

LAKOONA BEACH

1140 W Hibiscus Blvd | Melbourne, FL 32901

Retail For Lease



LQ Commercial
REAL ESTATE SERVICES



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- New mixed-use development **Coming Soon!**
- Featuring retail, restaurants, entertainment, housing, water park, and the signature Crystal Lagoon.
- Adjacent to Melbourne-Orlando International Airport
- 30 minutes from Cocoa Beach/Cape Canaveral
- 1 hour from Orlando
- W Hibiscus Blvd Daily Traffic of 18,400 CPD



CALL FOR RATES



LEASE TYPE NNN



52.0 SITE AC



5-MILE POPULATION

146,345



5-YEAR INCREASE

0.8%



5-MILE INCOME

\$75,563



5-MILE EMPLOYEES

94,089

[LQCRE.COM/LAKOONA-BEACH](https://www.lqcre.com/lakoona-beach)



500 Winderley Place #104
Maitland, FL 32751

[LQCRE.COM](https://www.lqcre.com)

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Site plan



- 1 Residential**
 - 1a Apartment building
 - 1b Tennis court
 - 1c Running path
 - 1d Pier
 - 1e Kids pier
 - 1f Grill area
 - 1g Beach
 - 1h Great lawn
 - 1i Retention pond
- 2 Retail**
 - 2a Rotonda
 - 2b Crystal lagoon access
 - 2c Malecon Stores
 - 2d Malecon
 - 2e Stand alone store
 - 2f Aquatic Park access
 - 2g Outdoor events venue
 - 2h Service dock
- 3 Aquatic Park**
 - 3a Access plaza
 - 3b Beach
 - 3c Water theater
 - 3d Service dock
- 4 Crystal Lagoon**
 - 4a Club House
 - 4b Multipurpose pier
 - 4c Activity pier
 - 4d VIP beach
 - 4e Activity beach
 - 4f Family beach
 - 4g Kids beach
- 5 Parking**
 - 5a Main residential parking
 - 5b Commercial parking
 - 5c Stand alone parking
 - 5d Crystal lagoon Dr.

