

EXECUTIVE SUMMARY

• 1320 Culver Dr. NE Palm Bay, FL 32907



OFFERING SUMMARY

Available SF: 2,760 SF

Lease Rate: \$14.00 - 15.00 SF/yr
(\$4.84/NNN)

Lot Size: 2.0 Acres

Year Built: 2007

Building Size: 27,610 SF

Zoning: CC

Submarket: South Brevard

PROPERTY OVERVIEW

Beautiful flex space available in great location with rollup door at the rear of the space.

Featuring ample parking, excellent visibility, and easy access.

Plaza surrounded by dense residential in the Lockmar Area.

Property is located near many national retailers and a central commercial district along Palm Bay Road.

High traffic counts:

11,300 (22) AADT on Culver Dr.

33,000 (22) AADT from Culver Dr. to I-95 ramp

LOCATION OVERVIEW

Located off NE Palm Bay Rd with dedicated stop light

Less than 1 mile from the I-95 interchange

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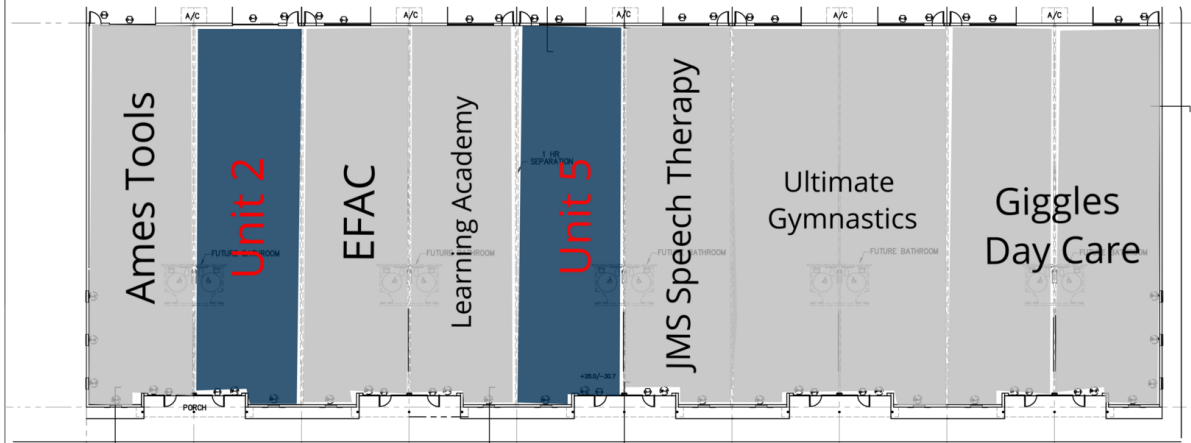
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PLANS

• 1320 Culver Dr. NE Palm Bay, FL 32907



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	\$4.84/NNN	Lease Term:	Negotiable
Total Space:	2,760 SF	Lease Rate:	\$14.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 2	Available	2,760 SF	\$4.84/NNN	\$15.00 SF/yr	Air Conditioned Space
Unit 5	Available	2,760 SF	\$4.84/NNN	\$14.00 SF/yr	Previous cross fit gym

