

## 1700 Evans Rd.

Melbourne , FL 32904

### High Profile Restaurant Location For Lease



#### OFFERING SUMMARY

**Available SF:** 9,096 SF

**Lease Rate:** \$26.95 SF/yr (NNN)

**Acreage:** 1.73 Acres

**Facility SF:** 9,096 SF

**Zoning:** C-1

#### PROPERTY OVERVIEW

Full Service Restaurant available for Lease

#### LOCATION OVERVIEW

Prominent Location next to Melbourne Square Mall, Best Buy, Burlington Coat Factory. Central location in Melbourne, near the Airport, Grumman, GE and many other large employers.

#### PROPERTY HIGHLIGHTS

- Excellent Location next to the Melbourne Square Mall
- 335 total seating capacity. 285 inside, 50 outside
- Ample Parking
- Large signage on Evans Road
- 6,889 sf interior and 2,207 sf outside patio area



Individual Members  
Michael S. Ullian  
Adam Rathbun

#### Adam Rathbun, CCIM

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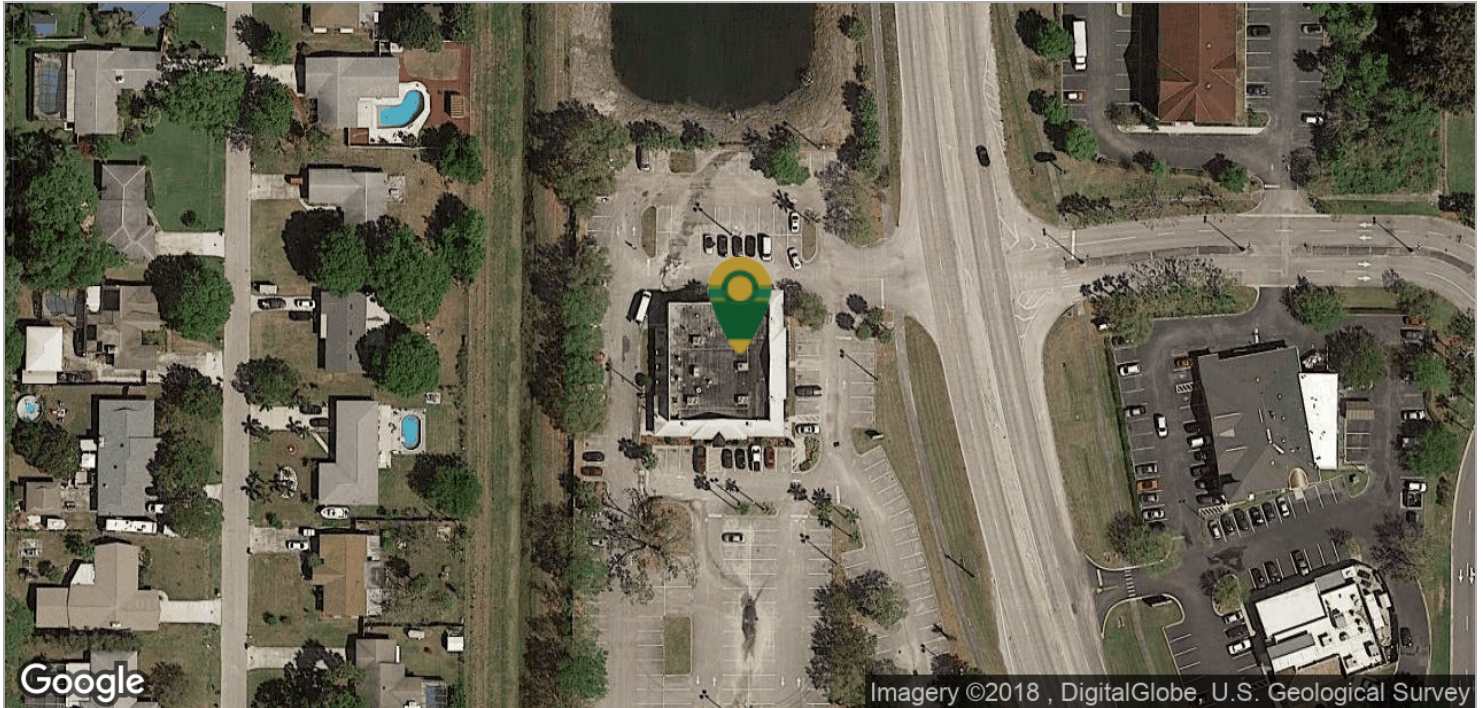
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### Location Maps



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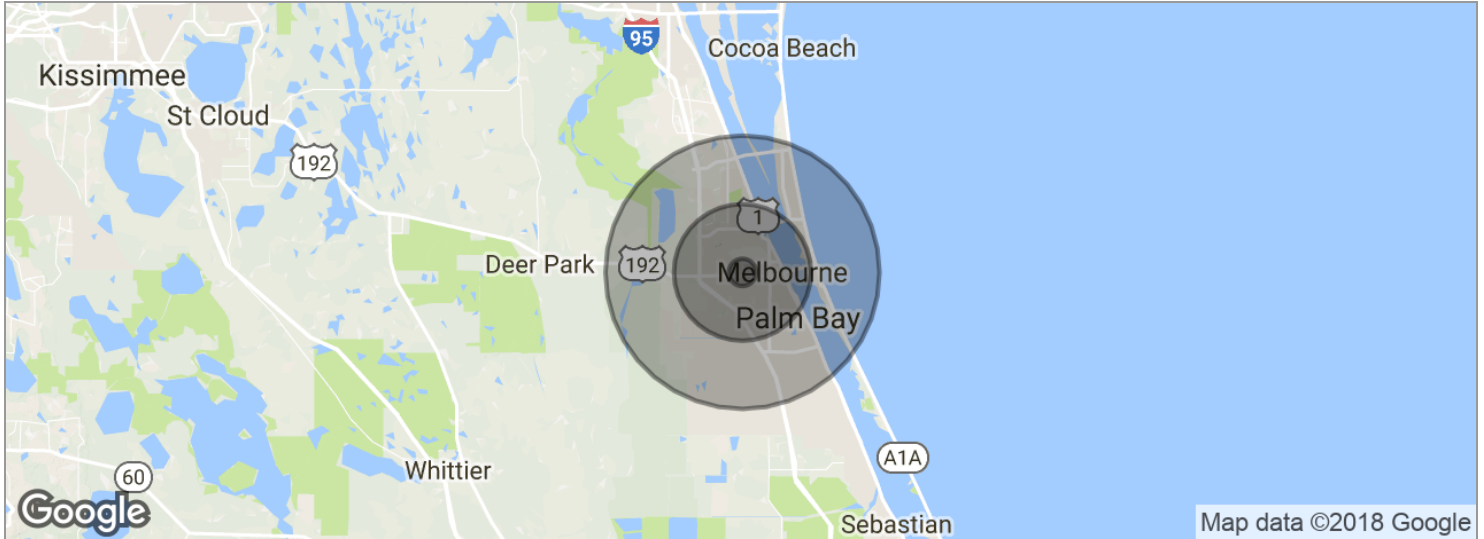
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## Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,028	128,671	287,166
Median age	45.2	43.6	43.4
Median age (Male)	43.7	40.8	41.6
Median age (Female)	46.3	45.8	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,045	54,541	116,382
# of persons per HH	2.5	2.4	2.5
Average HH income	\$59,099	\$55,247	\$64,384
Average house value	\$197,702	\$173,298	\$227,833

\* Demographic data derived from 2010 US Census



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## Retailer Map



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