

# For Lease

2,400-3,675 SF AVAILABLE FOR LEASE  
5410 MURRELL ROAD • ROCKLEDGE, FL 32955

2,400-3,675 SF AVAILABLE

## Viera Village

5410 Murrell Road • Rockledge, FL



### DESCRIPTION

Viera Village is a Winn-Dixie anchored Neighborhood Center servicing both Viera and Melbourne. The center has prominent visibility along Viera Boulevard and Murrell Road in the heart of Viera.

### PROPERTY OVERVIEW

AVAILABLE	2,400-3,675 SF
ASKING RATE	Call for Pricing
GLA	78,895 SF

### HIGHLIGHTS

- Located on the corner of Viera Boulevard and Murrell Road.
  - » Viera Boulevard - 25,460 AADT
  - » Murrell Road - 17,800 AADT
- Viera is a Master Planned community, ranking 8th in the US.
- There are 64,000 residents with average incomes of \$130,765 in a 10-minute drivetime.
- The average home sale in Viera is nearly \$600,000.
- The Space Coast boasts the second highest concentration of engineers in the country.

CO-TENANTS INCLUDE:



FOR MORE INFORMATION, PLEASE CONTACT:

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**JP Beaulieu, CCIM, CLS**  
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### SITE PLAN



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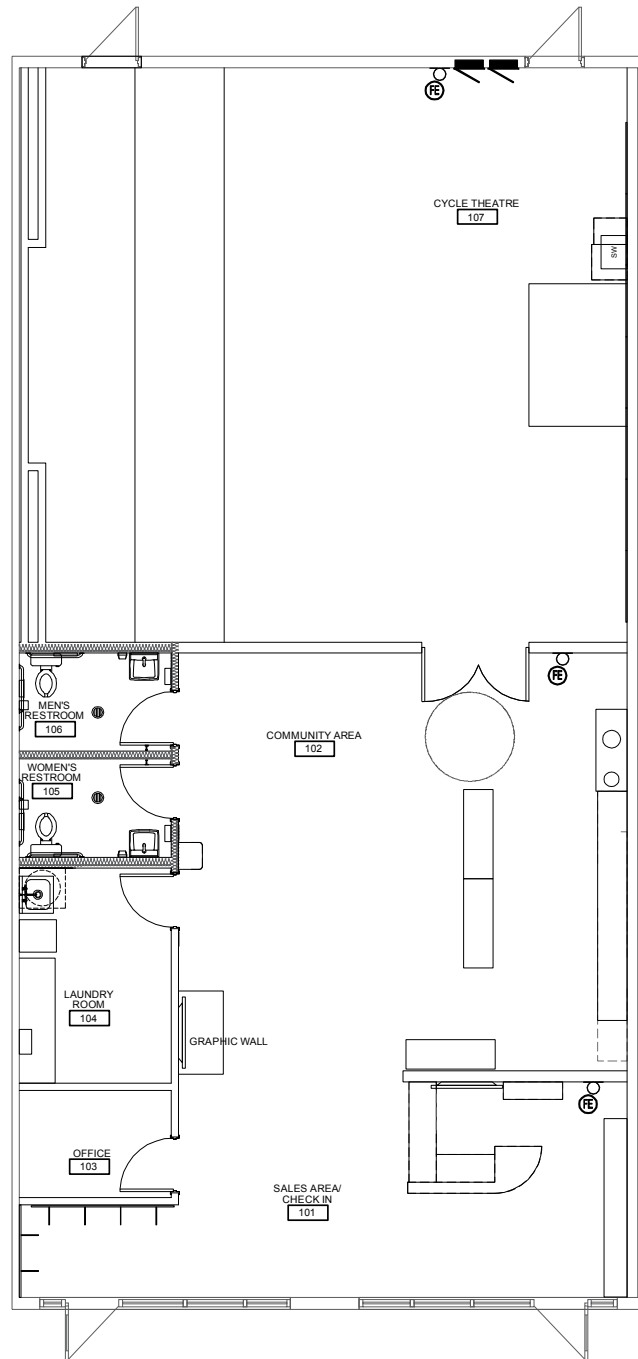
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**LOD: SUITE 205 - 2,400 SF**



