



MELBOURNE, FL

4530 W NEW HAVEN AVE

4,676 SF ON 0.90 - 1.45 ACRES | AVAILABLE



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- 4,676 SF Free-standing second-generation restaurant building
- Strong visibility on NEC of W New Haven Ave (38,500 ADT) and Coastal Ln with dedicated monument signage
- 54 Dedicated parking spaces on site
- Multiple points of ingress/egress

ZONING

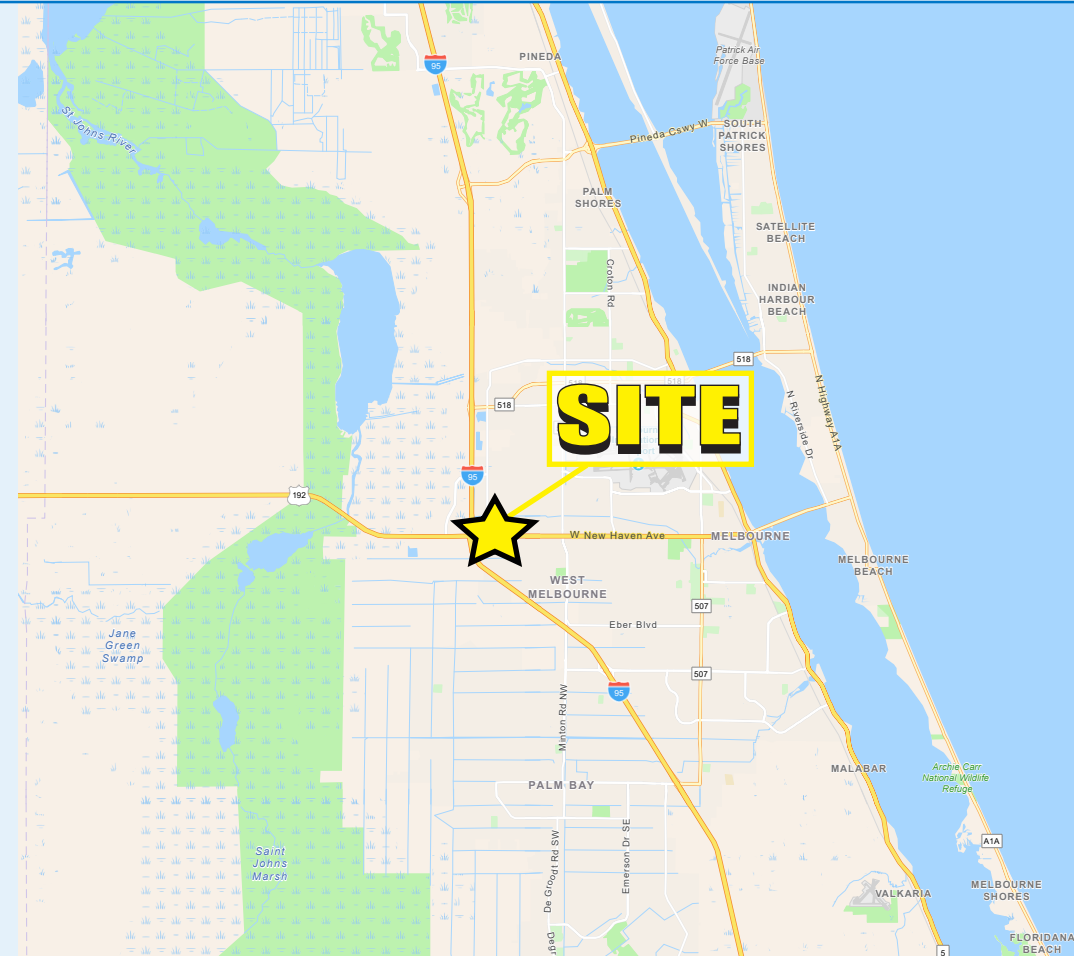
TU2 (Transient Tourist Commercial)