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RETAILER MAP

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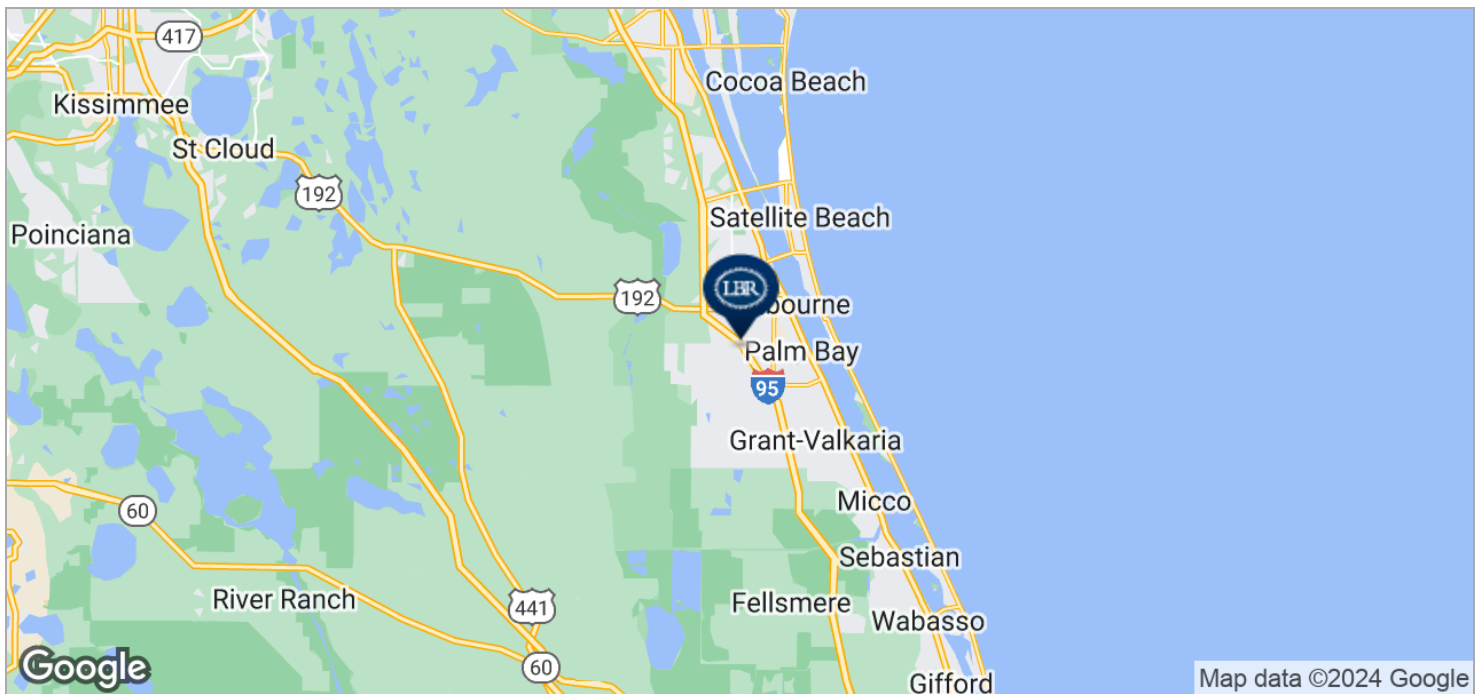
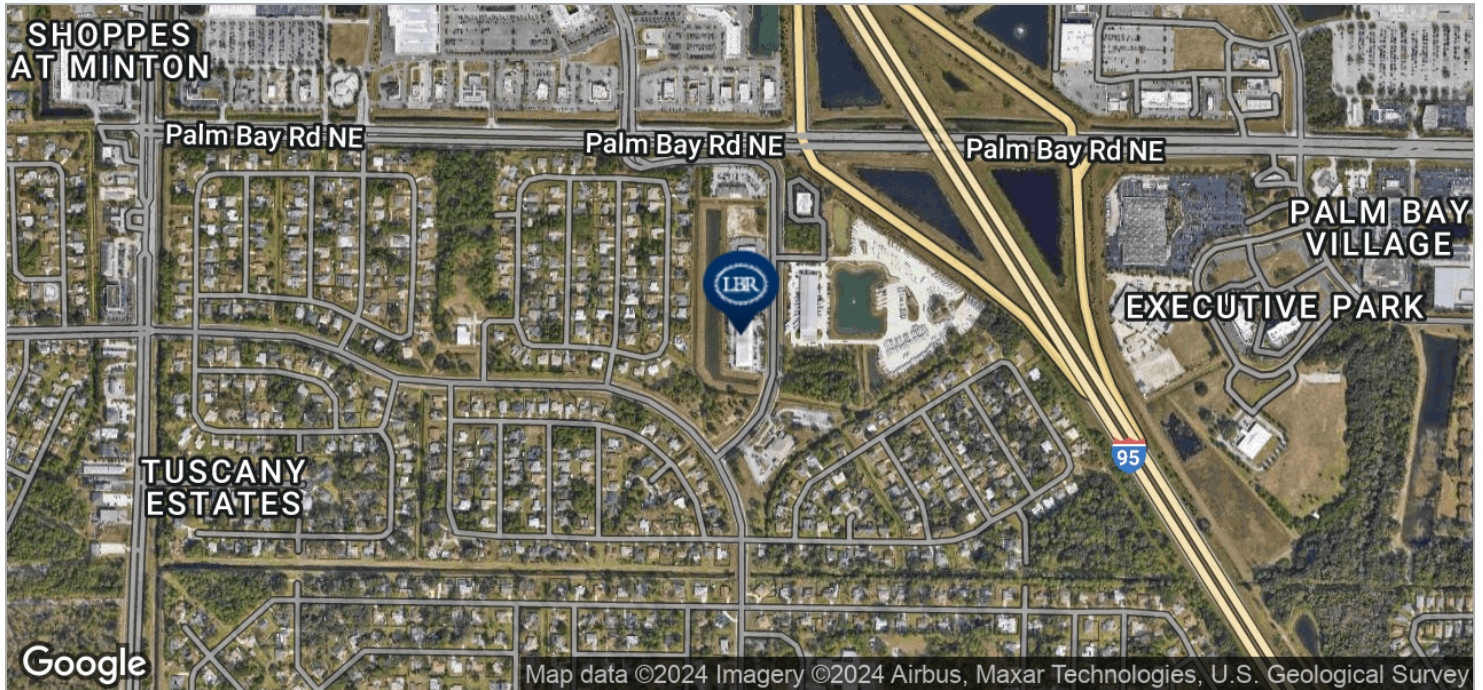
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LOCATION MAPS

