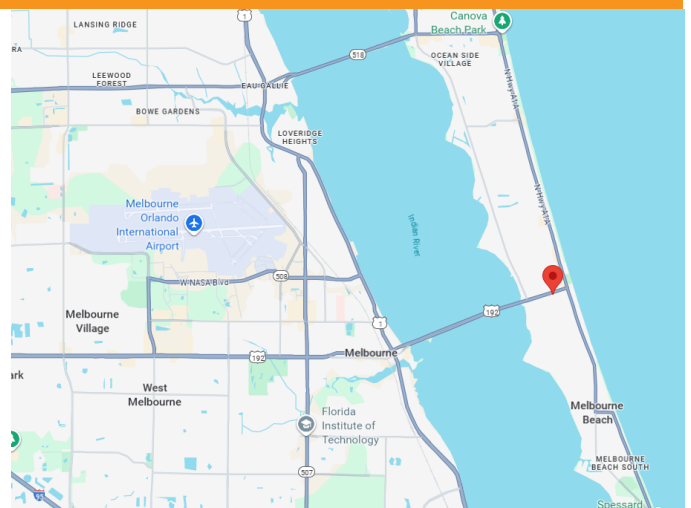


RETAIL BUILDING FOR LEASE

215 FIFTH AVE
Indialantic, FL 32903



- Downtown Indialantic Retail Building
- Highly Traveled Fifth Ave AKA 192
- 2,813 SF of Leasable Area
- Former Convenience Store in Shell Condition, Owner Improvements with Lease
- Divisible Building - Could be Divided into Two Units
- Walkable Street with Local Retailers and Restaurants
- 3 Blocks from the Beach!
- 2.5 Blocks to A1A - Jimmy Buffet Memorial Highway
- \$26/SF/YR Gross



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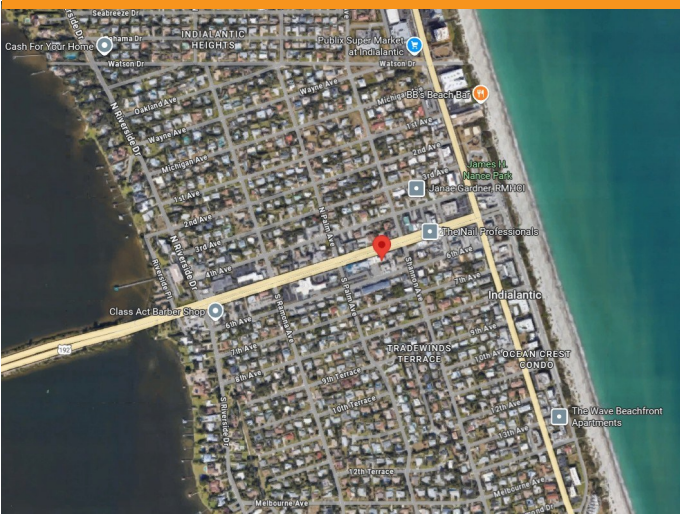
COMMERCIAL
MANAGEMENT
LEASING
SALES

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	5,085	22,490	77,540
2029 Pop Projection	5,572	24,747	85,384
Growth 2024-2029	1.2%	1.8%	2.0%
Median Age	52.5	50.4	48.1
Bachelor's or Higher	52%	40%	32%
Average HH Income	\$126,403	\$99,074	\$81,469

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