

OFFICE / FLEX WAREHOUSE

115 Alma Blvd, #101 Merritt Island, FL 32953

FOR LEASE | \$16.00/SF



Office

49 SW Flagler Ave. Suite 301
Stuart, FL 34994
www.cmbcommercial.com

Matthew Mondo

772.286.5744 Office
772.236.7780 Mobile
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PROPERTY OVERVIEW

- Place your business in this flexible commercial opportunity offering suites ranging from 2,346± SF to 5,800± SF. The available space features a functional layout with a large conference room, open work areas, and flexible configurations to meet a range of business needs.
- A portion of the property offers additional flexibility for showroom, service, storage, or light flex warehouse users with a 68" double-door, making it suitable for businesses requiring office space with operational or storage capabilities.
- The property offers building signage along a heavily traveled commercial corridor and Spectrum Fiber Internet is available on-site. Surrounded by national retailers, restaurants, and daily conveniences, the location provides an established business environment for employees and customers alike.
- Convenient regional access places the property approximately 15 minutes from FL-528 (Beachline Expressway) and 45 minutes from Orlando Melbourne International Airport, providing connectivity throughout Florida's Space Coast and Central Florida.

IDEAL FOR:

- Corporate headquarters
- Professional services
- Engineering firms
- Accounting firms
- Law offices
- Insurance agencies
- Medical administration
- Technology companies
- Customer support centers
- Financial services
- Non-profit organizations
- Educational or training centers

LEASE RATE	\$16.00/SF
AVAILABLE SPACE	±2,346–5,800 SF
BUILDING TYPE	Office / Flex
ACREAGE	3.15 AC
FRONTAGE	220' on Alma Blvd
TRAFFIC COUNT	34,000 AADT (N Courtenay Pkwy)
YEAR BUILT	1995
CONSTRUCTION TYPE	Wood Frame
PARKING SPACE	118
ZONING	BU-2
LAND USE	Community Commercial
PARCEL ID	24-36-23-BX-*-12.17

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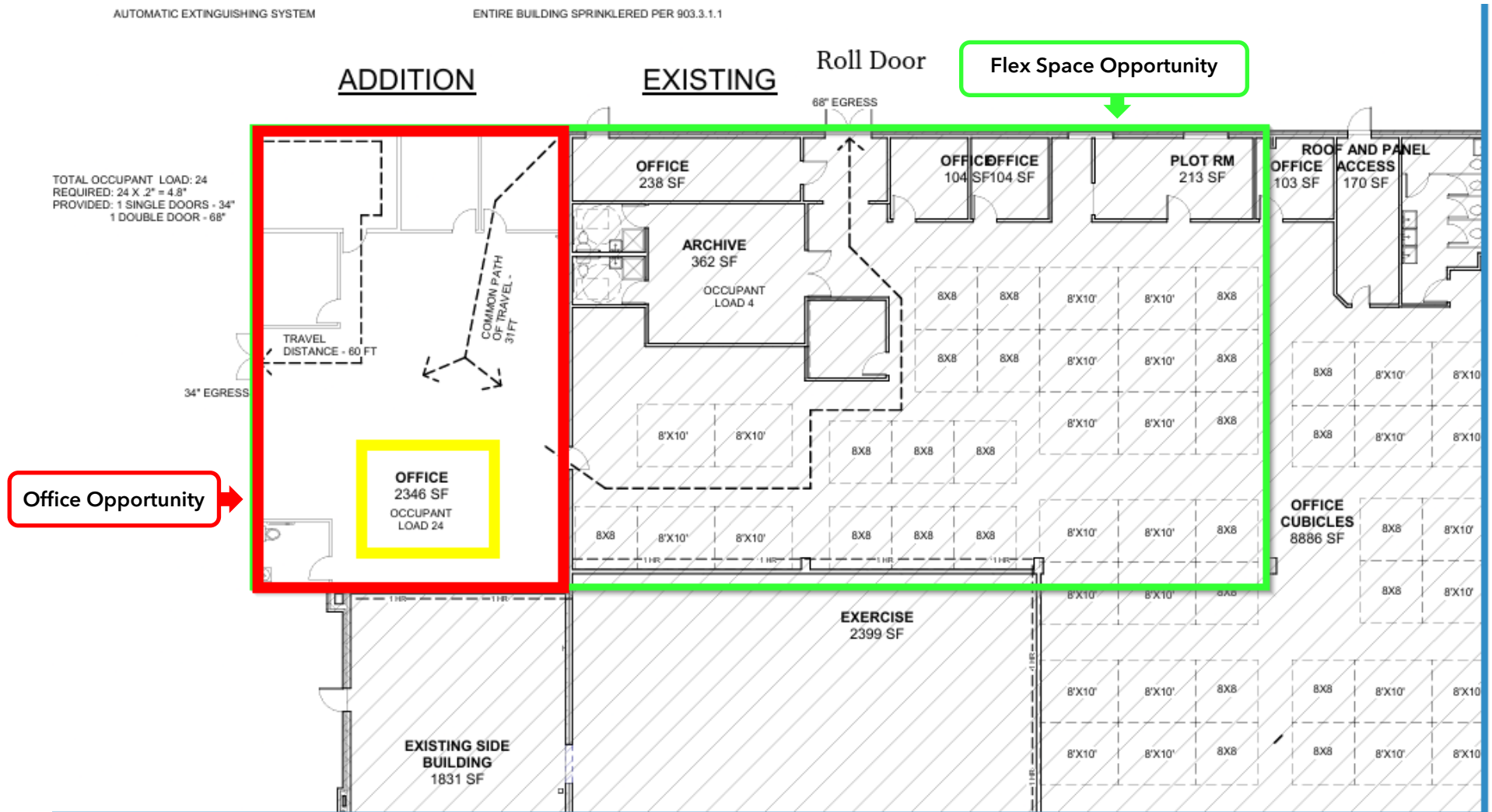
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SITE PLAN