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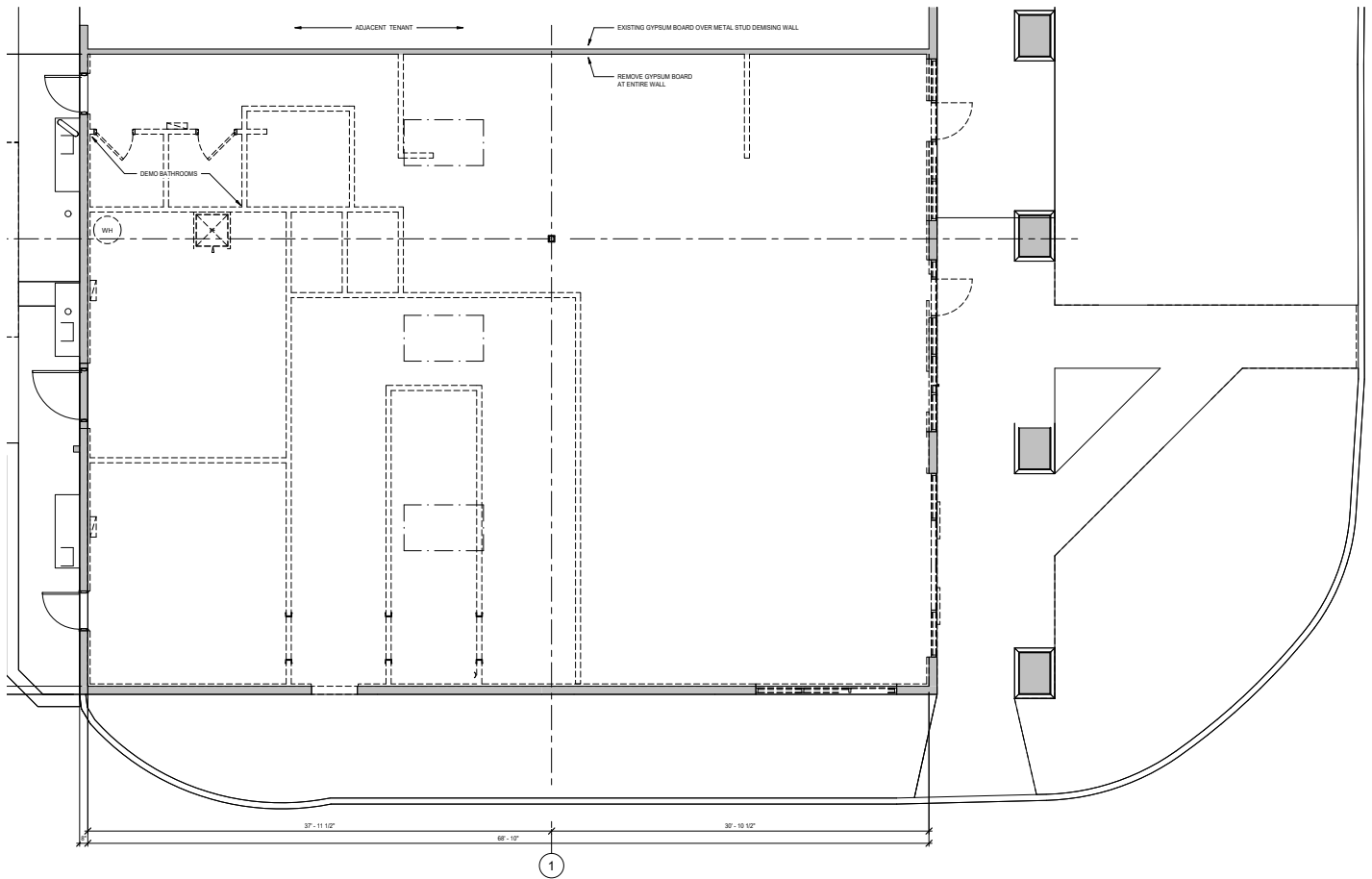
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**LOD: SUITE 221 – 3,675 SF**