COUNTY

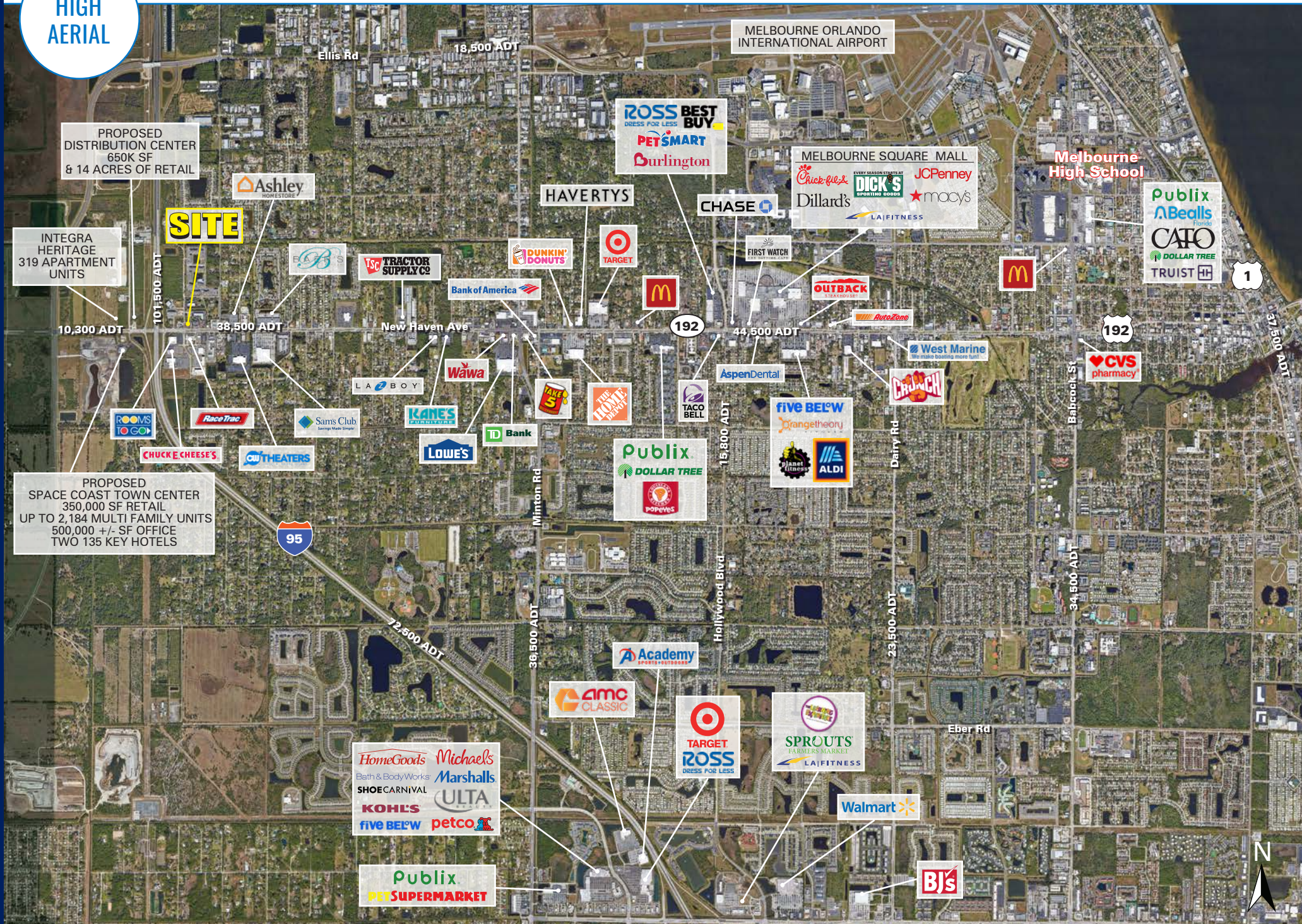
Brevard

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	4,668	28,390	102,024
 DAYTIME POPULATION	1,740	21,719	55,859
 AVERAGE HH INCOME	\$118,815	\$114,782	\$103,080