AUTOMATIC EXTINGUISHING SYSTEM

ENTIRE BUILDING SPRINKLERED PER 903.3.1.1



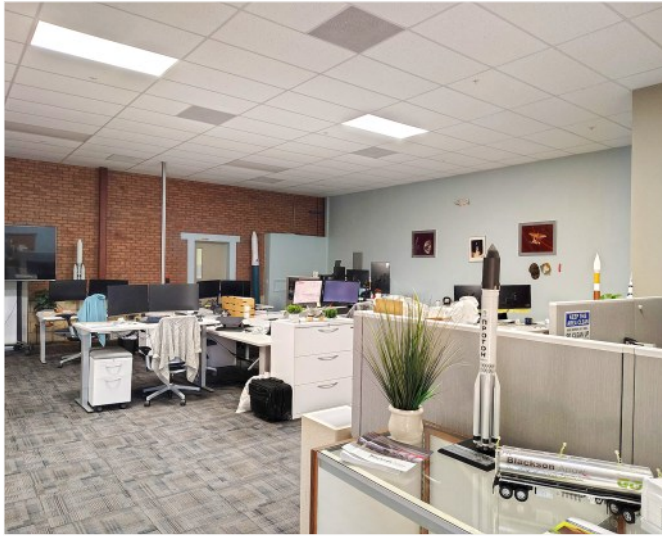
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INTERIOR PHOTOS



CMB CRADY
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EXTERIOR PHOTOS



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DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	38,874	77,931	190,352
2025 Population	40,145	82,351	207,844
2030 Population Projection	42,794	88,171	223,787
Annual Growth 2020-2025	0.7%	1.1%	1.8%
Households			
2020 Households	17,124	33,234	82,003
2025 Households	17,655	34,930	90,351
2030 Household Projection	18,786	37,305	97,335
Annual Growth 2020-2025	0.7%	1.3%	1.4%
Households By Income			
Avg Household Income	\$103,138	\$98,691	\$108,191
Median Household Income	\$75,173	\$73,093	\$84,600
Employment			
Civilian Employed	18,361	38,464	95,139
Civilian Unemployed	676	1,499	3,840
Civilian Non-Labor Force	14,848	28,884	77,110
U.S. Armed Forces	100	282	1,567



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ZONING INFORMATION

Sec. 62-1483. Retail, warehousing and wholesale commercial, BU-2.

(1) Permitted uses.

a. All business uses and all materials and products shall be confined within substantial buildings completely enclosed with walls and a roof, however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the building. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, boats and mobile homes.

b. All uses listed below, or other uses of a similar nature compatible with the character of uses described herein:

Administrative, executive and editorial offices.

Antique shops.

Aquariums.

Art goods and bric-a-brac shops.

Artists' studios.

Auditoriums.

Automobile hire.

Automobile repairs, minor and major, as defined in section 62-1102 (also see section 62-1837.6).

Automobile washing.

Bait and tackle shop.

Bakery sales, with baking permitted on the premises.

Banks and financial institutions.

Barbershops and beauty parlors.

Bicycle sales and service.

Billiard rooms and electronic arcades (soundproofed).

Bookstores.

Bottling beverages.

Bowling alleys (soundproofed).

Cafeterias.

Ceramics and pottery; finishing and sales, including production and firing.

Child or adult day care centers.

Civic, philanthropic or fraternal organizations.

Colleges and universities.

Commercial schools offering instruction in dramatic, musical or other cultural activity, including martial arts.

Confectionery and ice cream stores.

Conservatories.

Convenience stores, with or without gasoline sales.

Curio shops.

Dancing halls and academies (soundproofed).

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ZONING INFORMATION

Display and sales rooms.

Dog and pet hospitals and beauty parlors.

Drug and sundry stores.

Dry cleaning and laundry pickup stations.

Dry cleaning plants.

Dyeing and carpet cleaning.

Electrical appliance and lighting fixtures.

Employment agencies.

Feed and hay for animals and stock.

Fertilizer stores.

Florist shops.

Foster homes.

Fraternities and sororities.

