

401 E NEW HAVEN • MELBOURNE, FL 32901



MELBOURNE, FL – RETAIL INVESTMENT SALE OPPORTUNITY

10-YEAR NNN LEASE WITH TACO DIVE

NEWMARK

OFFERING SUMMARY

Sale Price	\$1,175,000
Price/SF	\$506.47
Cap Rate	7.01%
NOI	\$82,360
Lot Size	0.15 Acres
Building Size	2,320 SF
Zoning	CI



PROPERTY OVERVIEW

- 10-Year NNN Lease with Taco Dive (includes Two 5-Year Option Terms)
- First Year NOI: \$82,360 with 4% Annual Increases (initial lease & option terms)
- Tenant Responsible for Property Taxes, Building Insurance, and Maintenance
- Prime Downtown Melbourne Location – highest daytime population in the county
- Excellent Accessibility near Melbourne Orlando International Airport, Holmes Regional Medical Center, and major employers (L3 Harris, Northrop Grumman, Embraer, and more)
- Residential Growth: Over 1,000 multifamily units in Phase 1 of nearby developments
- Strong Commercial Activity: High-performing retailers within a 5-mile radius

PROPERTY DETAILS

Sale Price **\$1,175,000**

LOCATION INFORMATION

Building Name	Taco Dive - NNN Investment Asset
Street Address	401 E New Haven Ave
City, State, Zip	Melbourne, FL 32901
County	Brevard

BUILDING INFORMATION

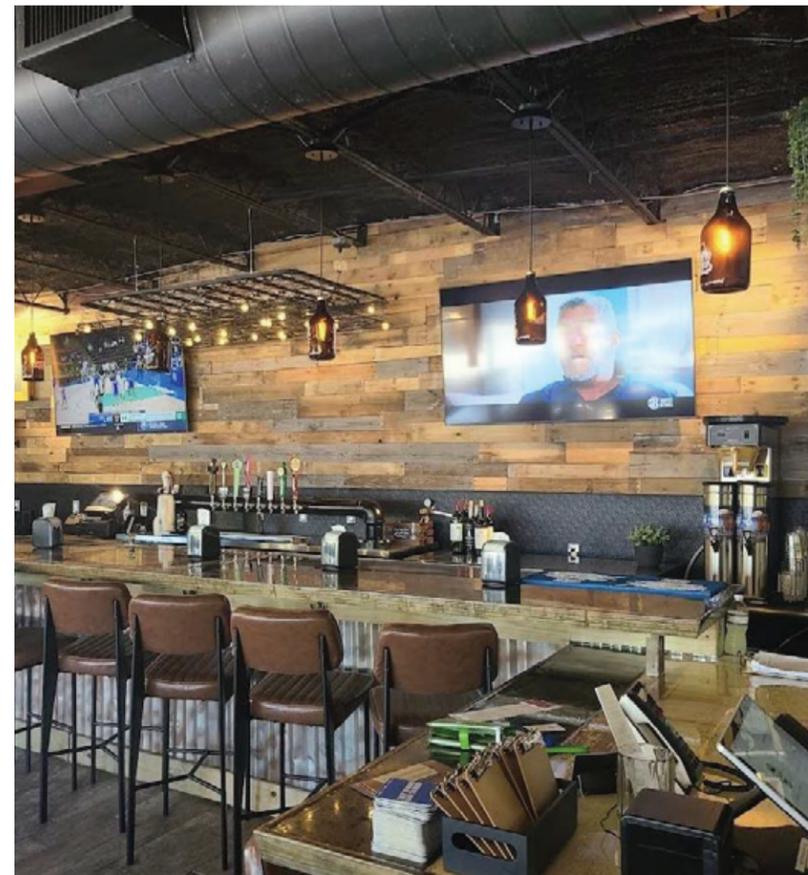
Building Size	2,320 SF
NOI	\$82,360.00
Cap Rate	7.01
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Last Renovated	2025
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C1
Lot Size	6,487 SF
APN #	28 3703-53--17

