

EXECUTIVE SUMMARY

Causeway Shopping Center • 203-293 E Eau Gallie Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 1,080 - 6,000 SF

Lease Rate: \$16.00 - 18.00 SF/yr
(\$5.05/sf NNN)

Lot Size: 9.67 Acres

Building Size: 207,864 SF

Zoning: CP

PROPERTY OVERVIEW

Great shopping center with strong anchor tenants. Services the affluent Riverside area. High traffic location on the corner of E Eau Gallie Blvd and N Riverside Dr. with ideal property signage.

Ample parking.

Anchor Tenants Include:

- Bealls Outlet
- Ross
- Office Depot
- Panera Bread

Other Regional Tenants:

- Community Credit Union
- Imperial Spa & Salon

LOCATION OVERVIEW

SE Corner of Eau Gallie Blvd and Riverside Dr.

Directly across the street from a Publix shopping center

1 mile from Florida's east coast beaches.

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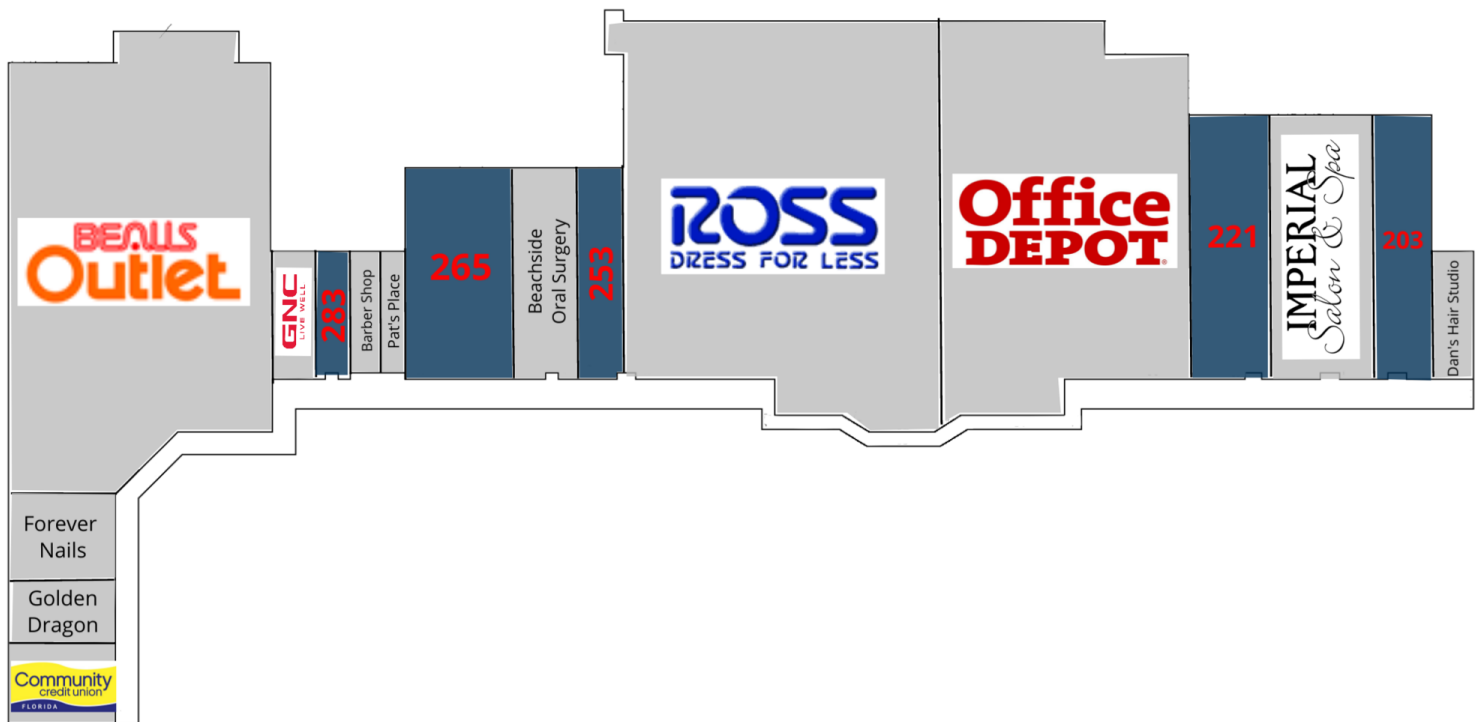
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PLANS

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LEGEND

Available

Unavailable

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PLANS

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LEASE INFORMATION

Lease Type:	\$5.05/sf NNN	Lease Term:	Negotiable
Total Space:	1,080 - 6,000 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
203	Available	2,500 SF	\$5.05/sf NNN	\$18.00 SF/yr
221	Available	4,375 SF	\$5.05/sf NNN	\$16.00 SF/yr
253	Available	2,025 SF	\$5.05/sf NNN	\$18.00 SF/yr
265	Available	6,000 SF	\$5.05/sf NNN	\$16.00 SF/yr
283	Available	1,080 SF	\$5.05/sf NNN	\$18.00 SF/yr

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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Unit 265



