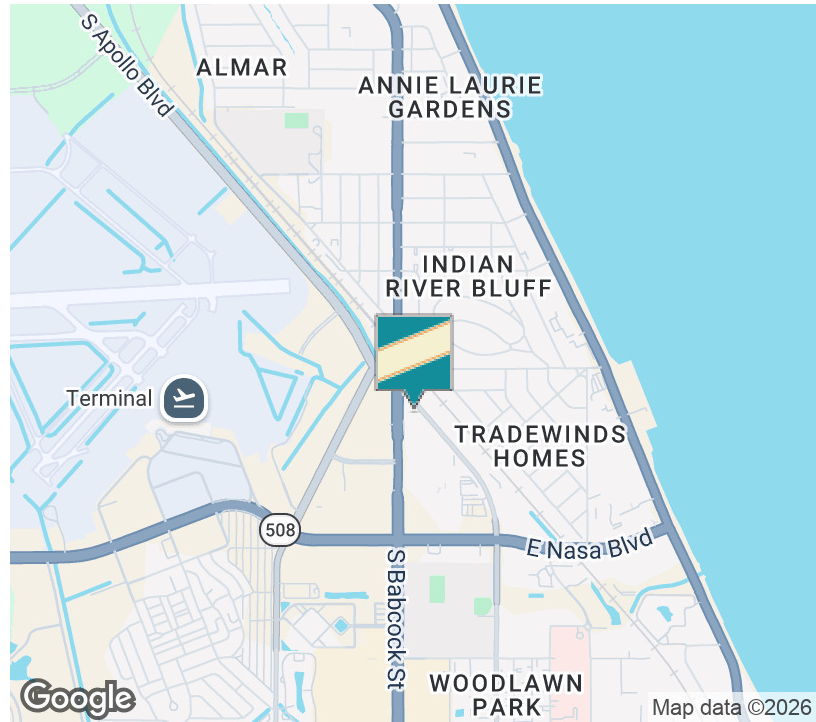




# 660 S APOLLO BLVD

Melbourne, FL 32901

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                                                            |
|----------------|------------------------------------------------------------|
| Available SF:  | 3,109 SF                                                   |
| Lease Rate:    | \$7,000 per month (MG)                                     |
| Lot Size:      | 1.02 Acres                                                 |
| Year Built:    | 2008                                                       |
| Building Size: | 3,109 SF                                                   |
| Zoning:        | CP                                                         |
| Market:        | Space Coast Market                                         |
| Submarket:     | Melbourne – Airport /<br>Apollo Blvd Corridor<br>Submarket |

### PROPERTY OVERVIEW

Situated along the high-traffic South Apollo Boulevard commercial corridor and less than a few minutes away from Melbourne Orlando International Airport (MLB), this 3,901 SF standalone commercial building offers outstanding accessibility and brand positioning for medical, office, retail, or service-based users. The property benefits from strong daily traffic, direct exposure along a major connector, and immediate access to US-1, I-95, Downtown Melbourne, and the expanding aerospace and technology employment base that defines the Space Coast market.

Offered at \$7,000 per month plus approximately \$550/month in proportionate property taxes, this well-located building provides flexible interior layout options, ample parking, and a highly functional footprint suitable for a wide range of professional and commercial uses. Tenants seeking a clean, standalone presence with excellent access and proximity to the airport will find 660 S Apollo Blvd an ideal fit. Private tours are available, rare availability in this corridor makes this a strong opportunity.

