

Minton Center For Lease



PROPERTY DESCRIPTION

With frontage to US 192, one of the busiest retail corridors in Brevard County, the property offers prime visibility and exposure to a high volume of potential customers. The flexible space availability provides ample room for businesses to establish a strong presence and cater to diverse operational needs.

LOCATION DESCRIPTION

Discover the vibrant surroundings of West Melbourne, FL, where the perfect blend of business and leisure awaits. Situated in a thriving commercial district, the area offers an array of dining options, shopping centers, and recreational facilities. Within close proximity, you'll find notable attractions such as the Melbourne Square Mall, Downtown Melbourne, and popular restaurants like Meg O'Malley's and The Mansion.

SPACES	LEASE RATE	SPACE SIZE
Unit 2939	Negotiable	8,250 SF
Unit 2929	Negotiable	2,278 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,877 - 38,766 SF
Lot Size:	4.76 Acres
Building Size:	57,923 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,187	21,235	56,790
Total Population	7,986	51,843	135,198
Average HH Income	\$97,934	\$93,216	\$84,111

VITOR DE SOUSA, CCIM

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LEGEND

Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit 2975	-	2,877 SF	NNN	-
Unit 2965	-	21,066 - 38,766 SF	NNN	-
Units 2945 - 2955	-	6,573 SF	NNN	-
Unit 2939	Available	8,250 SF	NNN	Negotiable
Unit 2935	-	10,571 SF	-	-
Unit 2929	Available	2,278 SF	NNN	Negotiable
Unit 2927	-	5,436 SF	NNN	-
Outparcel	-	4,476 SF	NNN	-

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Location Map

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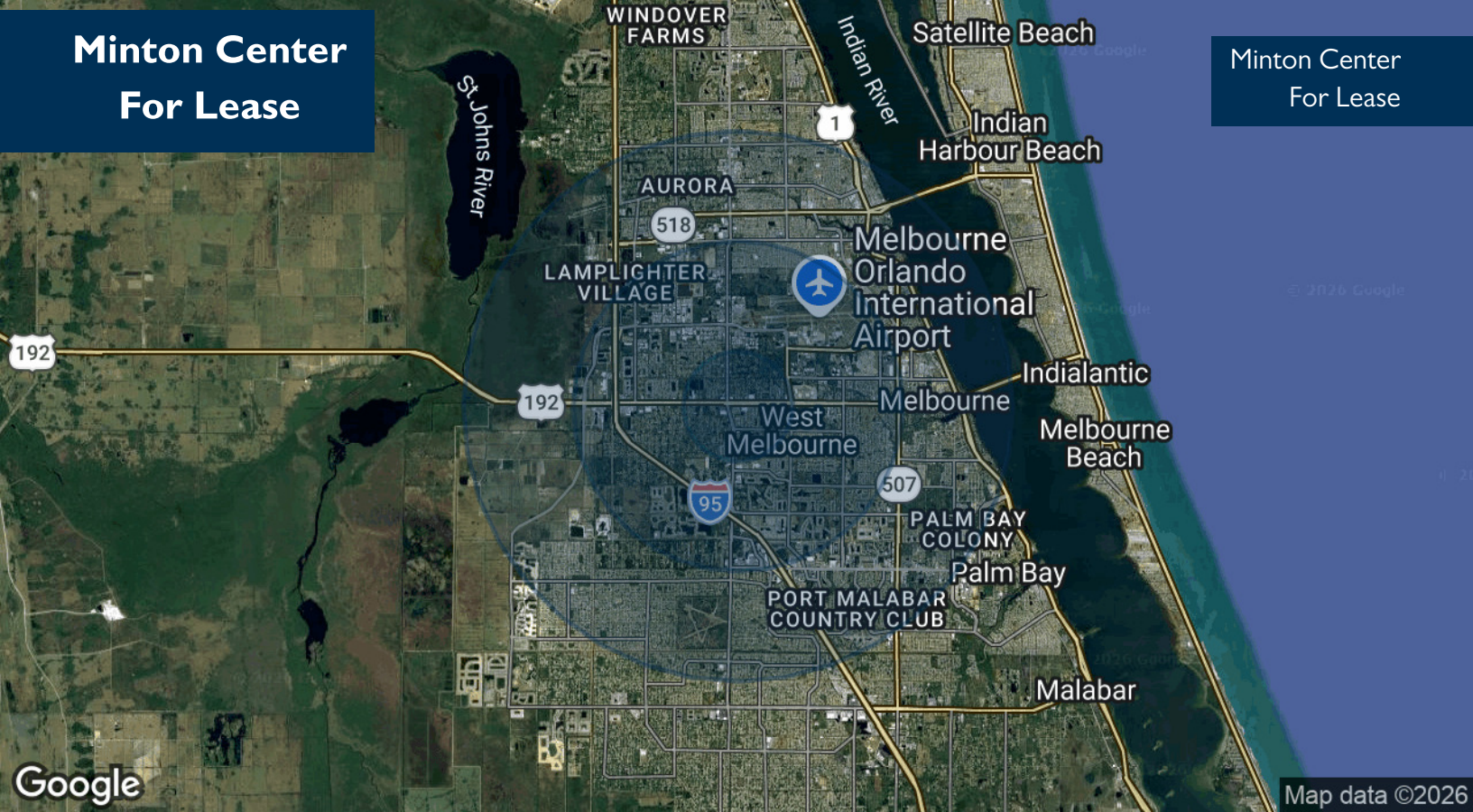
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,986	51,843	135,198
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,187	21,235	56,790
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,934	\$93,216	\$84,111
Average House Value	\$365,135	\$341,889	\$303,943

2020 American Community Survey (ACS)

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