

1955 W NEW HAVEN AVENUE

ORLANDO MSA (WEST MELBOURNE), FLORIDA

WATCH VIDEO



1-ACRE DRIVE-THRU
PAD AVAILABLE

BEST BUY **PET SMART**
Burlington **ROSS**
DRESS FOR LESS

extended
STAY
AMERICA

MELBOURNE SQUARE
SHOPPING CENTER
DICK'S SPORTING GOODS **macy's** **SEPHORA**
PANDORA **ZALES** **H&M**

Dillard's
The Style of Your Life.

CHASE

FRIDAYS

WELLS FARGO

Red Robin
ADVANCED BURGERS & BEERS

BJS
RESTAURANT
BREWHOUSE

OUTBACK
STEAKHOUSES

SMOKEY BONES
Bar & Fire Grill

Shell

AutoZone

CRUNCH
FITNESS

W NEW HAVEN AVENUE - ±50,000 VPD

TACO BELL

BURGER KING

MEN'S WEARHOUSE

Starbucks

SUBJECT

SHOPPES AT WEST MELBOURNE
BED BATH & BEYOND **Orangetheory FITNESS** **T-Mobile**
JO-ANN fabric and craft stores **CHIPOTLE MEXICAN GRILL** **Steak 'n Shake**

COURTYARD
Marriott

ORLANDO MELBOURNE
INTERNATIONAL AIRPORT

MAGNOLIA MANOR



LEASING TEAM

ANDREW COHEN

VICE PRESIDENT - LEASING
ACOHEN@PEGASUSAM.COM
424-363-7800
LIC # 01996379 (CA)

EMMET PIERSON

ASSOCIATE - LEASING
EPIERSON@PEGASUSAM.COM
424-363-7800
LIC # 02048600 (CA)

MICHAEL SPECTOR

BROKER OF RECORD
LIC # BK3488795 (FL)



PEGASUS ASSET MANAGEMENT INC.
1901 AVENUE OF THE STARS, SUITE 630
LOS ANGELES, CA 90067
310.691.1350
PEGASUSAM.COM
CA DRE LIC # 02119442



EXECUTIVE SUMMARY

Pegasus is pleased to present for lease 1955 W New Haven Ave, a 1-acre pad suitable for drive-thru uses. Situated in the primary retail corridor of the coastal Palm Bay, Melbourne and Titusville metro area, the property benefits from high visibility to $\pm 50,000$ vehicles per day traffic counts at the intersection of W New Haven Ave and Evans Rd/Hollywood Blvd.

The Subject Property is excellently located, sitting directly across the street from Melbourne Square, a major regional shopping mall anchored by two Dillard's stores, JC Penney, Macy's, and Dick's Sporting Goods. The center has served Brevard County for nearly 40 years features over 125 specialty retailers, including Express, Sephora, Victoria's Secret, H & M, and Bath & Body Works, along with dozens of dining destinations. The Subject Property also benefits from proximity to Best Buy, Burlington, PetSmart, Ross, and Magnolia, and a Home Depot and Target less than 1 mile to the west.

1955 W New Haven Ave is a stone's throw from the Orlando Melbourne International airport, a major regional hub serviced by Delta and American Airlines, and with major aviation, logistics and aerospace corporate presence surrounding. Offering incredible visibility to your brand and situated in a proven retail corridor, the property is available for immediate tenancy.



BUILDING & SITE PROFILE

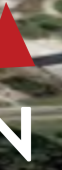
ADDRESS	1955 W NEW HAVEN AVE WEST MELBOURNE, FLORIDA 32904
APN	28-37-05-00-00515
YEAR BUILT	1996
ZONING	C2
GROSS LEASABLE AREA	±1.00 AC
LOT SIZE	3.17 AC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING SPACES	140
PARKING RATIO	4.66 : 1,000 SF
RATE	NEGOTIABLE
LEASE TERM	NEGOTIABLE
AVAILABILITY	IMMEDIATE



PROPERTY HIGHLIGHTS

- 1-acre drive-thru pad adjacent to forthcoming anchor tenant
- Current building to be demolished and landlord to deliver a pad-ready site
- Perfectly located at a high-traffic volume signalized intersection (±50,000 vehicles per day)
- Located near major employers in the heart of a daily needs corridor
- Ample parking and terrific access, visibility and signage

ORLANDO MELBOURNE INTERNATIONAL AIRPORT

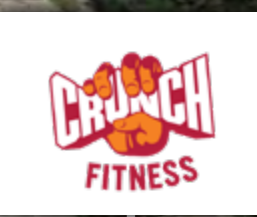


EVANS RD



MAGNOLIA MANOR

MELBOURNE SQUARE SHOPPING CENTER



W NEW HAVEN AVENUE - ±50,000 VPD



HOLLYWOOD BLVD



SUBJECT



SPACE COAST

HUGE AEROSPACE, AVIATION AND LOGISTICS PRESENCE

In addition to being at a signalized intersection along the most desirable retail stretch of New Haven Ave, the immediate neighborhood is also home to some of the most recognizable and respected names in aerospace, aviation and logistics. From Northrup Grumman to GE to Embraer and more, the Subject Property is perfectly situated along Florida's "Space Coast" and immediately proximal to Cape Canaveral. The long-term presence of these industries ensures the Subject Property will be in the path of daily travel for years to come and may even present itself as an office opportunity for an occupier related to these industries.





WINDOVER SQUARE SHOPPING CENTER



MELBOURNE SQUARE SHOPPING CENTER



FORTHCOMING ANCHOR TENANT



HOLLYWOOD BLVD



SUBJECT



SUBJECT



W NEW HAVEN AVENUE - 50K VPD



WEST MELBOURNE, FL

The City of West Melbourne is located in east central Florida, approximately fifty miles south of the Kennedy Space Center. The City of West Melbourne covers 10.5 square miles and was created in 1959 in order to avoid annexation into the City of Melbourne and to prevent the levying of ad valorem taxes. The City is excellently located along the Space Coast, a prolific tourist destination. West Melbourne comparatively, has a better tax rate than Melbourne itself.

The City has grown in size and in population since its creation in 1959, witnessing exceptional growth that has accelerated in recent years; the city had 3,050 people in the 1970 Census, 18,355 in 2010, and now boasts 25,316 people as of the 2020 Census. Nearby major economic centers include Orlando, about one hour's drive from West Melbourne. Additionally, 40 minutes to the north is Cape Canaveral, home to NASA's launch command at the Kennedy Space Center.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
ESTIMATED POPULATION	8,730	58,846	135,528
AVERAGE HOUSEHOLD INCOME	\$77,594	\$67,268	\$65,382
DAYTIME EMPLOYMENT	9,154	47,548	81,974
MEDIAN HOME VALUE	\$219,884	\$204,842	\$182,408

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