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### BIRD'S EYE VIEW



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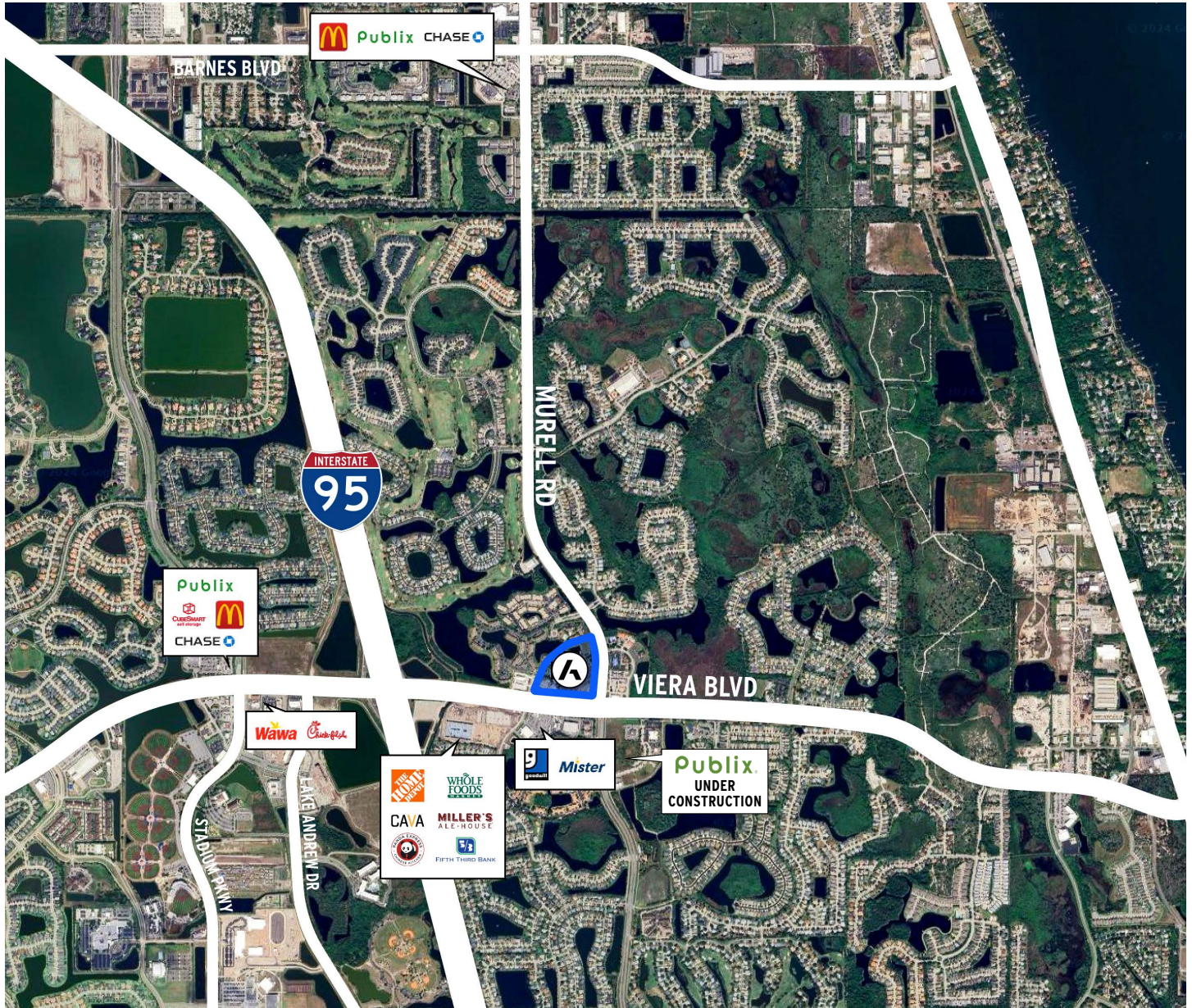
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### KEY LOCATIONS



