



PROPERTY DESCRIPTION

Position your business along one of Brevard County's most established and highly traveled commercial corridors. 3800 W New Haven Avenue offers 16,826 SF of freestanding commercial space on approximately 1.5 acres, providing a rare opportunity for a single tenant seeking visibility, accessibility and a substantial presence in the Melbourne market.

The property features approximately 165 feet of frontage directly on W New Haven Avenue (US-192) and is conveniently located approximately one mile from I-95. Its strategic location provides excellent access to Melbourne, West Melbourne, Palm Bay and the surrounding Space Coast market, while benefiting from continued residential and commercial growth to the west.

The surrounding US-192 corridor features a strong concentration of retail, furniture, home improvement, automotive and destination-oriented businesses, making this an especially attractive location for a retailer, furniture or home furnishings user, show-room, specialty retailer, service business, or R&D/flex operation.

The building's large open interior provides flexibility for a variety of layouts and uses, while a 15-foot rear roll-up door provides convenient loading and receiving capability. Additional property features include ample on-site parking, prominent building and roadside signage opportunities, fire sprinkler system, insulated metal roof and BU-1 General Retail zoning.

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Number of Units:	1
Available SF:	16,826 SF
Lot Size:	56,160 SF
Building Size:	16,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,087	13,487	46,845
Total Population	5,872	35,406	122,690
Average HH Income	\$109,572	\$99,551	\$87,545