Fruit stores (packing on premises).

Funeral homes and mortuaries.

Furniture stores.

Furriers.

Gift shops.

Glass installation.

Grocery stores.

Group homes, levels I and II.

Hardware stores.

Hat cleaning and blocking.

Hobby shops.

Hospitals.

Ice plants.

Interior decorating, costuming and draperies.

Jewelry stores.

Kindergartens.

Laboratories.

Laundries.

Lawn mower sales.

Leather good stores.

Luggage shops.

Mail order offices.

Meat markets.

Medical buildings and clinics, and dental clinics.

Messenger offices.

Millinery stores.

Music, radio and television shops and repairs.

Newsstands.

Non-overnight commercial parking.

Nursing homes.

Optical stores.

Paint and body shops.

Paint and wallpaper stores.

Parks and public recreational facilities.

Pawnshops.

Pet kennels.

Pet shops, with property enclosed to prevent any noxious odors.

Photograph galleries.

Photographic studios.

Plant nurseries.

Plumbing and electrical shops.

Post offices.

Printing services.

Professional offices and office buildings.



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TRADE AREA MAP

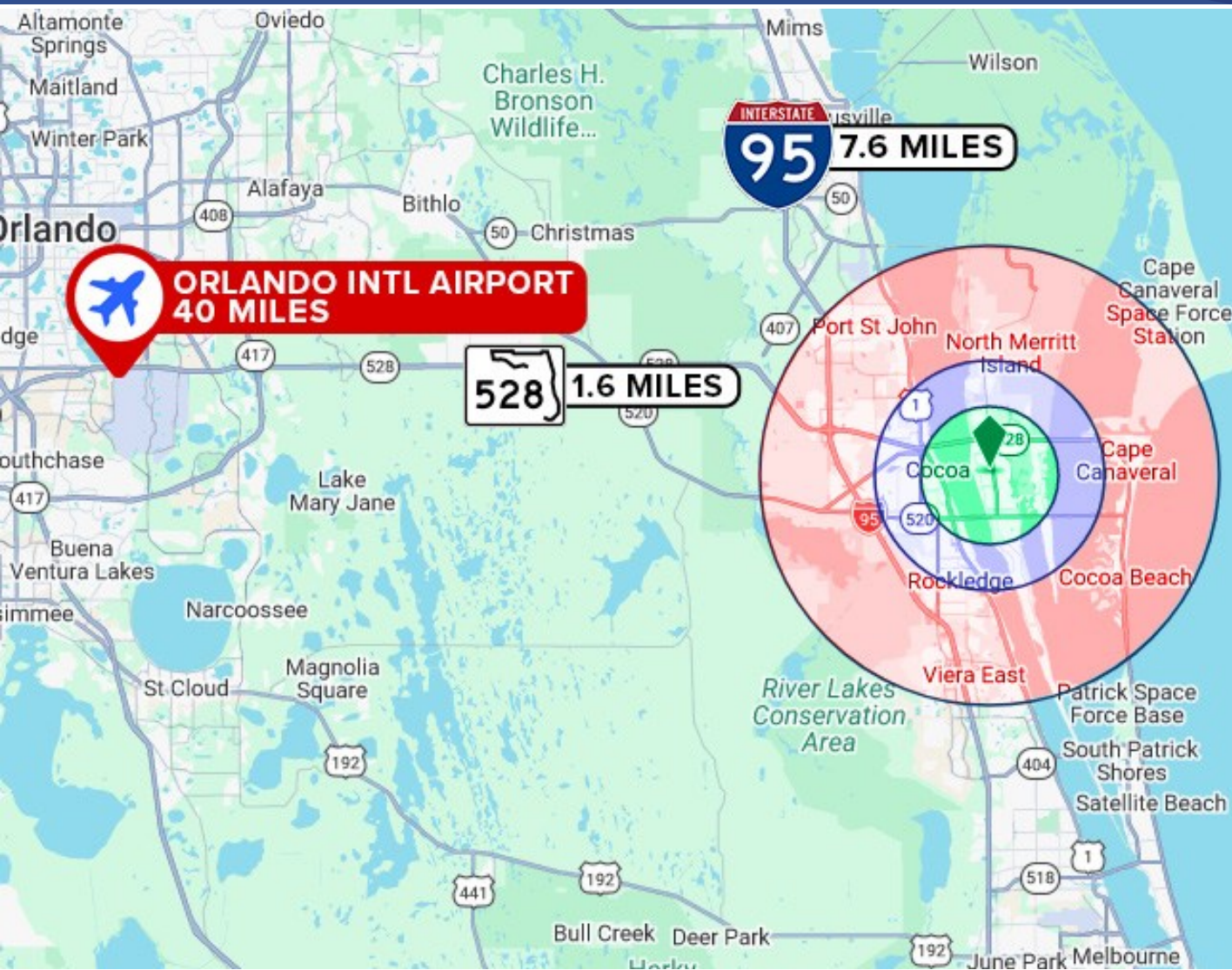


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REGIONAL MAP



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