

Property Summary

800 East Melbourne Avenue
For Lease



PROPERTY DESCRIPTION

Introducing 800 East Melbourne Avenue, a prime commercial property available for lease in Melbourne. With a spacious floor plan and versatile layout, this property offers flexibility to accommodate a wide range of business needs. The strategic location provides excellent visibility and accessibility, making it an ideal choice for thriving businesses. Join us in shaping the future of this dynamic commercial space.

LOCATION DESCRIPTION

The "Historic Downtown" area offers a vibrant scene with an array of shopping, dining, galleries, and entertainment options, creating a lively atmosphere that attracts both locals and travelers. The rich cultural events and social activities in downtown Melbourne make it a preferred destination for those seeking a dynamic and engaging experience. With its blend of historical charm and contemporary offerings, the downtown area provides a compelling backdrop for businesses looking to establish a presence in a thriving and culturally rich community.

OFFERING SUMMARY

Lease Rate:	\$4,500 per month (Gross)
Available SF:	2,300 SF
Lot Size:	0.34 Acres
Building Size:	2,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,609	21,406	54,505
Total Population	6,074	51,091	130,826
Average HH Income	\$55,782	\$82,661	\$88,963

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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.

Additional Photos



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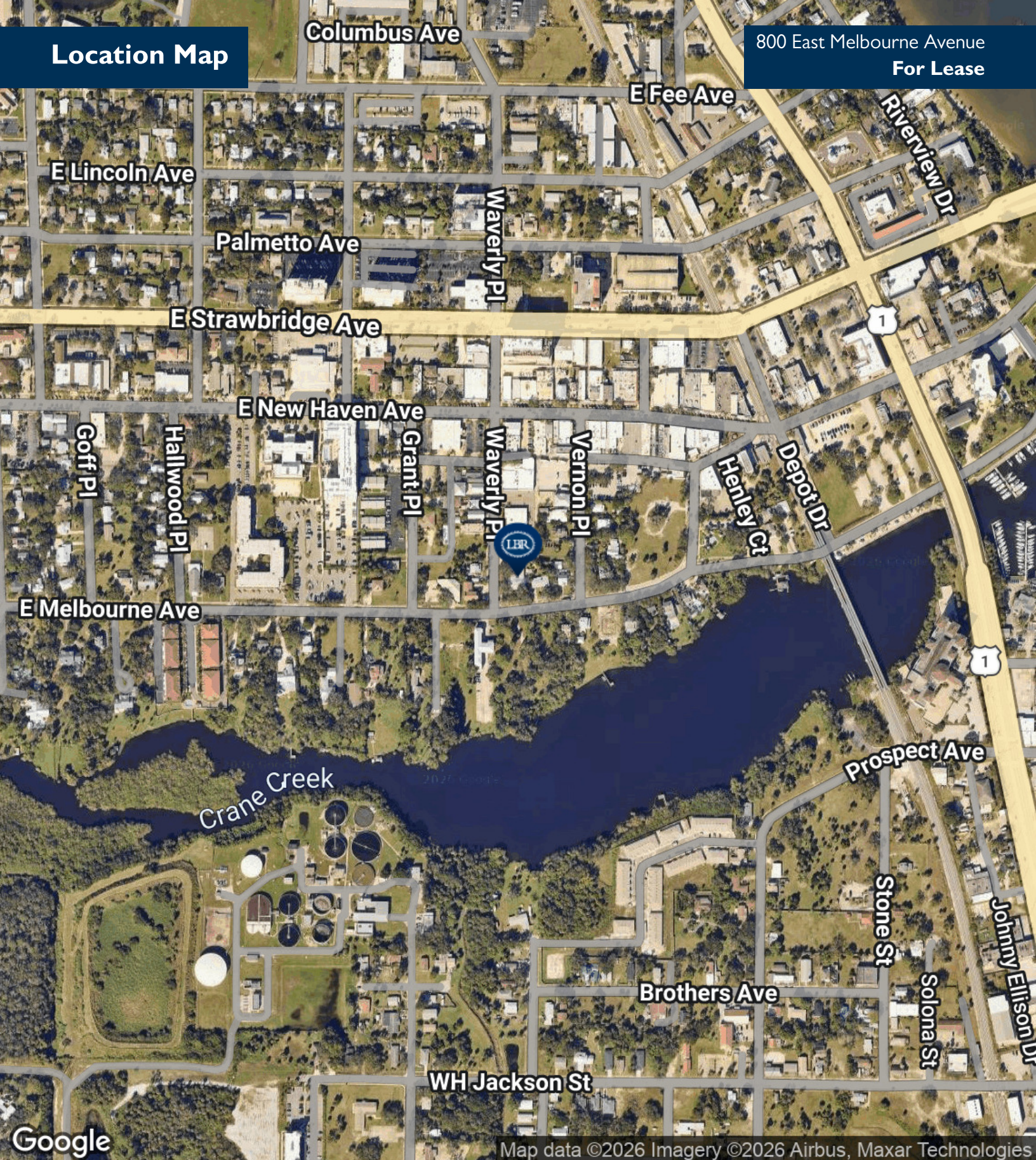


