

Property Summary



PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is pleased to offer +/-15,000 sq ft for lease at a new retail/residential center in Viera on Stadium Parkway. Conveniently located close to the new Goddard School and many residential developments.

The building will have seven (7) units, five (5) interior spaces will be +/-2,000 sq ft each and the two (2) end caps which will be +/-2,500 sq ft each.

The building will be delivered to the tenant as a dark shell. Drive through and outdoor seating available for restaurant end caps.

PROPERTY HIGHLIGHTS

- Top-selling master-planned community:
- Ranked 10th by RCLCO for 2024
- Consistently within top 25 (23rd by John Burns in 2024; top 15/50 in prior years)
- Brevard County quality-of-life:
- Ranked 10th in Florida among counties by MoneyInc, praised for schools, beaches, health care, and job opportunities

OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Number of Units:	7
Available SF:	2,491 - 2,507 SF
Lot Size:	2.94 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	529	10,955	28,789
Total Population	1,499	26,665	69,789
Average HH Income	\$154,664	\$136,233	\$134,595



JEFFERY T. ROBISON, CCIM

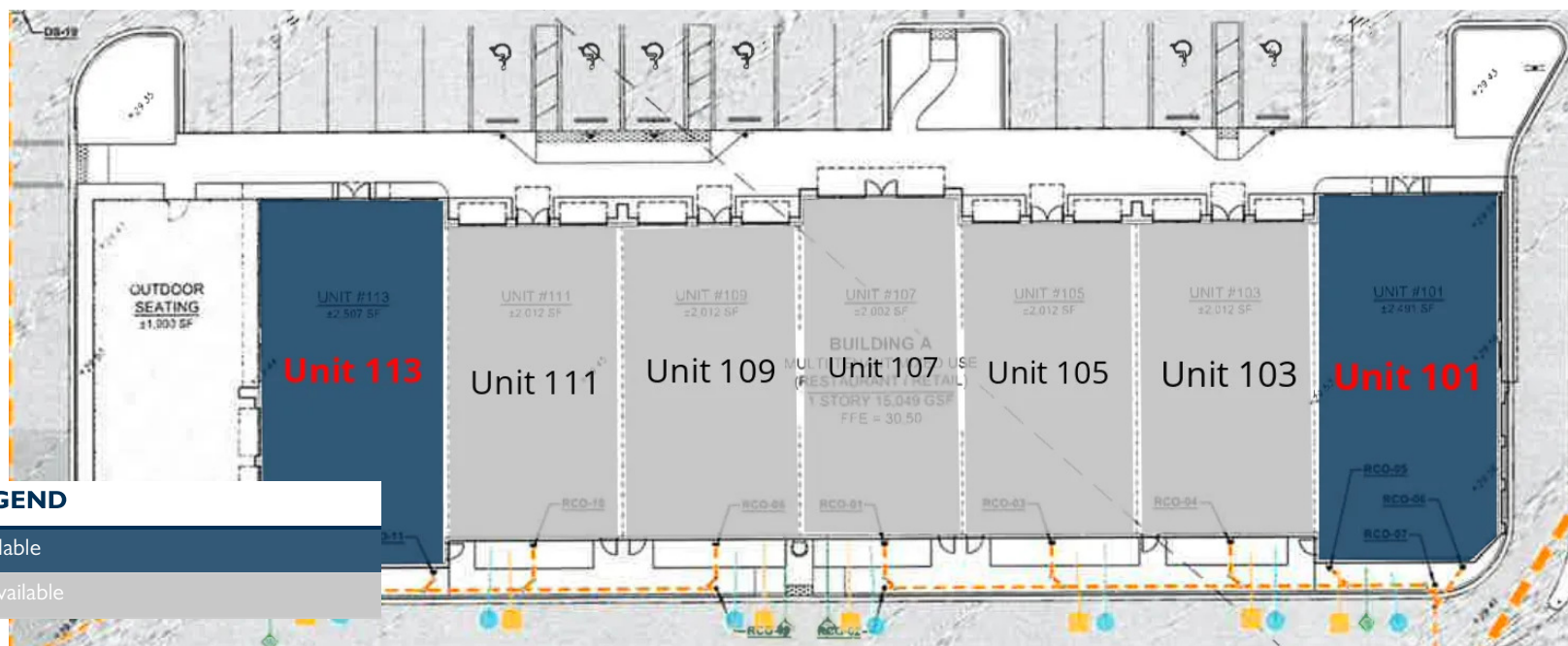
President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,491 - 2,507 SF	Lease Rate:	\$45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 101	Available	2,491 SF	NNN	\$45.00 SF/yr	Restaurant space with drive-thru
Unit 113	Available	2,507 SF	NNN	\$45.00 SF/yr	Restaurant space with outdoor patio seating



