



PROPERTY DESCRIPTION

215 Fifth Ave offers a well-positioned retail opportunity in a desirable coastal commercial setting. This freestanding property presents an attractive option for users seeking visibility, accessibility, and long-term potential. Built in 1964, the building provides a proven retail footprint with flexible use potential for a variety of concepts. Its simple, efficient layout supports efficient merchandising and customer flow, while the site's established presence enhances its appeal for leasing or repositioning. A solid choice for retail, this property combines functional space with enduring market presence.

PROPERTY HIGHLIGHTS

- Retail property at 215 Fifth Ave in Indialantic
- Established 1964 construction
- Flexible layout for retail use
- Functional footprint supporting efficient operations
- Prominent commercial presence
- Attractive opportunity for retail

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (MG)
Number of Units:	2
Available SF:	1,356 - 1,491 SF
Building Size:	2,847 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,619	9,711	31,908
Total Population	3,359	22,033	74,153
Average HH Income	\$140,907	\$112,690	\$95,813

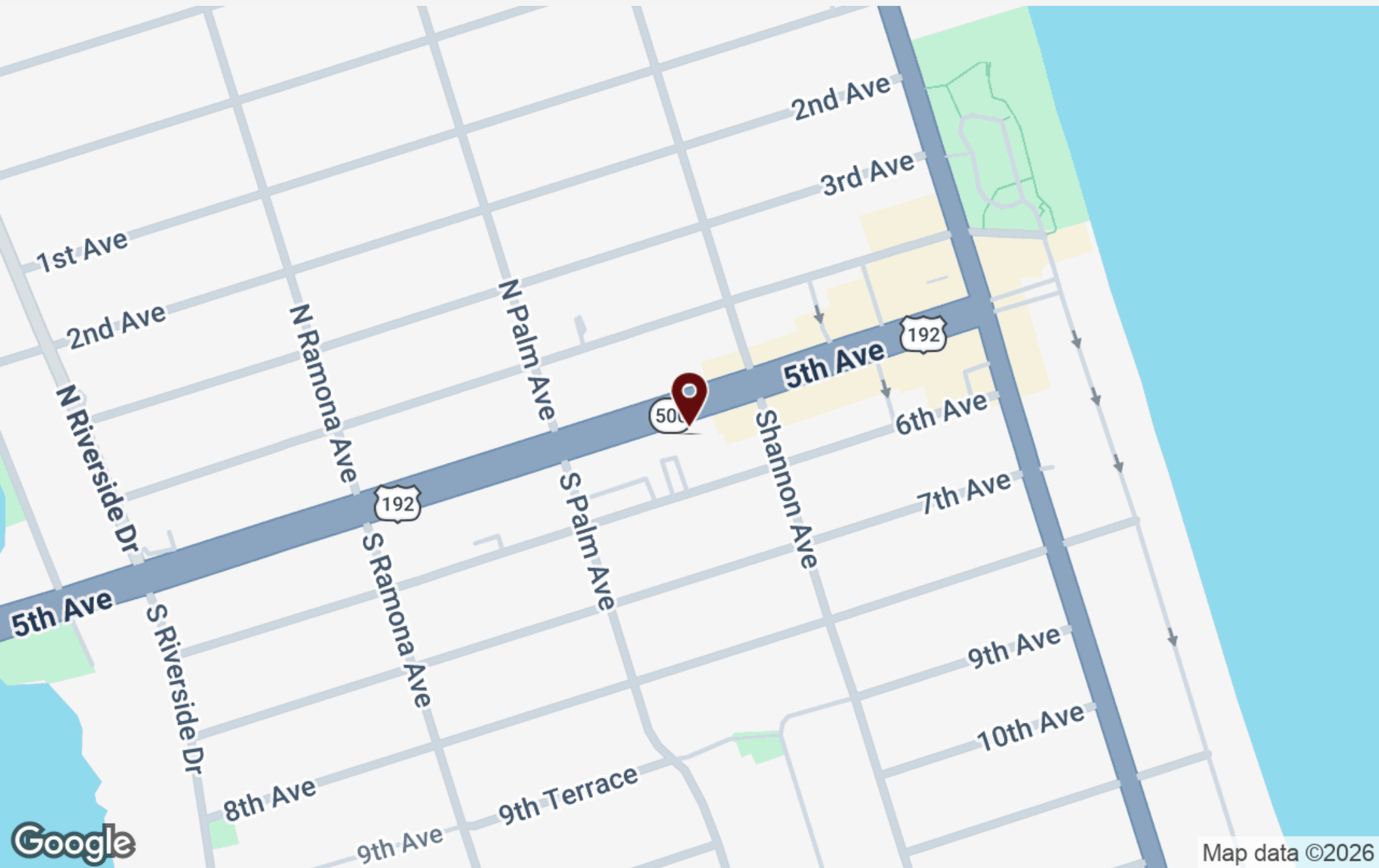
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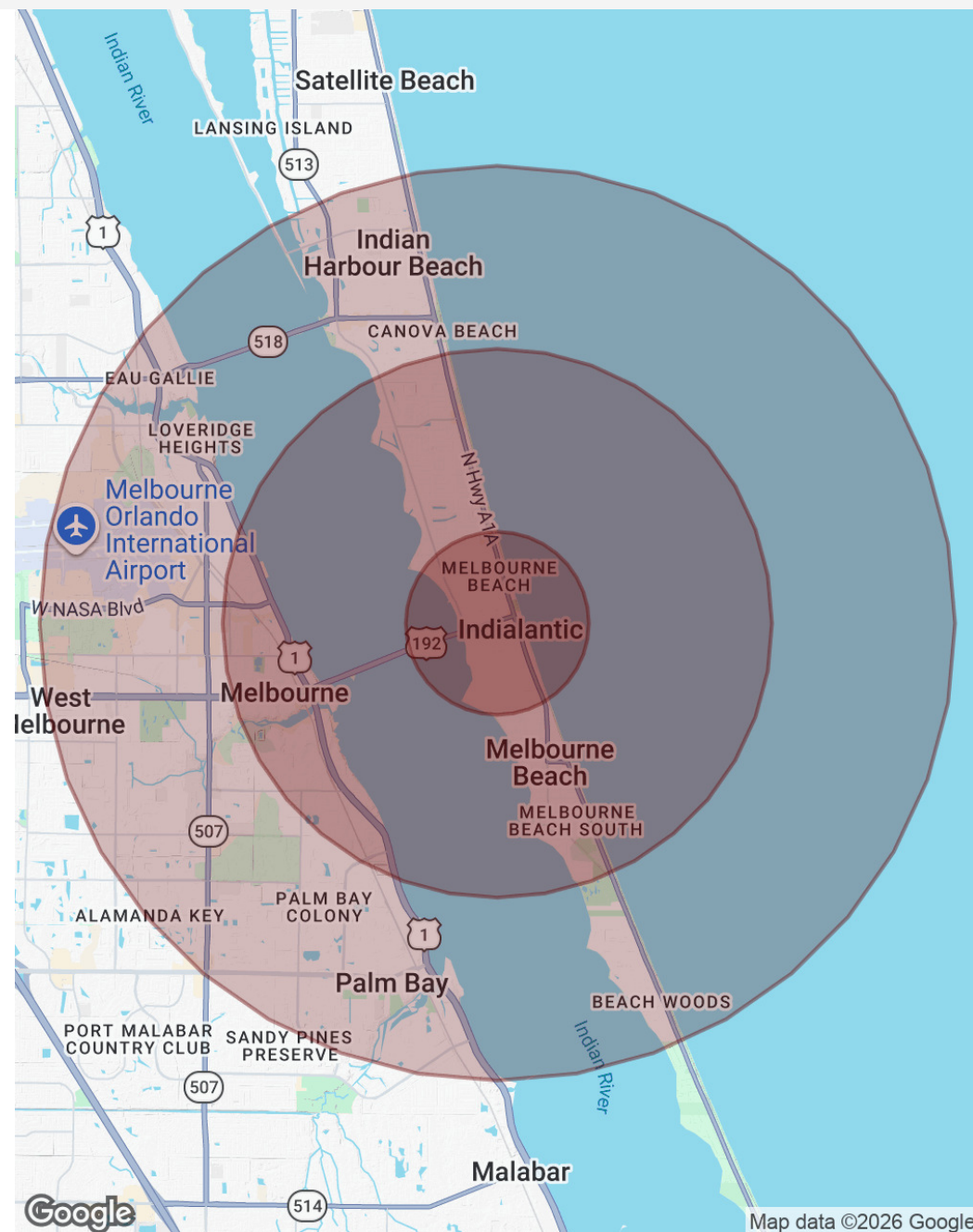
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,359	22,033	74,153
Average Age	54.1	48.9	45.2
Average Age (Male)	51.7	44.2	42.1
Average Age (Female)	55.7	52.7	48.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,619	9,711	31,908
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$140,907	\$112,690	\$95,813
Average House Value	\$583,053	\$515,223	\$381,407

2023 American Community Survey (ACS)



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