

Property Summary



PROPERTY DESCRIPTION

Well-located 5,600 SF freestanding retail building situated on 0.88 acres along highly trafficked W New Haven Ave (US-192) with over 40,000 vehicles per day. The property features a modern 2007 construction in excellent condition, previously built out as a jewelry store but offering a wide-open layout that can be easily adapted to a variety of retail or service uses. Strong visibility, ample parking, and proximity to major national retailers make this an ideal opportunity for users seeking a prominent presence in West Melbourne.

LOCATION DESCRIPTION

Positioned along the dominant US-192 retail corridor, one of the most established and heavily traveled commercial arteries in Brevard County. The property benefits from immediate access to a dense concentration of national anchors including Publix, Target, Home Depot, Lowe's, and Melbourne Square Mall, driving consistent daily traffic to the area. This corridor serves as a primary east-west connector through Melbourne, pulling from a broad regional customer base and supporting strong retail performance.

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Available SF:	5,600 SF
Lot Size:	0.88 Acres
Building Size:	5,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,201	24,671	59,364
Total Population	8,007	59,155	140,989
Average HH Income	\$97,650	\$89,371	\$84,263



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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

| 2405 W New Haven Ave, West Melbourne, FL 32904



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Additional Photos

**Freestanding Building
+/- 5,600 SF on +/- 0.88 acres
US Hwy 192 Frontage**



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Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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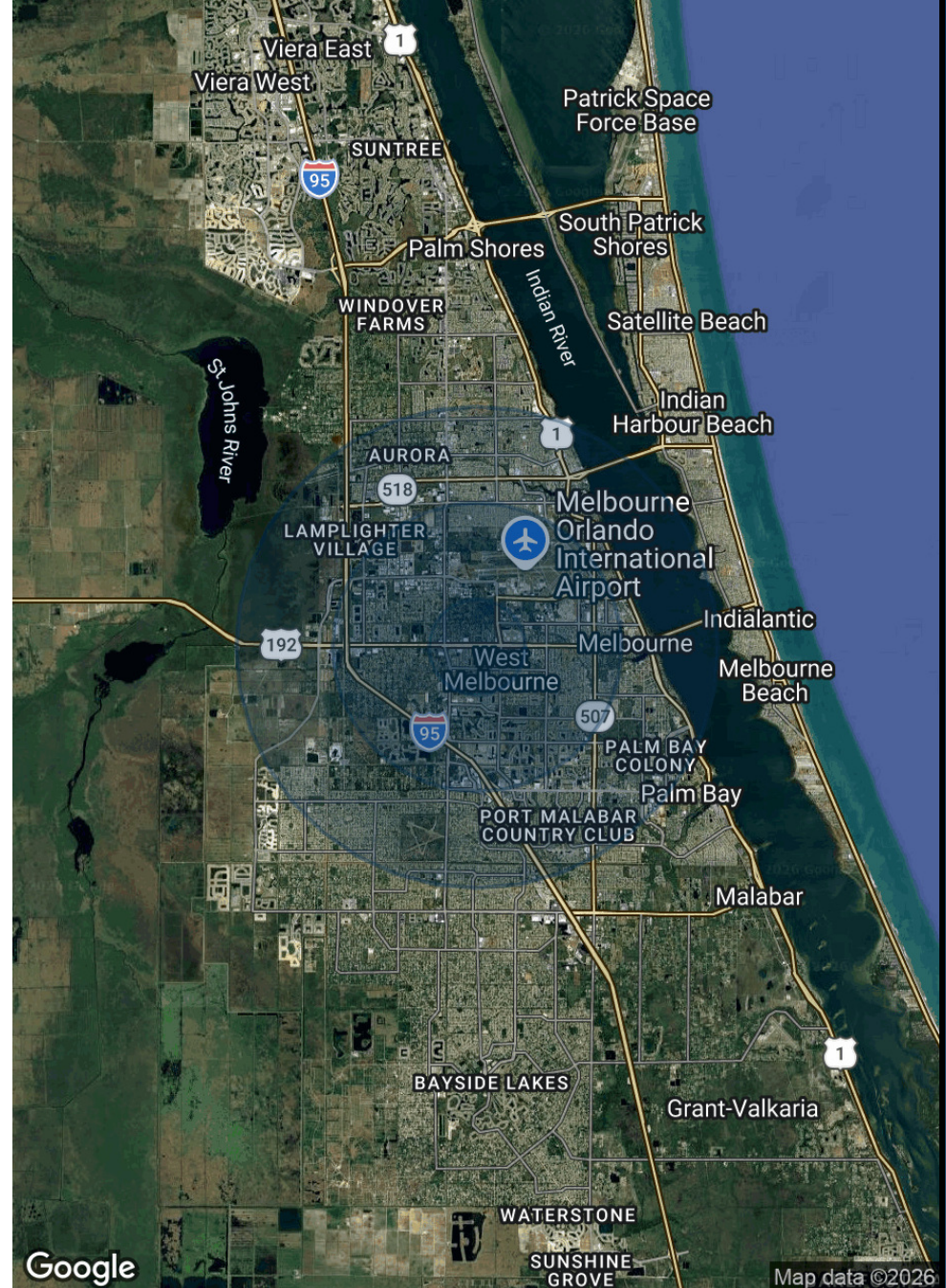
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,007	59,155	140,989
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,201	24,671	59,364
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,650	\$89,371	\$84,263
Average House Value	\$352,126	\$331,256	\$307,158

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,825	42,906	94,286
Total Population - Black	361	3,664	15,881
Total Population - Asian	600	3,351	5,807
Total Population - Hawaiian	3	38	96
Total Population - American Indian	39	271	636
Total Population - Other	234	2,387	7,151

2020 American Community Survey (ACS)



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