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



Stadium Square | Pineda Blvd & Stadium Pkwy, Viera, FL 32940



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

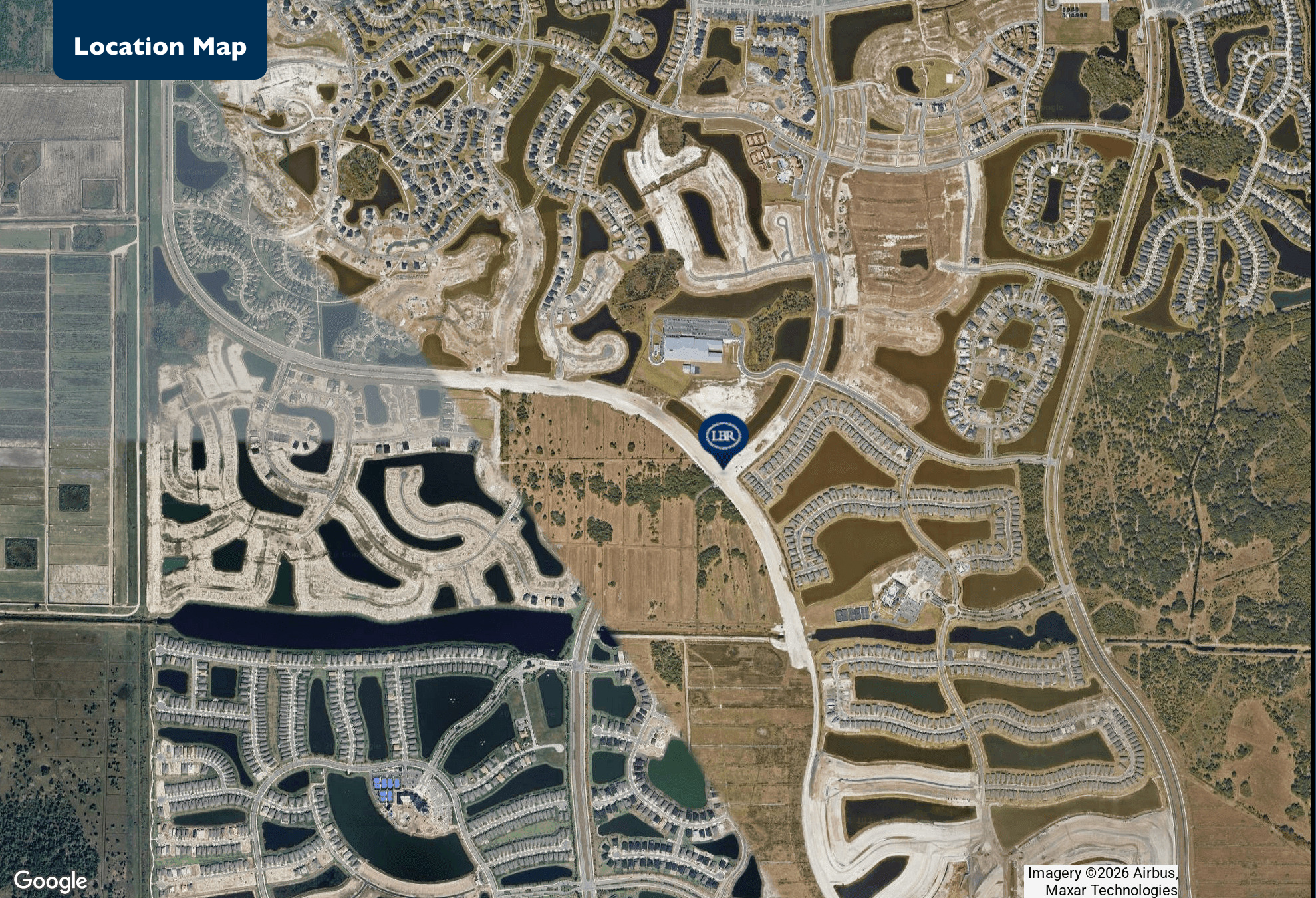
Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

