

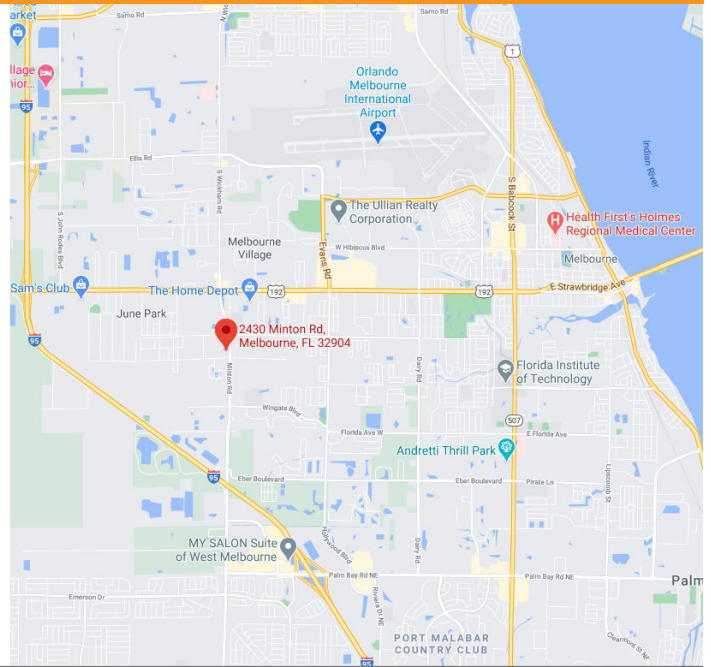
OFFICE / RETAIL FOR LEASE

TIMES SQUARE

2430 Minton Road, West Melbourne, FL 32904



- Times Square is Located on Minton Road in West Melbourne
- High Traffic Counts of 34,000 Cars Daily
- Anchored by Papa John's Pizza & BP Gas & Convenience Store
- Pylon & Façade Signage
- Plenty of Parking
- Locally Owned & Managed
- Great Rates!
- Suite 2460 - 1,500 SF
- \$10.50/SF/YR plus CAM \$4.13/SF/YR



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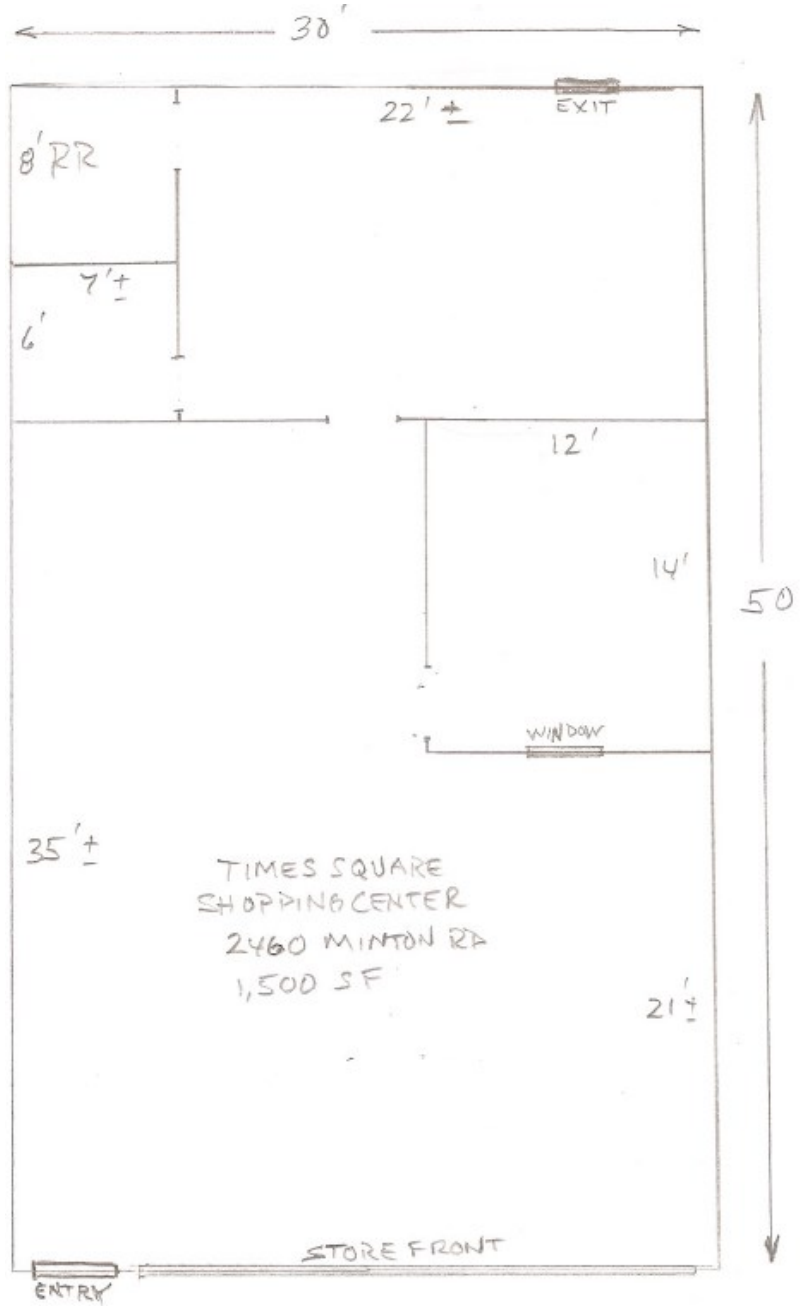
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Demographics	1 mile	3 miles	5 miles
2024 Population	7,632	52,782	147,432
2029 Population Pro-	8,286	58,019	161,555
Growth 2024-2029	1.7%	2.0%	1.9%
Median Age	41.6	43.1	42.9
Bachelor's or Higher	34%	31%	25%
Avg HH Income	\$100,915	\$84,456	\$73,898



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