NICOLE REED

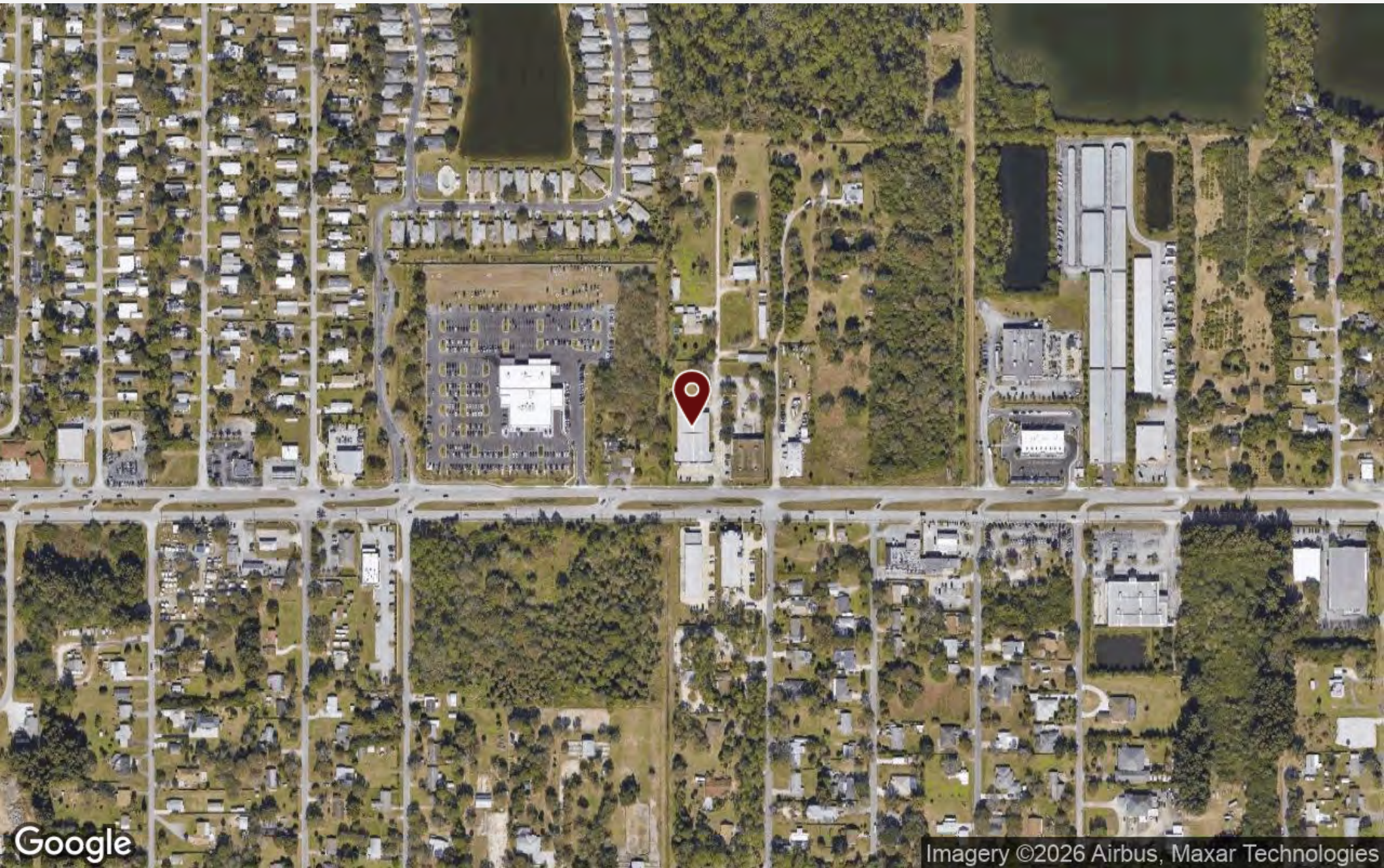
314.795.4339

nicole@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934



3800 W NEW HAVEN AVE MELBOURNE, FL



Google

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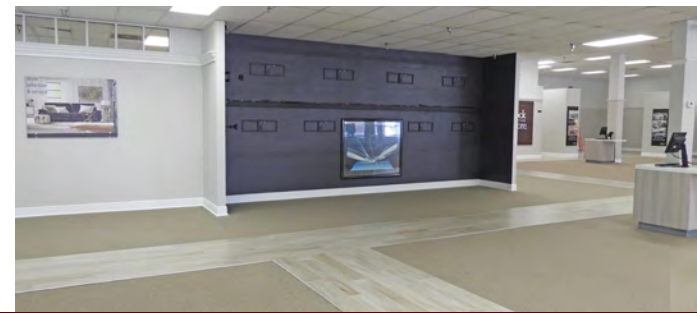
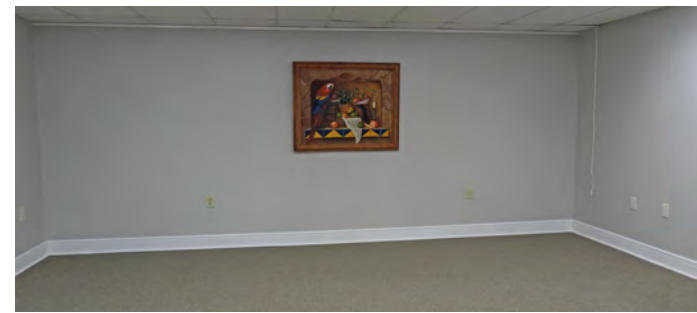
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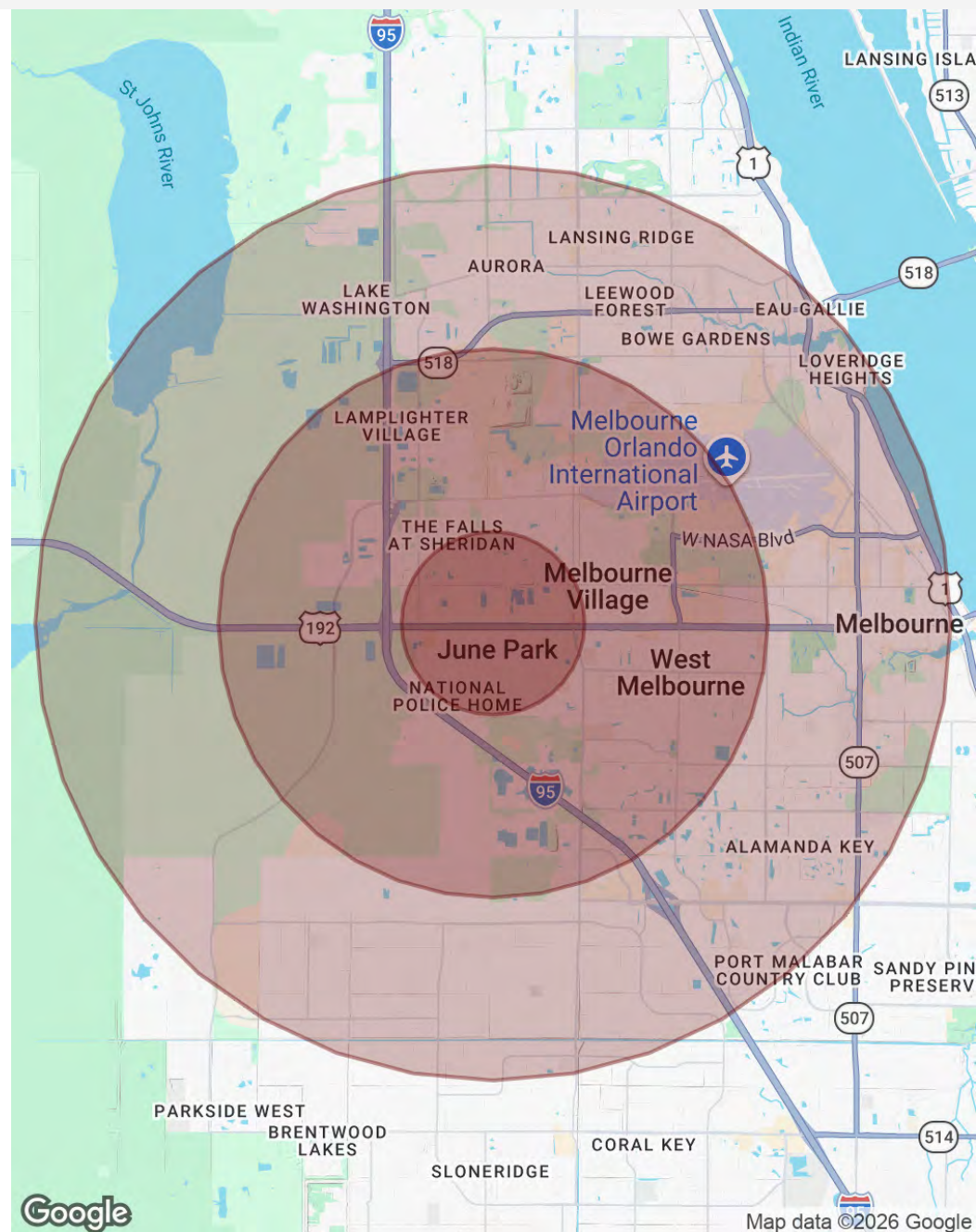
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,872	35,406	122,690
Average Age	41.2	44.0	42.7
Average Age (Male)	40.1	41.2	40.5
Average Age (Female)	42.1	46.2	45.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,087	13,487	46,845
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$109,572	\$99,551	\$87,545
Average House Value	\$345,091	\$307,489	\$287,840

2023 American Community Survey (ACS)

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