Stadium Square | Pineda Blvd & Stadium Pkwy, Viera, FL 32940



Imagery ©2026 Airbus,
Maxar Technologies



COMMERCIAL REAL ESTATE SERVICES

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](https://www.teamlbr.com)

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Demographics Map & Report

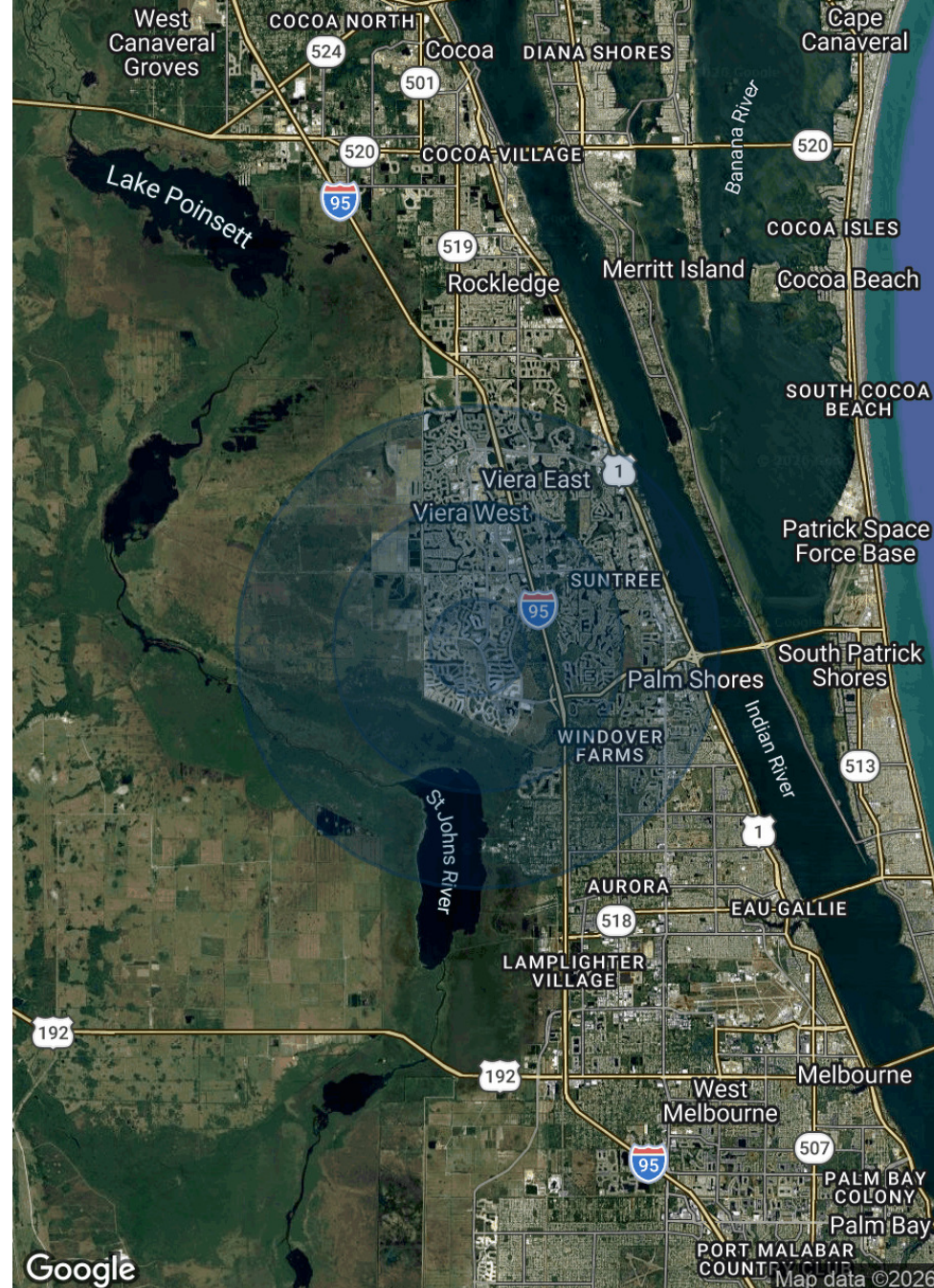
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,499	26,665	69,789
Average Age	40	48	48
Average Age (Male)	39	47	47
Average Age (Female)	41	48	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	529	10,955	28,789
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$154,664	\$136,233	\$134,595
Average House Value	\$620,776	\$555,760	\$512,988

2020 American Community Survey (ACS)



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.