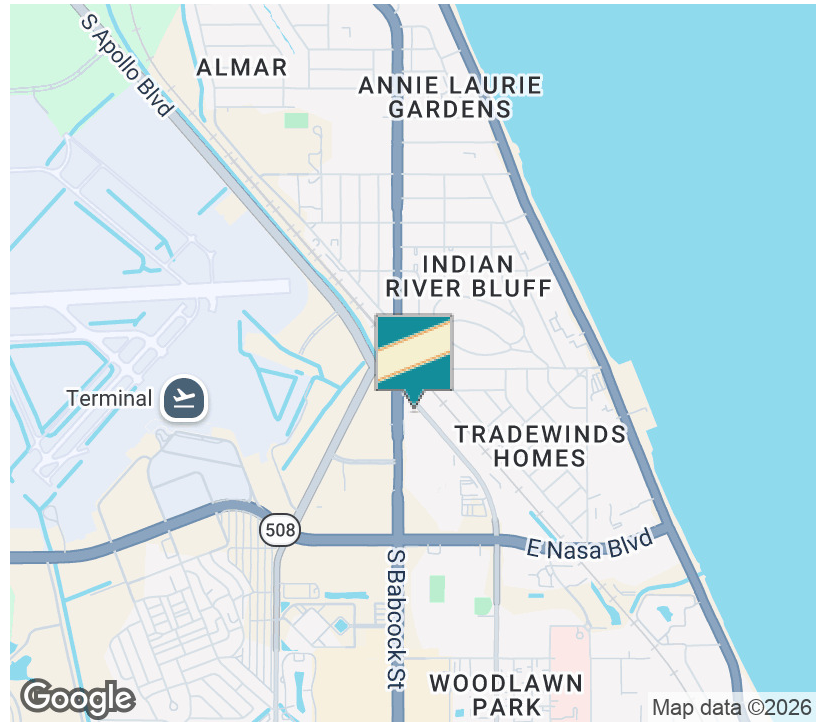




# 660 S APOLLO BLVD

Melbourne, FL 32901

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	3,109 SF
Lease Rate:	\$7,000 per month (MG)
Lot Size:	1.02 Acres
Year Built:	2008
Building Size:	3,109 SF
Zoning:	CP
Market:	Space Coast Market
Submarket:	Melbourne – Airport / Apollo Blvd Corridor Submarket

### PROPERTY OVERVIEW

Situated along the high-traffic South Apollo Boulevard commercial corridor and less than a few minutes away from Melbourne Orlando International Airport (MLB), this 3,901 SF standalone commercial building offers outstanding accessibility and brand positioning for medical, office, retail, or service-based users. The property benefits from strong daily traffic, direct exposure along a major connector, and immediate access to US-1, I-95, Downtown Melbourne, and the expanding aerospace and technology employment base that defines the Space Coast market.

Offered at \$7,000 per month plus approximately \$550/month in proportionate property taxes, this well-located building provides flexible interior layout options, ample parking, and a highly functional footprint suitable for a wide range of professional and commercial uses. Tenants seeking a clean, standalone presence with excellent access and proximity to the airport will find 660 S Apollo Blvd an ideal fit. Private tours are available, rare availability in this corridor makes this a strong opportunity.

