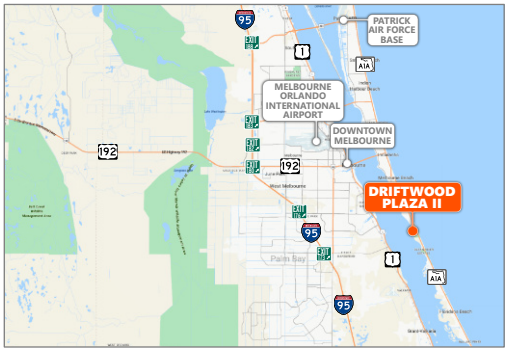
DRIFTWOOD PLAZA II

3830 South Highway A1A, Melbourne Beach, FL 32951

MELBOURNE BEACH, FL

MARKET: Central Florida **COUNTY:** Brevard **FOR SALE OR LEASE:** ±5,281 SF **TRAFFIC COUNT:** ±9,055



- Driftwood Plaza II is an established shopping center in Melbourne Beach, Brevard County, FL.
- The center boasts a unique location with only the historic Florida State Road A1A separating it and the Atlantic Ocean.
- Driftwood Plaza II's position along the Space Coast provides access to a highly-educated, affluent demographic.
- The center is shadow-anchored by a strong-performing Publix store which is the dominant grocer of the Melbourne Beach submarket.
- The available space is a former hardware store with an open layout, offered for sale as a business condo or for lease. Perfect for fitness, medical, or restaurant users!

NOLAN COLLIER | LEASING AGENT

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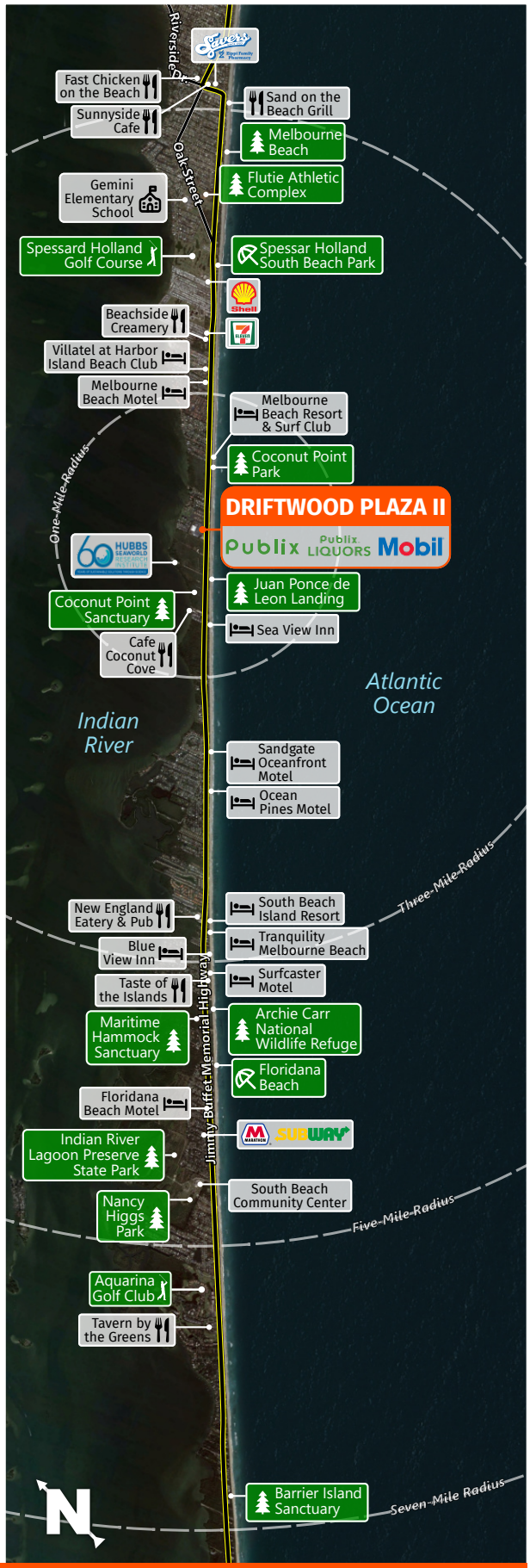
(407) 233-1393 | Mobile (407) 864-6897

