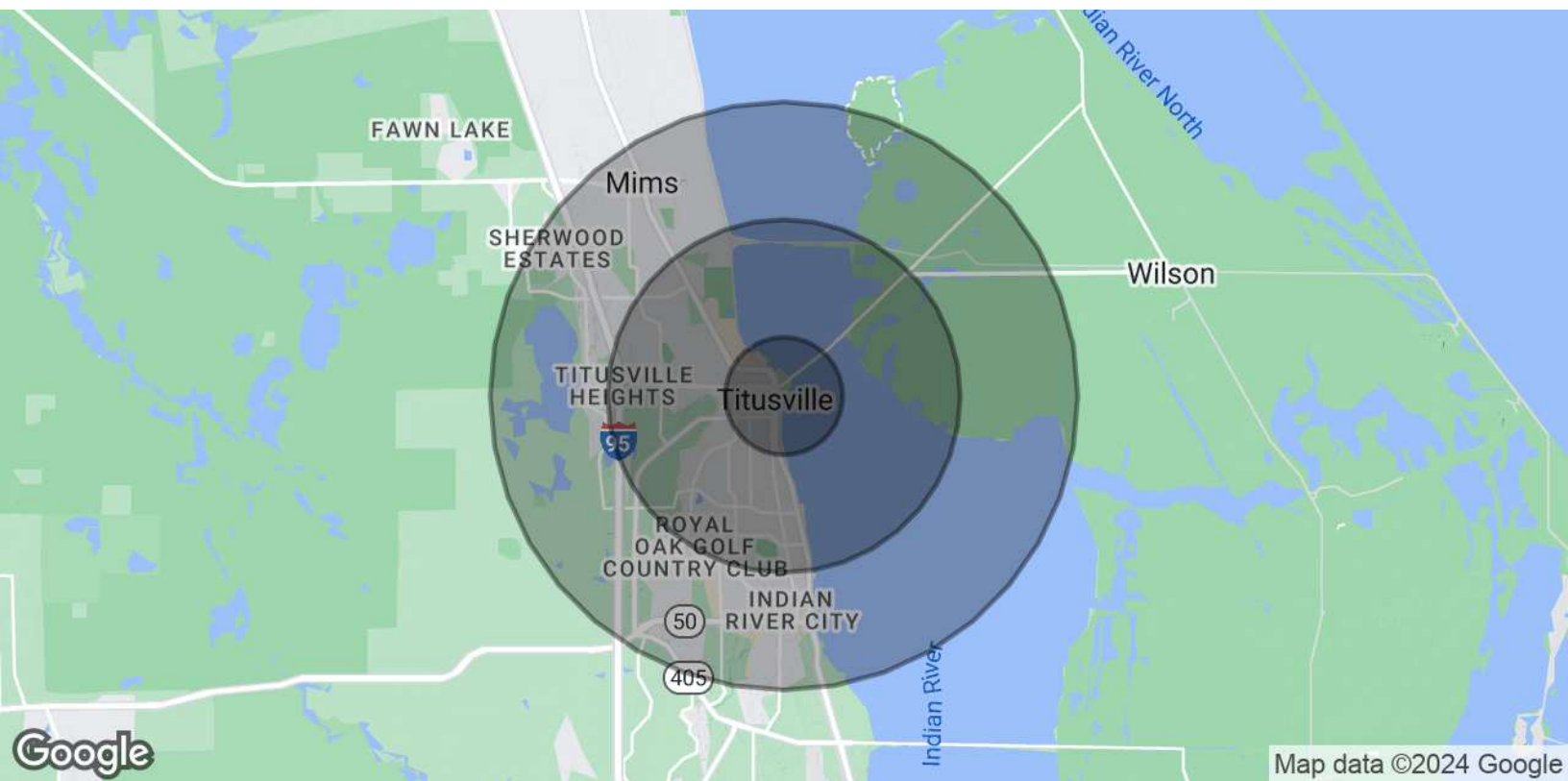
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FOR LEASE | 1st Floor



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,053	24,352	49,812
Average Age	41.8	46.7	45.9
Average Age (Male)	45.3	46.5	45.8
Average Age (Female)	43.1	49.1	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,913	13,812	25,380
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$42,955	\$44,158	\$50,783
Average House Value	\$136,912	\$167,677	\$171,745

2020 American Community Survey (ACS)

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