Unit 265



Unit 283



Unit 253

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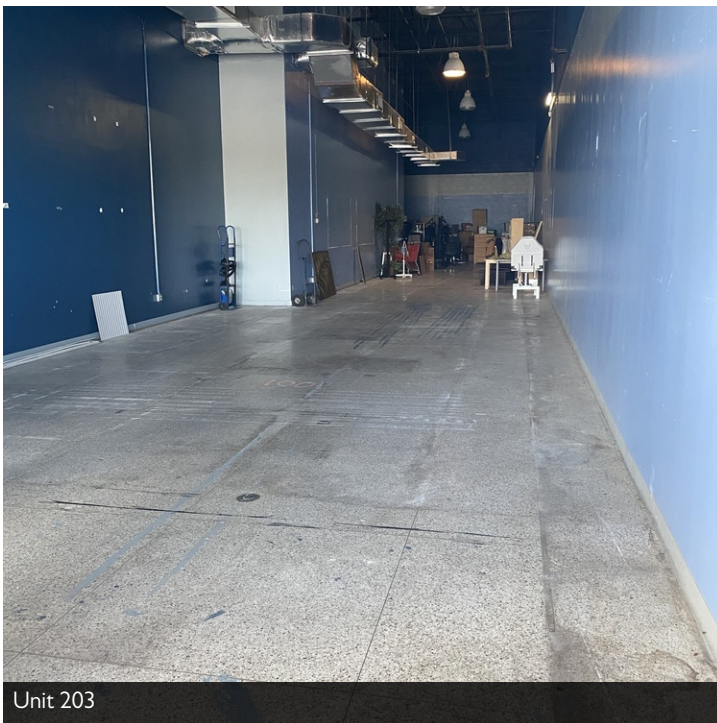
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INTERIOR PHOTOS

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Unit 221



Unit 203



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LOCATION MAPS

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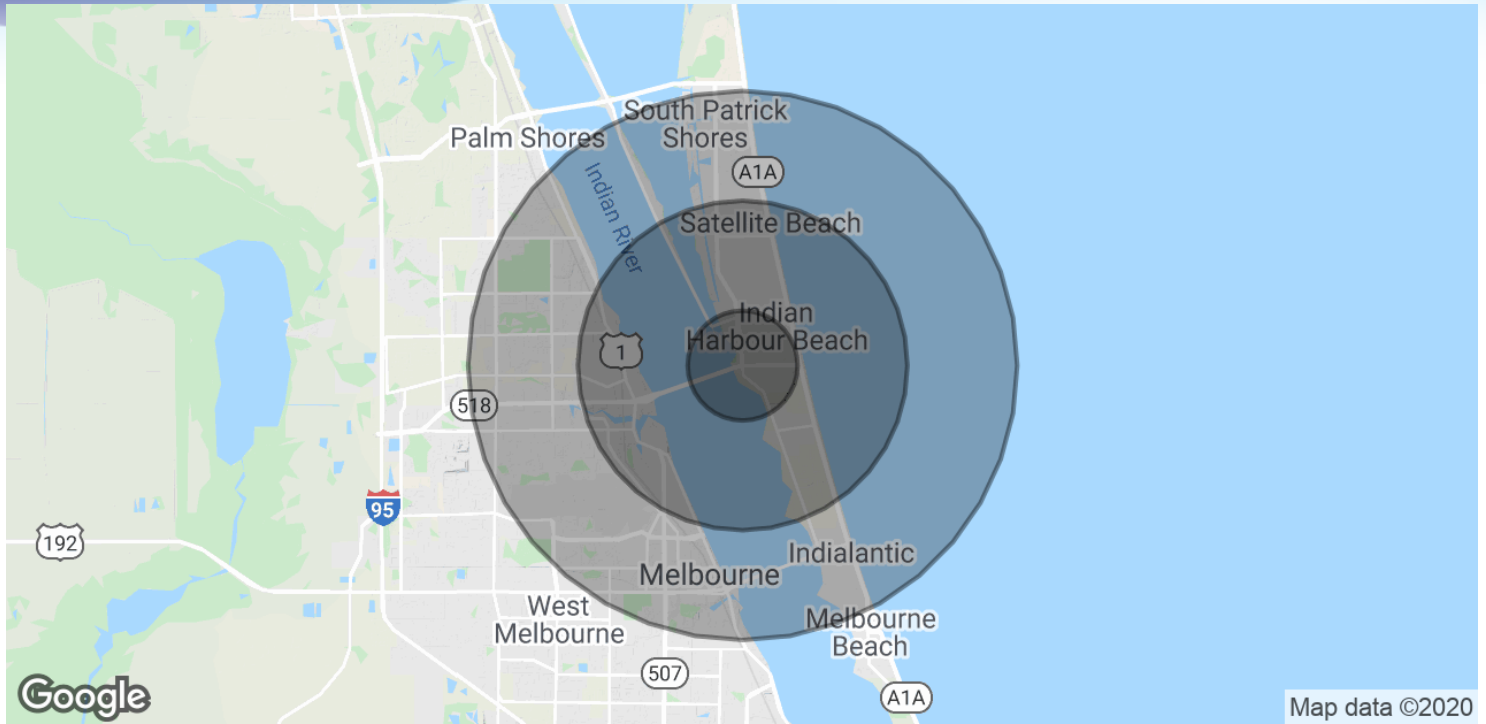
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,967	34,952	89,374
Average age	47.5	46.9	45.2
Average age (Male)	46.4	45.8	43.6
Average age (Female)	49.6	48.4	46.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,762	15,487	39,172
# of persons per HH	2.2	2.3	2.3
Average HH income	\$80,348	\$78,019	\$65,576
Average house value	\$514,272	\$369,501	\$250,301

* Demographic data derived from 2010 US Census

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