



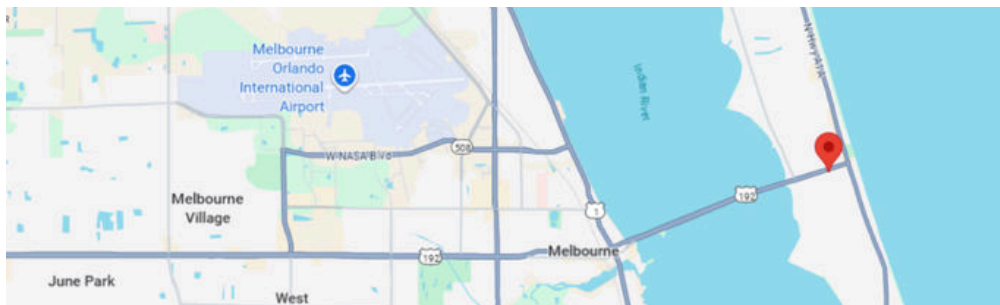
# PRIME DOWNTOWN INDIALANTIC RETAIL OPPORTUNITY

2,813 SF Divisible Retail Building | Fifth Ave / US-192 Frontage | Beachside Location

**\$26/SF/YR GROSS**

Lease Rate

215 Fifth Ave  
Indialantic, FL 32903



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# PROPERTY OVERVIEW

- 2,813 SF Retail / Commercial Building
- Divisible into Two Units
- Former Convenience Store in Shell Condition
- Owner Improvements Available with Lease
- Downtown Indialantic Retail Corridor
- Highly Traveled Fifth Ave / US-192
- Walkable Shops & Restaurants
- Approximately 3 Blocks from the Beach
- Approximately 2.5 Blocks from A1A
- Excellent Visibility & Signage Opportunity
- Immediate Availability
- 8 Parking Spaces
- Concrete Block Construction
- Open Beam Ceiling
- 12 FT Clear Ceiling Height
- Beachside Retail Location



Divisible Building

Beachside Location

Owner Improvements Available

## CONTACT

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# AVAILABLE UNITS

Flexible retail configuration with owner improvement opportunities available.

## UNIT A

1,406 SF

\$26/SF/YR Gross

Retail / Commercial Space

1 Half Bath

## UNIT B

1,407 SF

\$26/SF/YR Gross

Retail / Commercial Space

1 Half Bath



Retail



Parking



Visibility



Utilities

## BUILDING SPECIFICATIONS

- Concrete Block Construction
- Open Beam Ceiling
- 12 FT Clear Ceiling Height
- Up to 14 FT Ceiling Height
- 8 Parking Spaces
- Immediate Availability

## CONTACT

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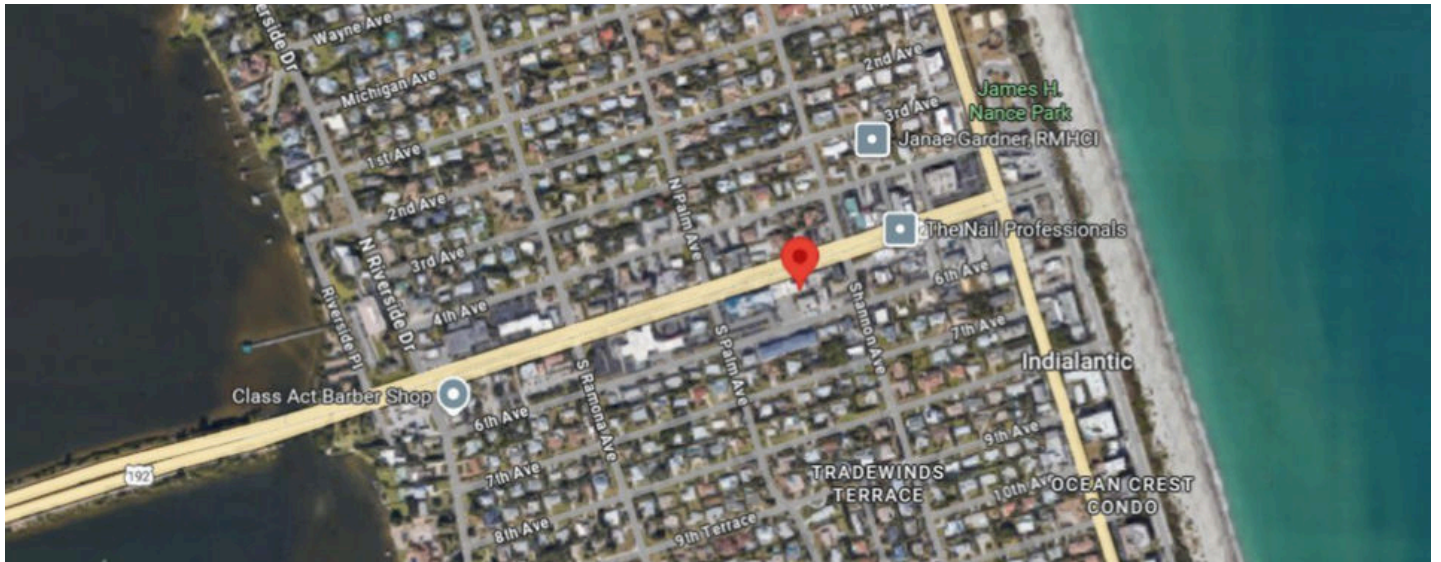
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# LOCATION + DEMOGRAPHICS



US-192 Frontage

3 Blocks to Beach

Walkable Retail Corridor

## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
2024 Population	5,085	22,490	77,540
2029 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%
Avg HH Income	\$126,403	\$99,074	\$81,469

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