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com



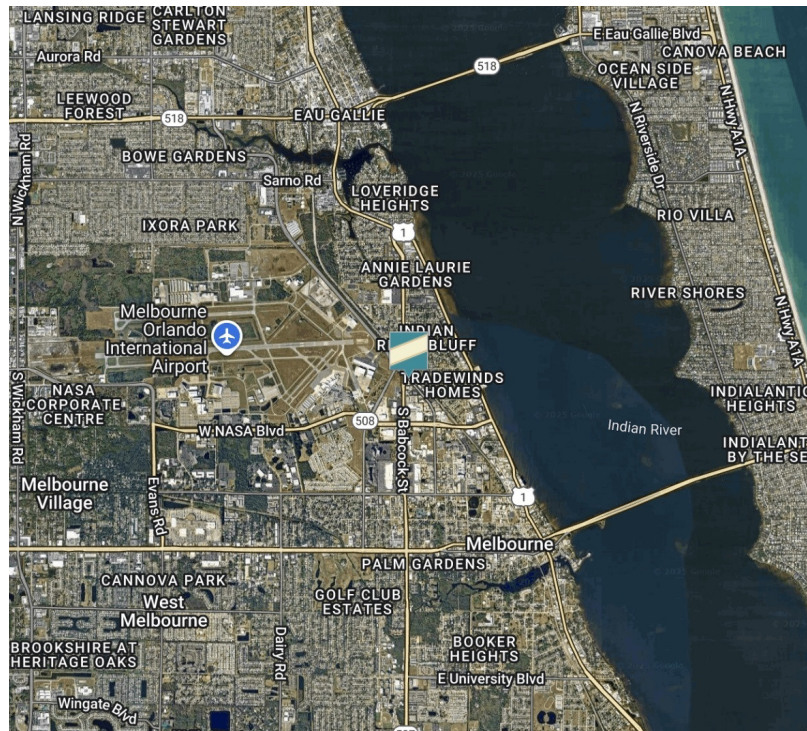
# 660 S APOLLO BLVD

Melbourne, FL 32901

## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- Stand-alone retail or professional office building with excellent visibility w/Flexible interior layout suitable for medical, office, or retail
- 1-2 minutes from Melbourne Orlando International Airport (MLB)
- Surrounded by medical offices, professional services, retail, and corporate users in the Central Melbourne Commercial District
- Located along S Apollo Blvd, one of Melbourne's busiest commercial corridors (Apollo Boulevard Commercial Corridor)
- Immediate proximity to NASA Blvd, Hibiscus Blvd, and US-1



