



1755 BERGLUND LANE, MELBOURNE (VIERA), FL 32940
10,000 SF OFFICE/MEDICAL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- 10,000 SF Office/Medical
- Located in the center of Brevard County
- New construction
- Ample parking
- Water views on South side
- Minutes from Viera Hospital, Brevard County Court House, School Board, The Avenue Viera, Space Coast Stadium, the U.S. Speciality Sports Assoc., and Costco
- 4 blocks to I-95, 3 miles to US HWY 1, short drive to Wickham Rd, A1A, Patric Space Force Base, 20 min. to Melbourne Airport, 35 min. to Orlando Airport
- Construction to be completed December 2024

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,593	46,076	79,542
Households	3,350	19,488	32,799
Avg. HH Income	\$89,701	\$96,897	\$97,337

For More Information:

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