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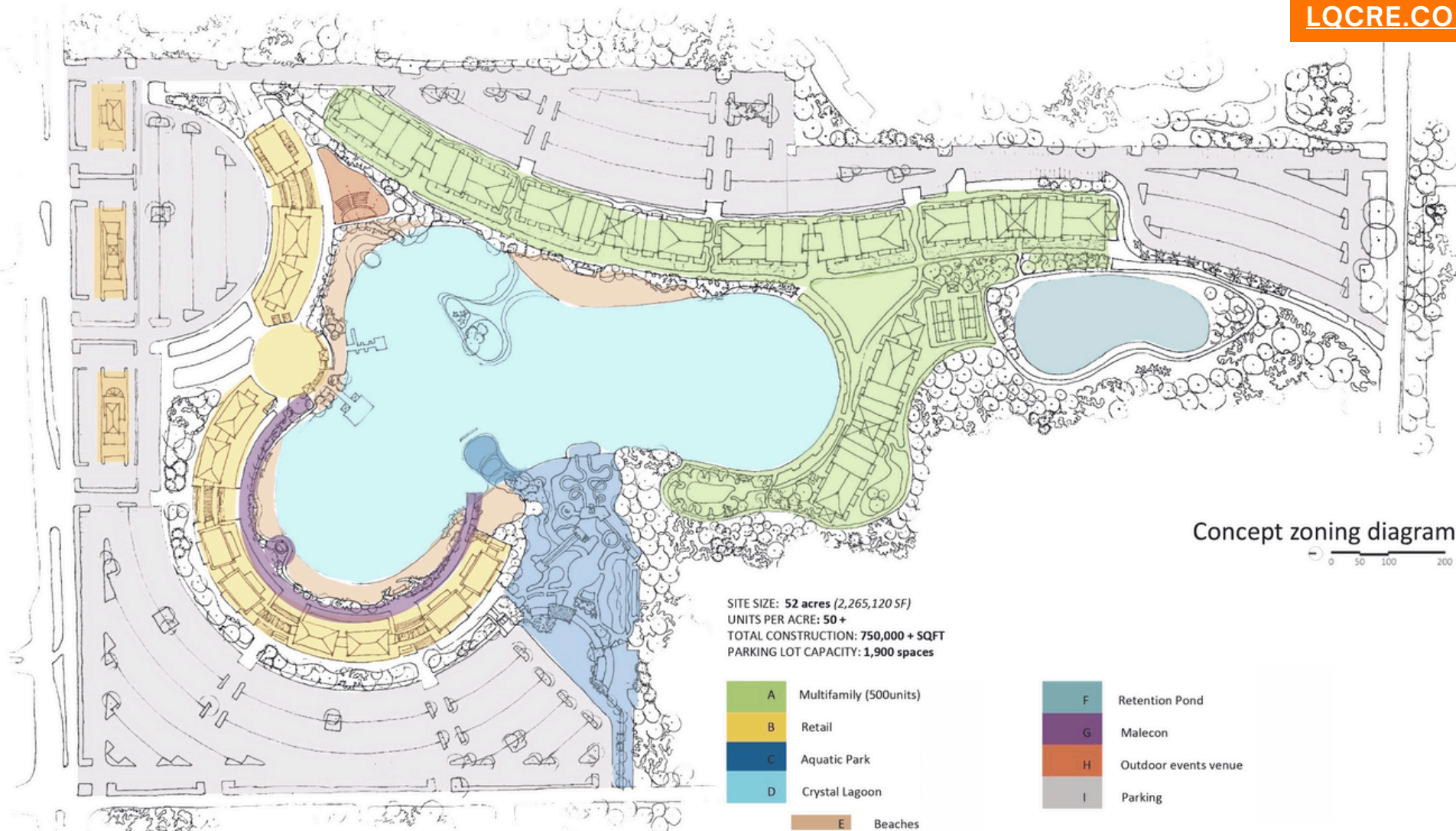
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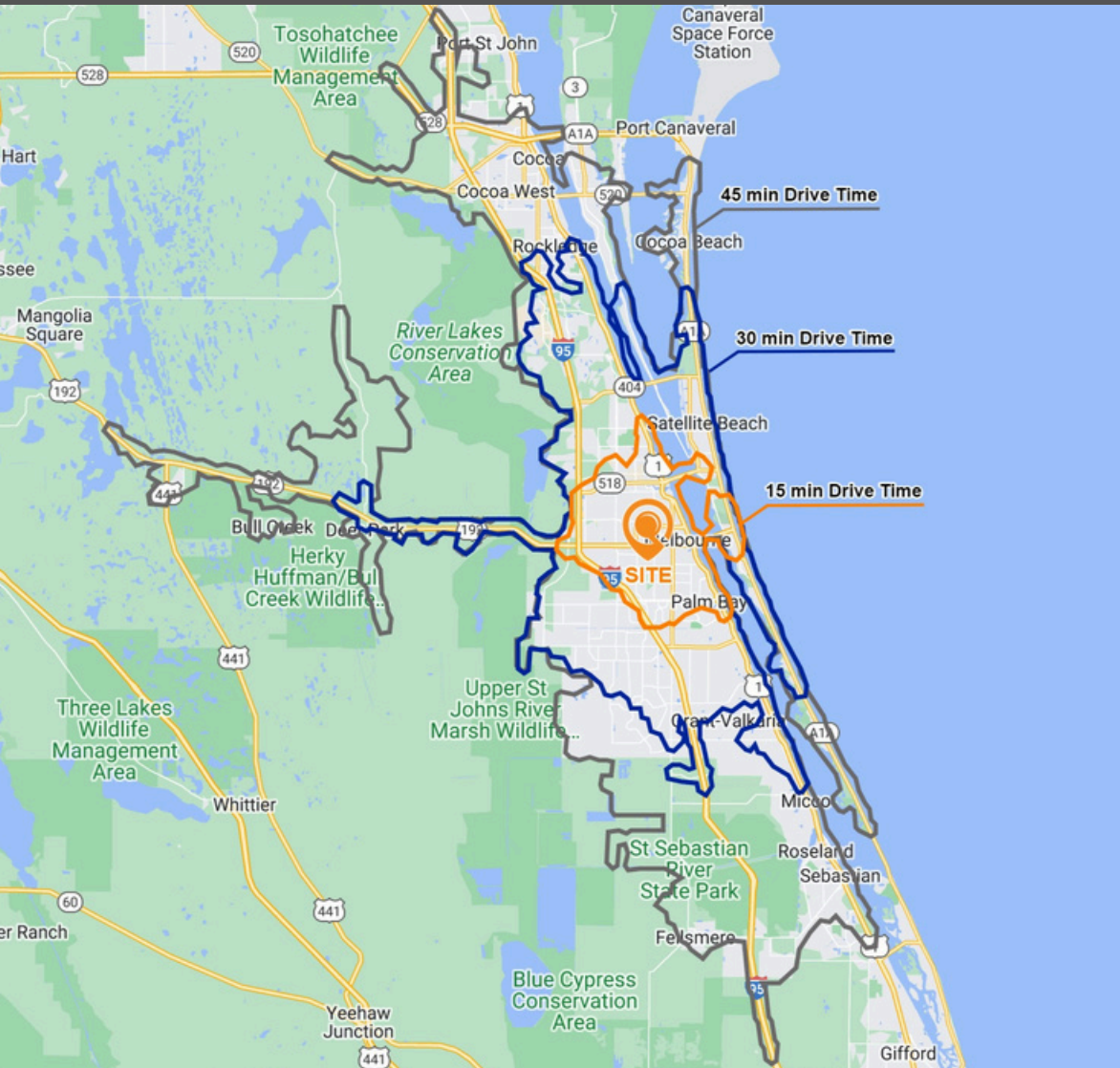
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DRIVE TIME DEMOGRAPHICS	15 MIN	30 MIN	45 MIN
2022 Population	151,614	387,151	546,825
2027 Projected Population	157,803	407,887	574,052
Projected Annual Growth 2022 to 2027	0.8%	1.1%	1.0%
Historical Annual Growth 2010 to 2022	1.4%	1.7%	1.4%
2022 Median Age	45.4	45.0	45.6
2022 Households	65,687	160,680	228,799
Projected Annual Growth 2022 to 2027	1.1%	1.2%	1.2%
Historical Annual Growth 2010 to 2022	1.2%	1.6%	1.4%
2022 White	73.6%	73.6%	74.4%
2022 Black or African American	10.2%	11.1%	11.0%
2022 Asian or Pacific Islander	4.8%	3.7%	3.1%
2022 American Indian or Native Alaskan	0.3%	0.3%	0.3%
2022 Other Races	11.2%	11.4%	11.3%
2022 Hispanic	12.6%	12.6%	12.6%
2022 Average Household Income	\$66,233	\$77,159	\$76,620
2022 Median Household Income	\$62,029	\$69,994	\$68,513
2022 Per Capita Income	\$28,847	\$32,116	\$32,159
2022 Elementary (Grades 0 - 8)	2.4%	2.3%	2.3%
2022 Some High School (Grades 9 - 11)	5.4%	4.8%	5.2%
2022 High School Graduate	27.1%	25.5%	26.8%
2022 Some College	19.9%	20.0%	20.4%
2022 Associates Degree Only	12.1%	12.4%	12.0%
2022 Bachelors Degree Only	20.7%	21.3%	20.3%
2022 Graduate Degree	12.4%	13.6%	12.8%
2022 Total Businesses	10,327	20,066	28,755
2022 Total Employees	94,382	158,423	220,757

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