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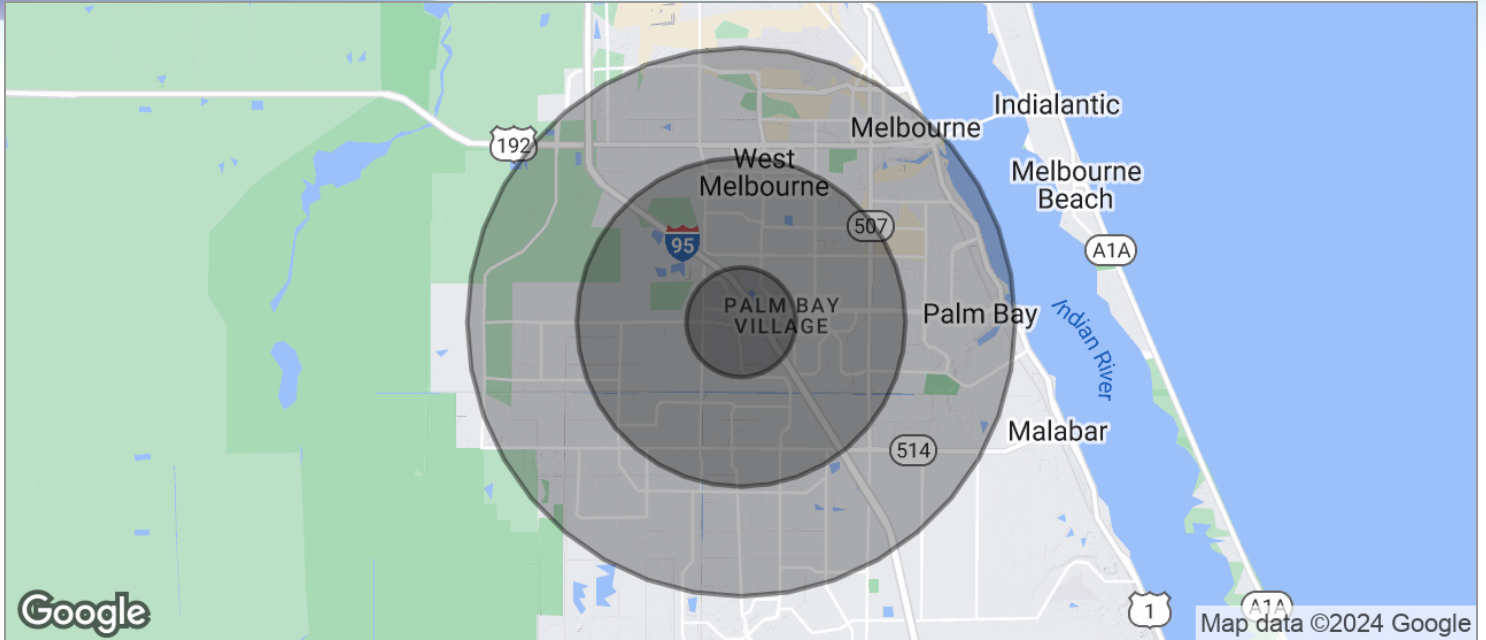
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,018	71,115	141,071
MEDIAN AGE	46.3	43.8	43.7
MEDIAN AGE (MALE)	44.4	40.8	41.0
MEDIAN AGE (FEMALE)	44.0	46.0	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,578	29,444	59,079
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$61,877	\$61,305	\$58,298
AVERAGE HOUSE VALUE	\$184,490	\$179,930	\$175,767

* Demographic data derived from 2020 ACS - US Census

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