### Kari L. Grimaldi/ Broker

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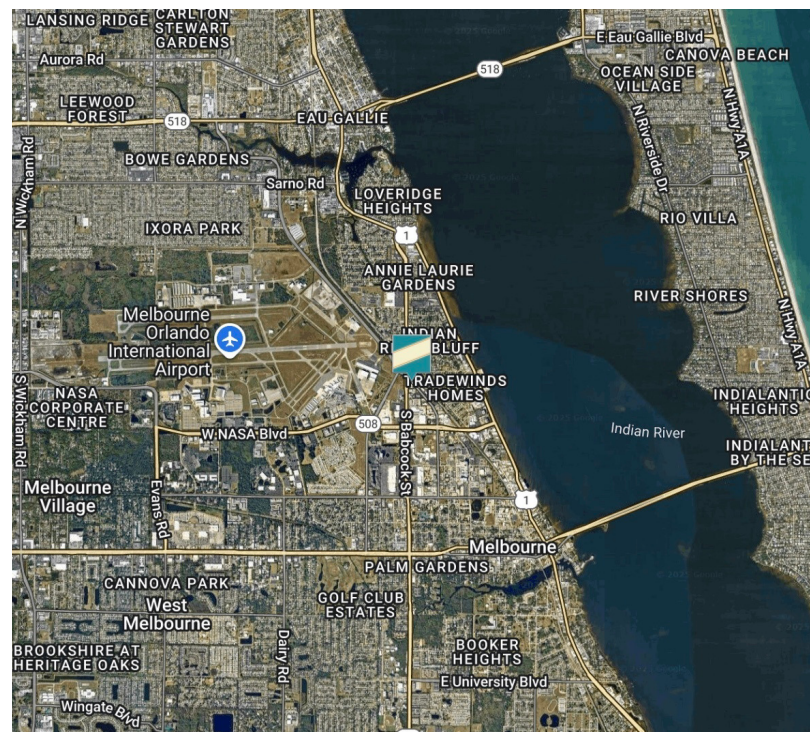
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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- Stand-alone retail or professional office building with excellent visibility w/Flexible interior layout suitable for medical, office, or retail
- 1-2 minutes from Melbourne Orlando International Airport (MLB)
- Surrounded by medical offices, professional services, retail, and corporate users in the Central Melbourne Commercial District
- Located along S Apollo Blvd, one of Melbourne's busiest commercial corridors (Apollo Boulevard Commercial Corridor)
- Immediate proximity to NASA Blvd, Hibiscus Blvd, and US-1



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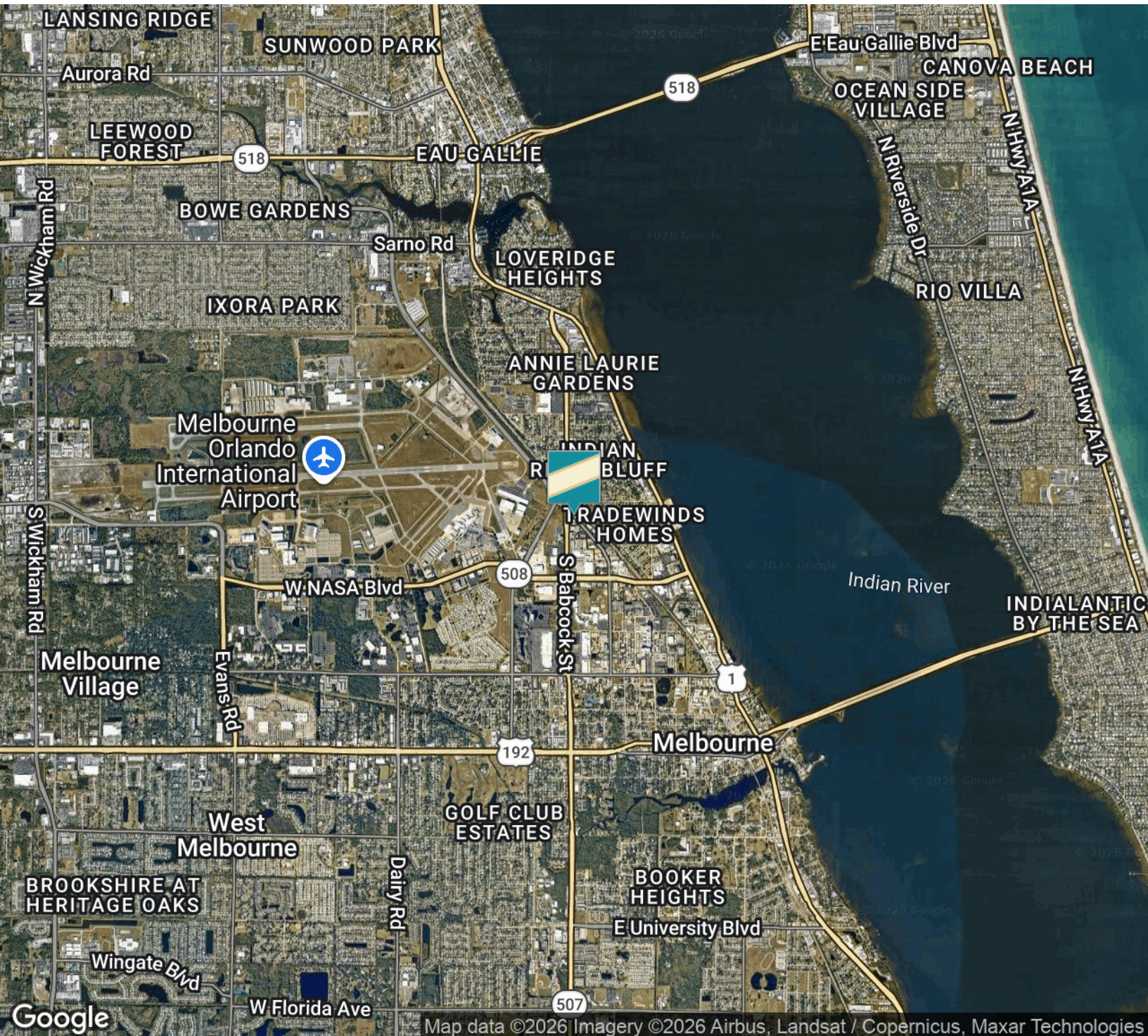
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## LOCATION MAP



