

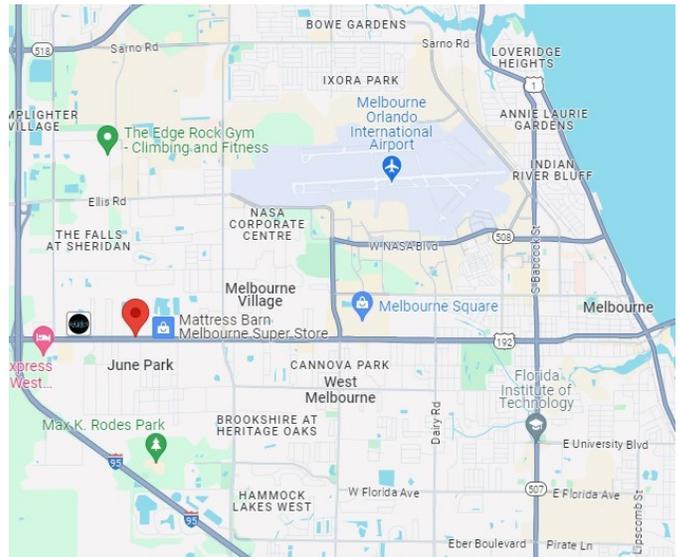
FOR SALE

# SINGLE TENANT RETAIL/FLEX

3800 W New Haven, Melbourne, FL 32904



- Located on Melbourne's Major Thoroughfare US 192 Connecting I-95 to US-1 and Beachside
- Excellent Location: High Visibility, Ample Parking and Abundant Traffic, Only 1 Mile to I-95 and the High Residential and Commercial Growth at St John's Heritage Pkwy and Space Coast Town Center Area
- Near Major Retailers Including Sam's Club, Tractor Supply, Northern Tool, Ashley, Baer's, and Kane's Furniture Stores, and Much More!
- Faces 192/W New Haven Road with 165' of Frontage and High Traffic Counts of 34,209 Vehicles Daily
- Constructed in 1988 of Brick on Metal with 15 FT Rear Bay Door, Insulated Metal Roof, 4" Concrete Floors, Fire Sprinkler, BU-1 General Retail
- Single Tenant Building 16,826 SF on 1.5 Acre Lot (Per Survey)
- Great for Retail or R&D Tech Flex Space
- Offered at \$3.6M



## Nicole Reed

JM Real Estate, Inc.  
Office: 321.242.2882 x 201  
Cell: 314.795.4339  
Nicole@JMRealEstate.com



## Shey Anderson

JM Real Estate, Inc.  
Office: 321.242.2882 x 216  
Cell: 321.749.8921  
Shey@JMRealEstate.com

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Population	6,142	37,155	124,588
2028 Pop Projection	6,307	39,095	129,325
Annual Growth 2025-2028	0.5%	1.0%	0.8%
Median Age	48.2	47	44.5
Bachelor's or Higher	30%	30%	25%
Avg Household Income	\$94,862	\$85,080	\$72,128

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