



**LIBERTY
UNIVERSAL**
MANAGEMENT, INC.
Development • Leasing • Consulting

Available for Build to Suit or Ground Lease



W. Melbourne Parcel

4325 N. New Haven Ave
W. Melbourne, FL 32904

**.87 ACRE PARCEL
AVAILABLE FOR BUILD
TO SUIT OR GROUND
LEASE**



ZACK McNAMARA, CCIM
(770) 597-5458 (CELL)
(407) 426-2300 EXT 104 (OFFICE)
zackmcnamara@libertyum.com



314 EAST ANDERSON STREET
ORLANDO, FL 32801

Development

Sales

Leasing

Management

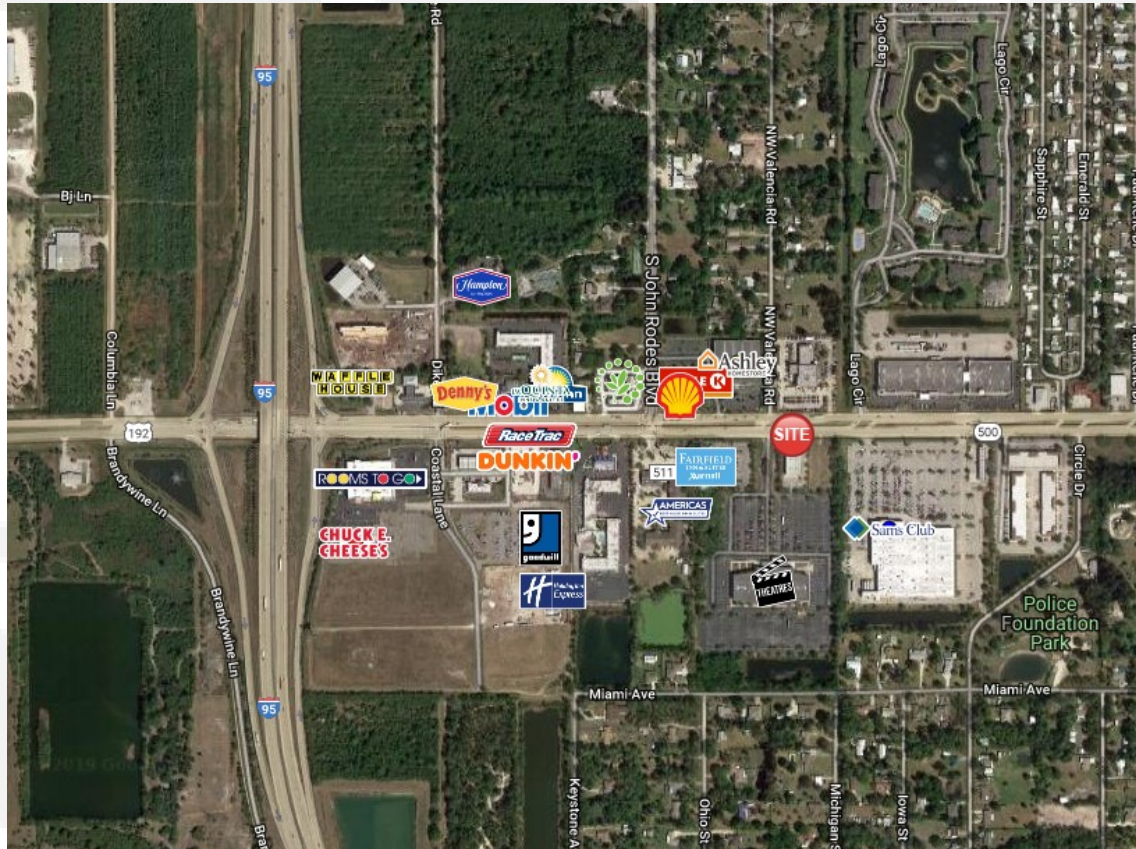
Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained herein is believed to be accurate but is not warranted.





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Traffic Counts



N. New Haven Ave—34,500 CPD
I-95—78,000 CPD



Estimated Population

1 Mile—4,296
3 Mile—25,462
5 Mile—100,899



Household Income

1 Mile—\$70,956
3 Mile—\$72,620
5 Mile—\$65,050



Number of Businesses

1 Mile—140
3 Mile—1,772
5 Mile—4,347,



Daytime Population

1 Mile—3,674
3 Mile—38,537
5 Mile—117,854

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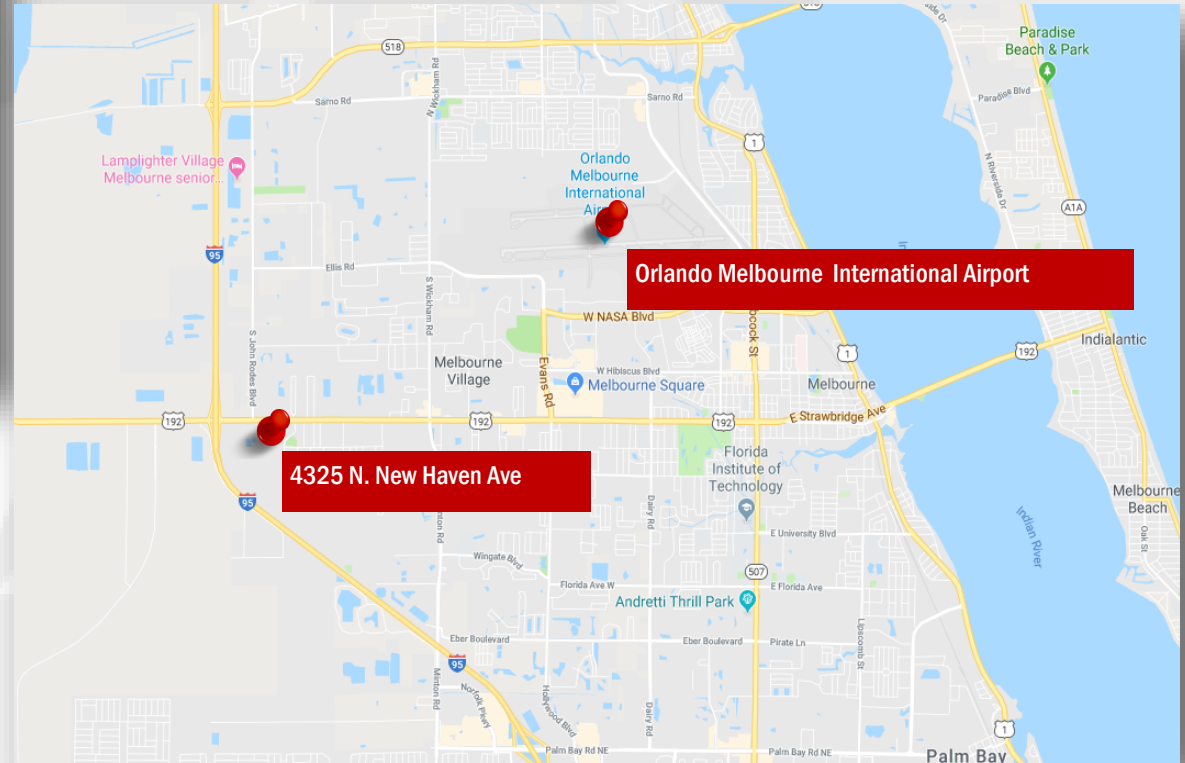




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Property Highlights

- .87 Acre Outparcel Available
- Located in Close proximity to I-95
- Zoned for Commercial Use

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