**Kari L. Grimaldi/ Broker**

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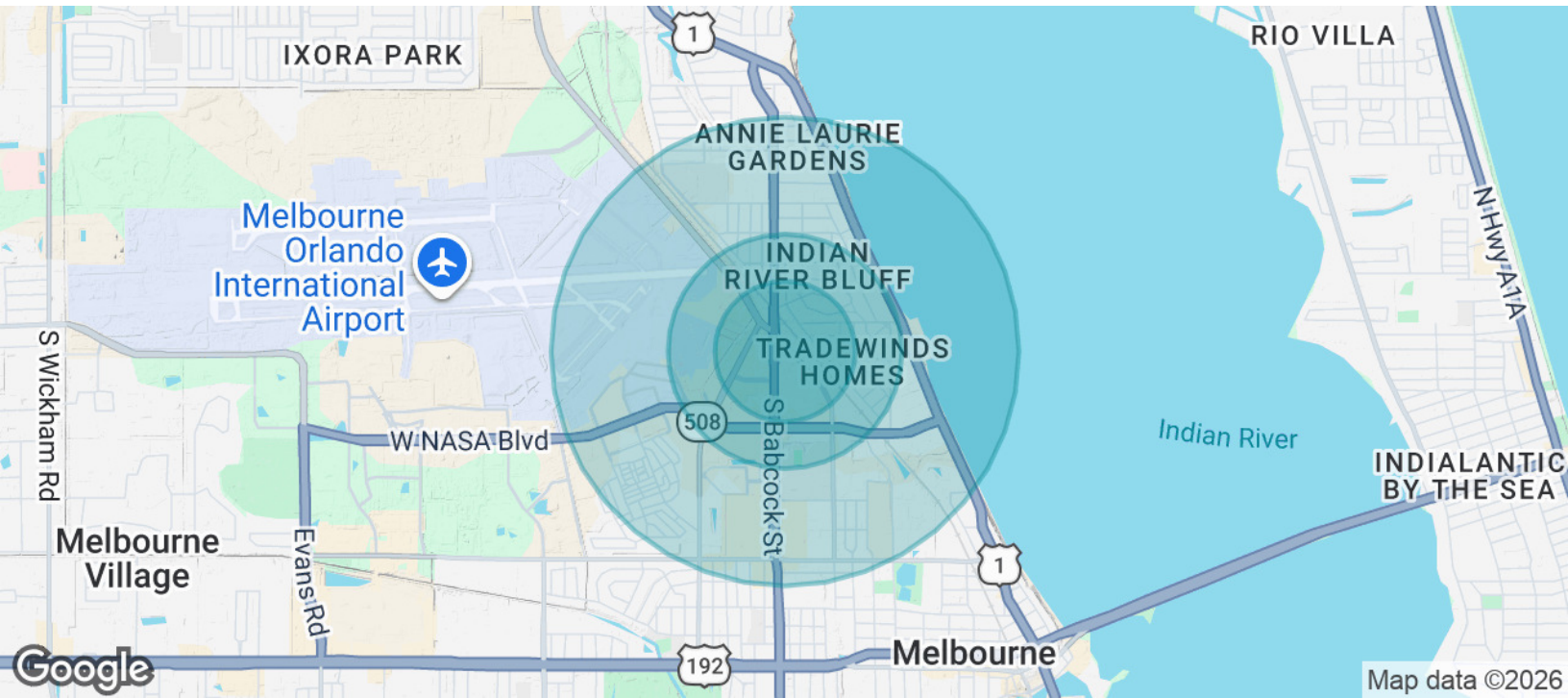
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# 660 S APOLLO BLVD

Melbourne, FL 32901

## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 368       | 1,318     | 3,791  |
| Average Age          | 41        | 42        | 48     |
| Average Age (Male)   | 40        | 40        | 46     |
| Average Age (Female) | 42        | 43        | 50     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 156       | 551       | 1,579     |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$65,845  | \$66,210  | \$74,380  |
| Average House Value | \$237,768 | \$237,525 | \$223,775 |

2020 American Community Survey (ACS)

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Melbourne, FL 32901

## ADVISOR BIO & CONTACT 1

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President



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

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