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Location Map

Columbus Ave

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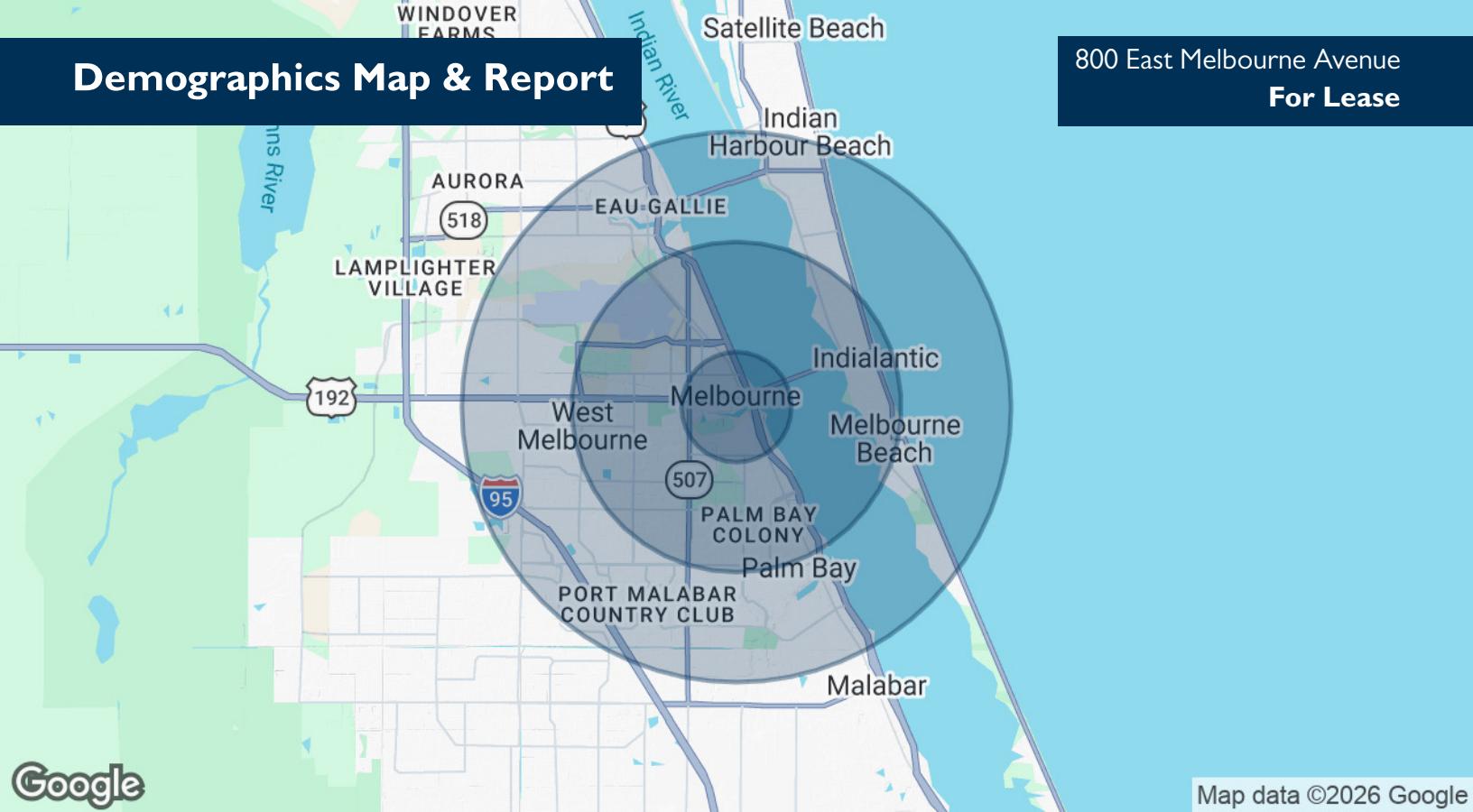
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,074	51,091	130,826
Average Age	43.7	43.2	44.4
Average Age (Male)	38.7	39.3	41.1
Average Age (Female)	50.0	47.2	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,609	21,406	54,505
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,782	\$82,661	\$88,963
Average House Value	\$298,825	\$340,852	\$326,087

2023 American Community Survey (ACS)

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