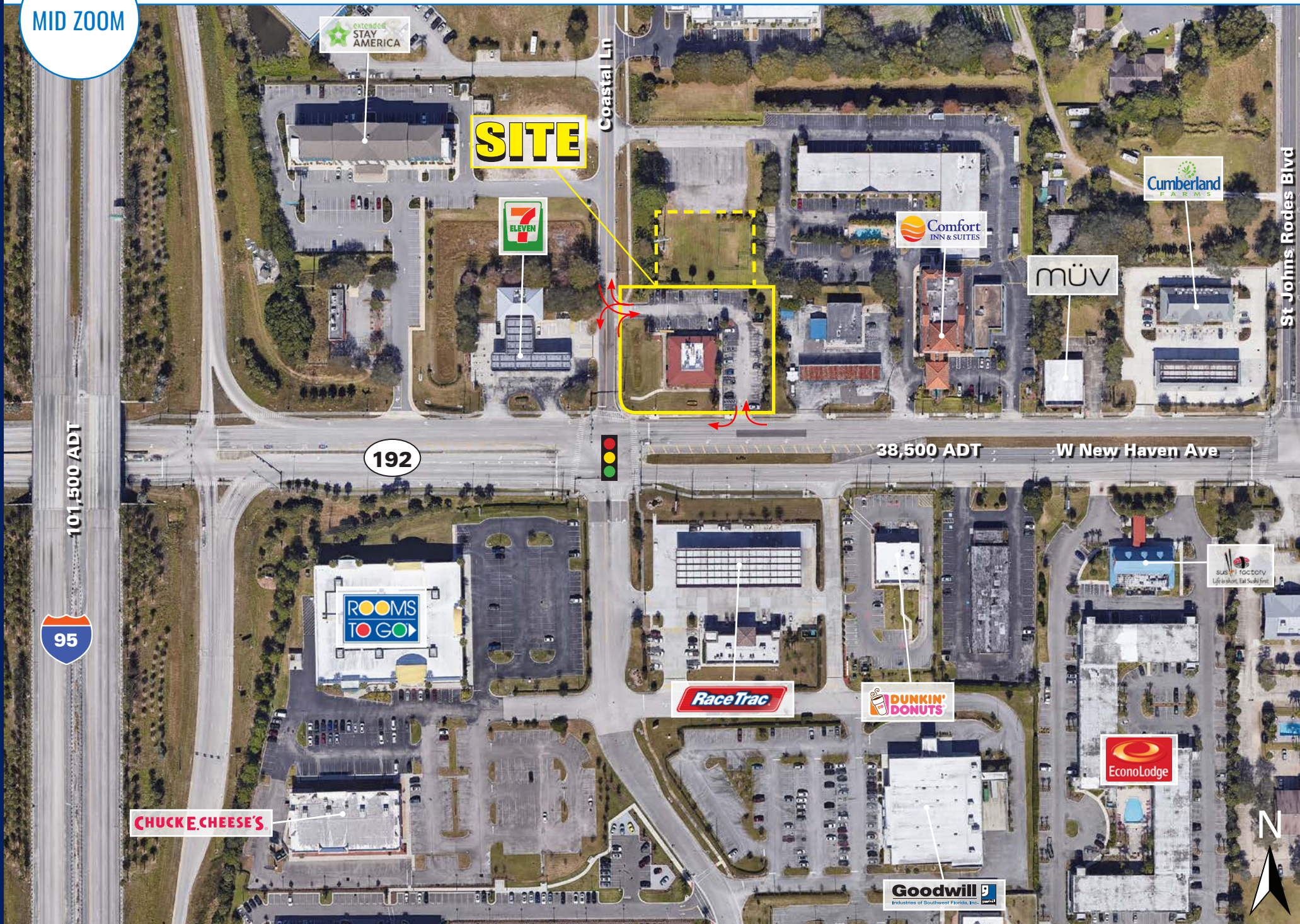
HIGH AERIAL



MID ZOOM



MID ZOOM



PRELIMINARY PLAN

SITE

Coastal Ln

W New Haven Ave

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