**Kari L. Grimaldi/ Broker**

813.882.0884

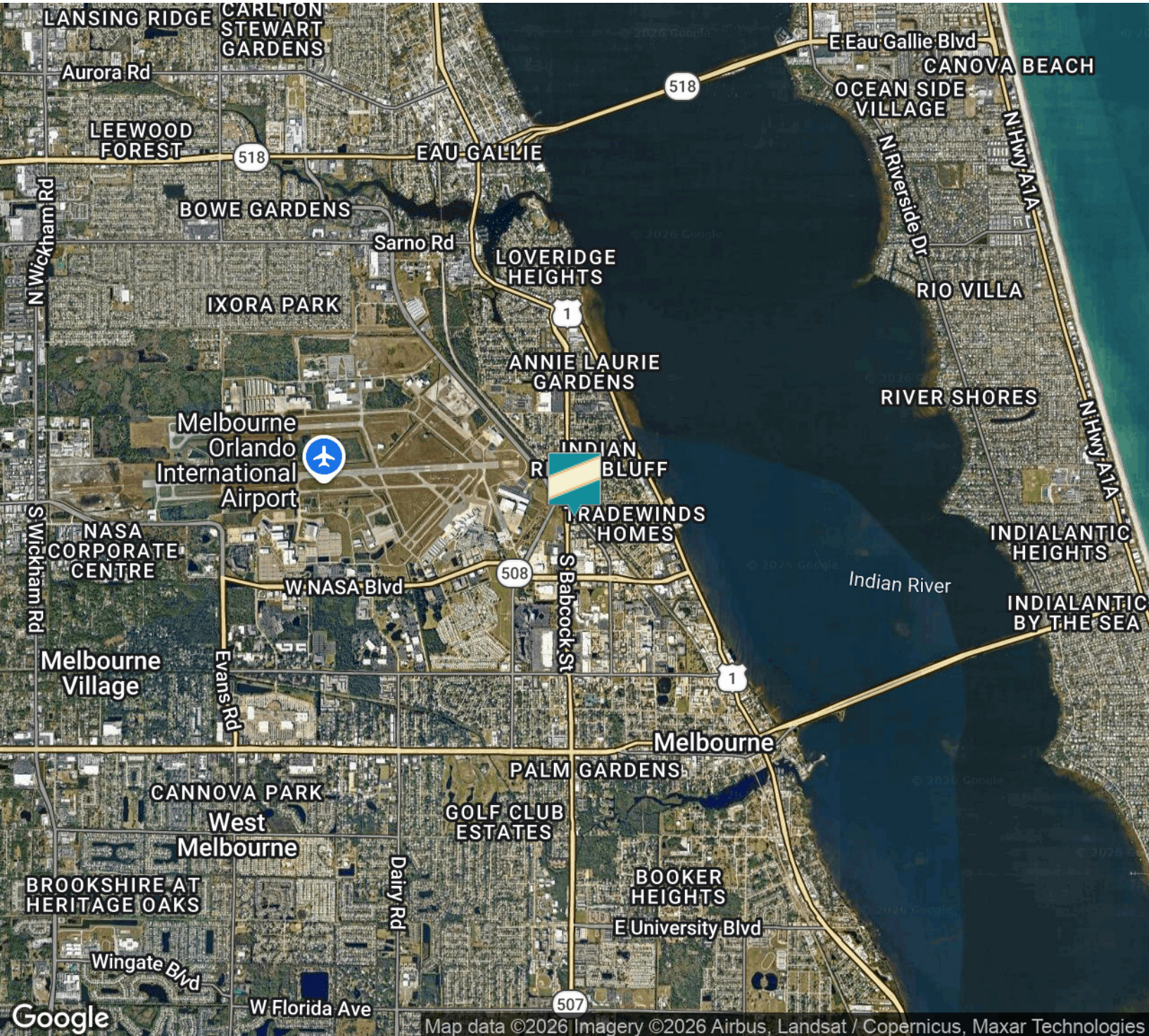
kari@grimaldcommercialrealty.com



# 660 S APOLLO BLVD

Melbourne, FL 32901

## LOCATION MAP



**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

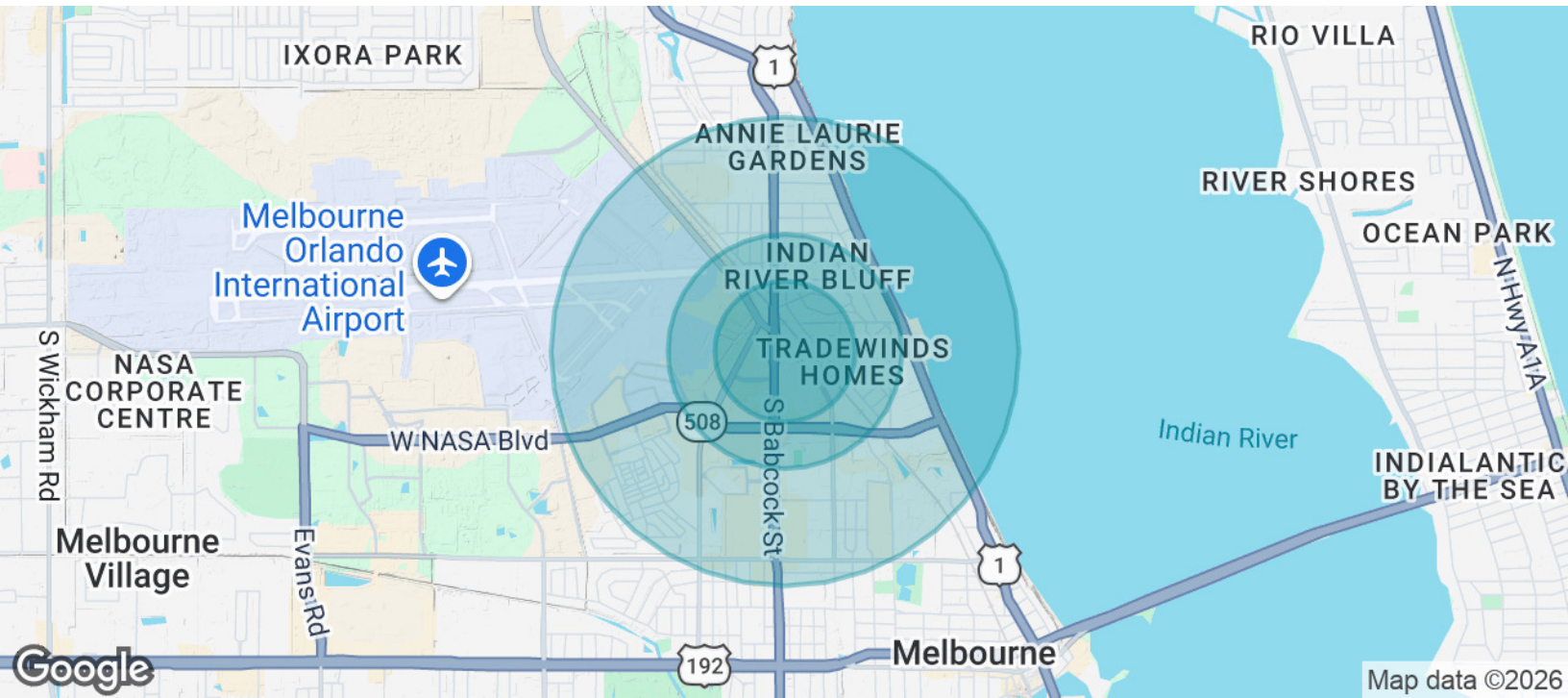
This document is strictly confidential; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



# 660 S APOLLO BLVD

Melbourne, FL 32901

## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	368	1,318	3,791
Average Age	41	42	48
Average Age (Male)	40	40	46
Average Age (Female)	42	43	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	551	1,579
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,845	\$66,210	\$74,380
Average House Value	\$237,768	\$237,525	\$223,775

Demographics data derived from AlphaMap

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com



# 660 S APOLLO BLVD

Melbourne, FL 32901

## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
FL #BK3076744

### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

### Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com