**25,460 AADT**  
VIERA BLVD

**17,800 AADT**  
MURRELL RD

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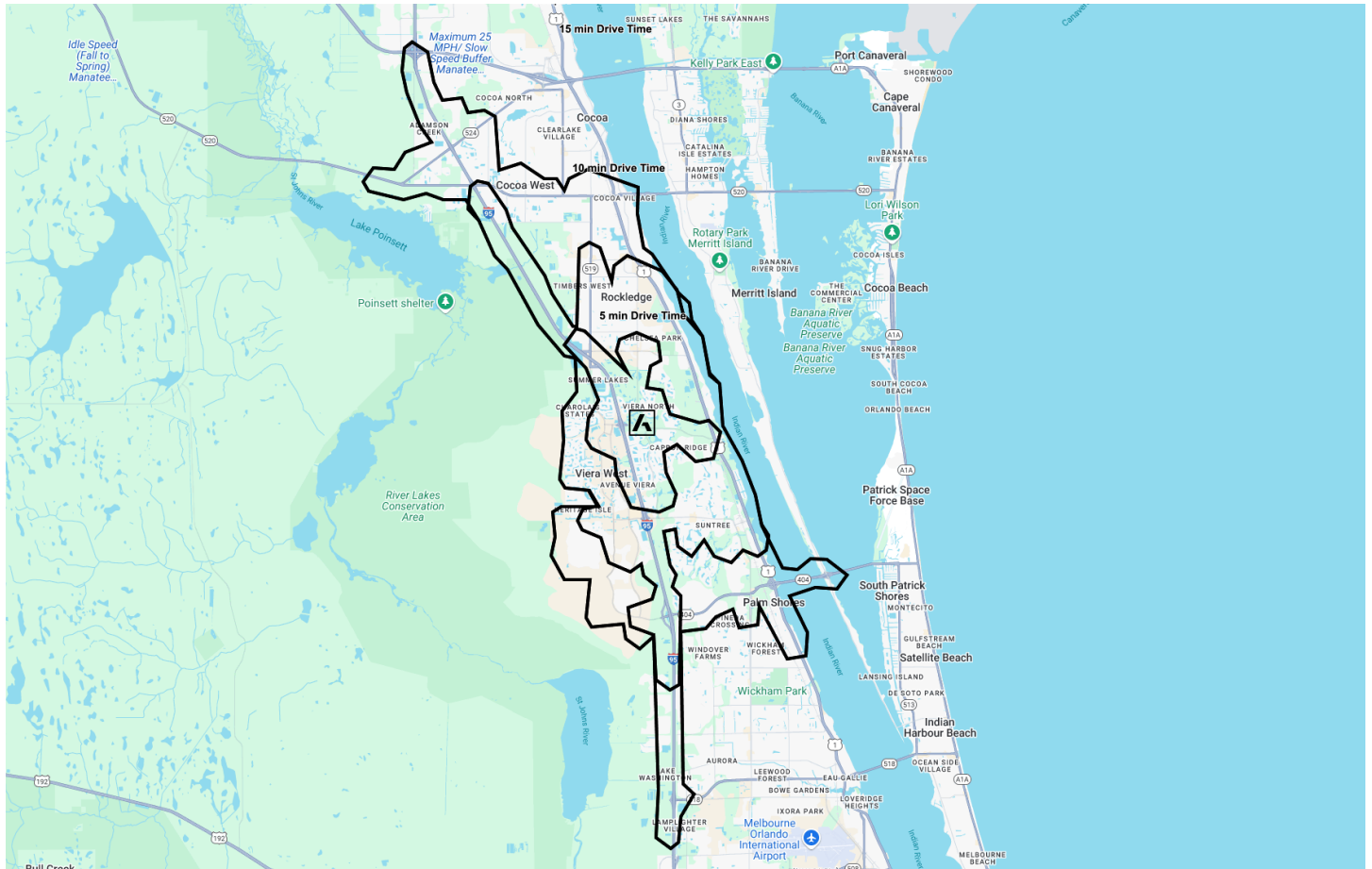
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### DRIVE TIMES & DEMOGRAPHICS



#### 5-MINUTE DRIVE TIME

	<b>7,489</b> ESTIMATED POPULATION
	<b>3,371</b> HOUSEHOLDS
	<b>6,449</b> TOTAL EMPLOYEES
	<b>\$116,812</b> AVERAGE HOUSEHOLD INCOME

#### 10-MINUTE DRIVE TIME

	<b>55,334</b> ESTIMATED POPULATION
	<b>23,589</b> HOUSEHOLDS
	<b>27,240</b> TOTAL EMPLOYEES
	<b>\$130,765</b> AVERAGE HOUSEHOLD INCOME

#### 15-MINUTE DRIVE TIME

	<b>107,868</b> ESTIMATED POPULATION
	<b>45,030</b> HOUSEHOLDS
	<b>42,836</b> TOTAL EMPLOYEES
	<b>\$128,432</b> AVERAGE HOUSEHOLD INCOME

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### LOOKING WEST



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