UTILITIES & AMENITIES

Restrooms	1
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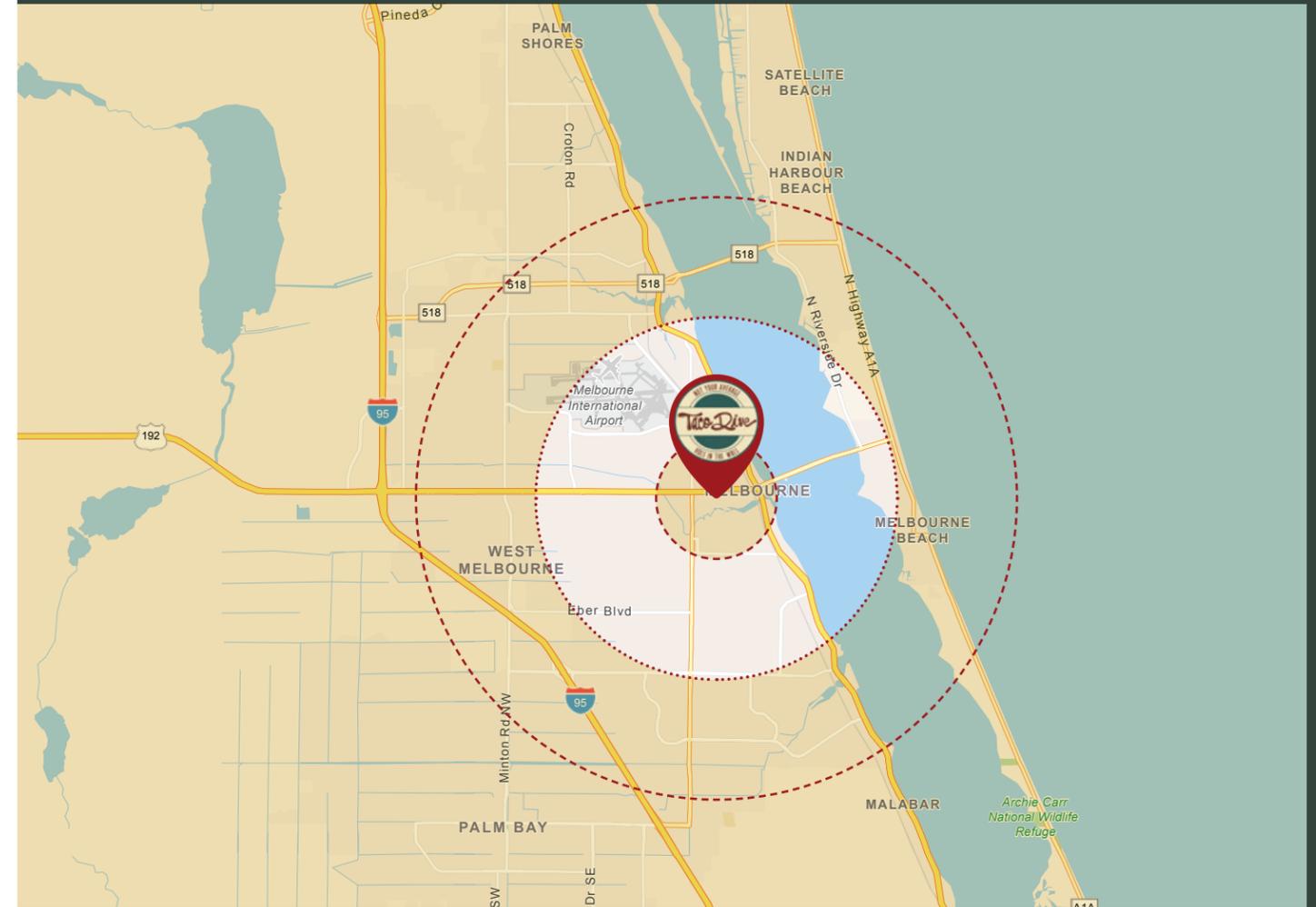
LOCATION OVERVIEW

Situated in the center of Historic Downtown Melbourne, 401 E. New Haven offers unmatched visibility and accessibility in one of Brevard County's most dynamic districts. The area is anchored by a strong daytime population and steady visitor traffic, with proximity to Melbourne Orlando International Airport, Holmes Regional Medical Center, and major employers including L3 Harris, Northrop Grumman, and Embraer.

Downtown Melbourne is undergoing a wave of redevelopment and mixed-use growth, with hundreds of new multifamily units and millions in public streetscape improvements enhancing walkability and customer draw. Surrounded by established retailers, dining, and entertainment, the property is positioned at the heart of a vibrant, growing destination – making it a prime retail investment opportunity.



DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
POPULATION	8,257	50,359	140,494
HOUSEHOLDS	3,693	22,234	61,176
AVERAGE AGE	47	46	46
AVG HH INCOME	\$62,348	\$76,524	\$86,179
TOTAL F&B SPENDING	\$23M	\$163M	\$472M
DAYTIME EMPLOYEES	15,356	39,745	80,418

LOCATION OVERVIEW



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