SOUTHEAST CENTERS

WWW.SOUTHEASTCENTERS.COM



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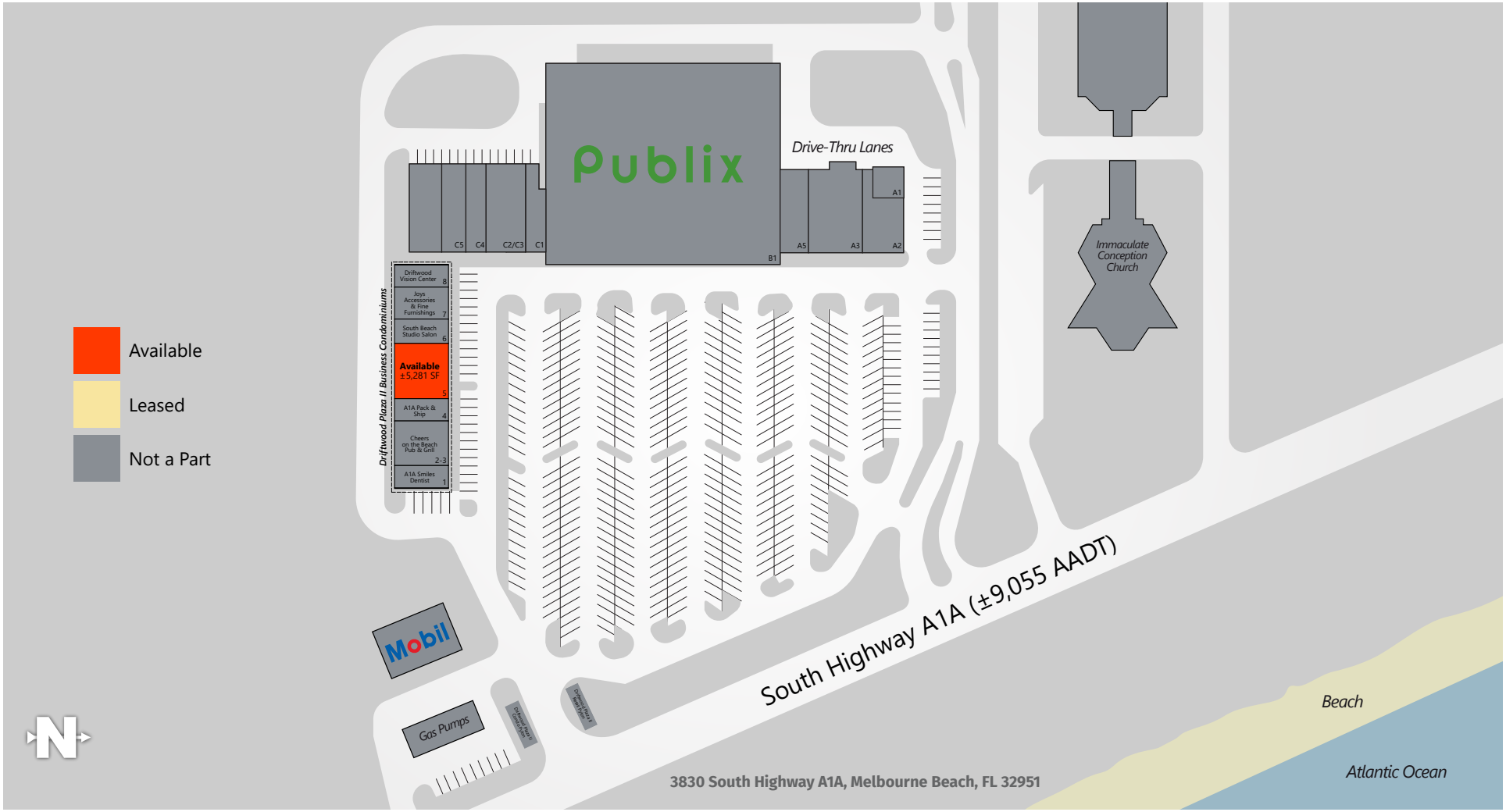

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
TRADE AREA	17,872	58.0	$124,078
ANNUAL VISITS	735,00*	ANNUAL VISITOR INCOME	$126,000*

SOURCE: PLACER AI

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.

SOUTHEAST CENTERS

This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy.