

Former Wendy's

2650 W New Haven Ave
For Sale / Lease



AVAILABLE
+/- 1.15
acres



39,129 AADT



W New Haven Ave



PROPERTY DESCRIPTION

Experience an exceptional opportunity in the heart of Melbourne, FL's main retail corridor. This former QSR property at 2650 W New Haven Ave is a 2,728 SF building, perfectly suited for retail or restaurant use. Built in 1982 and zoned C-NH, this prime location provides unparalleled visibility and access, making it an ideal choice for retailers and restaurateurs looking to make their mark in this bustling area. Whether you're seeking to revitalize a QSR space or create a brand new concept, this property offers immense potential for success.

LOCATION DESCRIPTION

Discover the vibrant energy of Melbourne, FL, where our prime property is situated. Nestled in the heart of the city, this area boasts a dynamic retail and dining scene that's sure to captivate both investors and tenants. With its proximity to popular destinations like Melbourne Square Mall, and Historic Downtown Melbourne, the location offers a steady stream of visitors and residents eager to explore new retail and dining experiences.

PROPERTY HIGHLIGHTS

- Excellent Location
- Ideal for retail or restaurant use
- Highly Visible
- Easily accessible
- Located in West Melbourne

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,728 SF
Lot Size:	1.15 Acres
Building Size:	2,728 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,589	20,243	55,451
Total Population	6,723	52,973	140,660
Average HH Income	\$98,005	\$92,428	\$84,637

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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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Location Map

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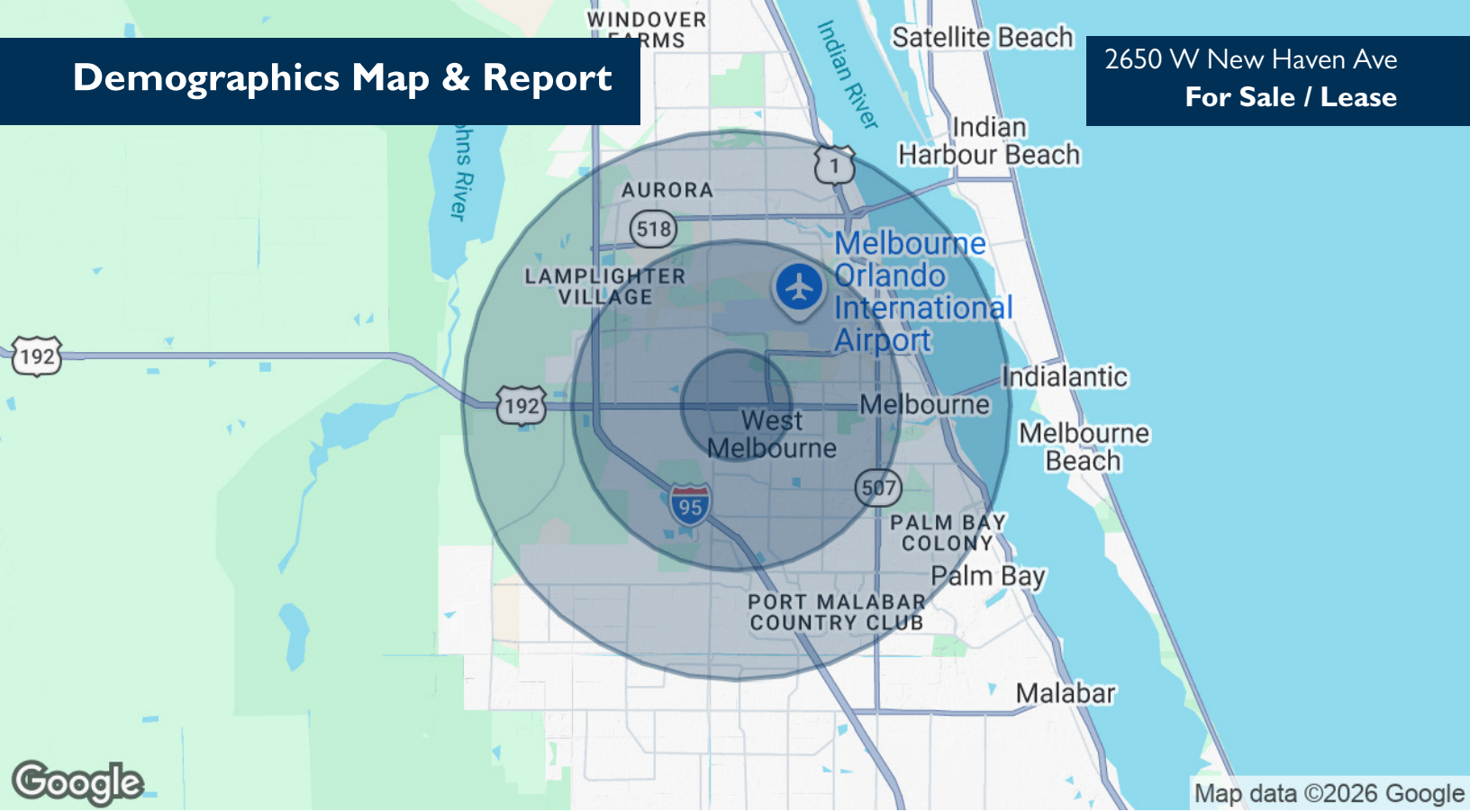
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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,723	52,973	140,660
Average Age	42.5	41.5	43.0
Average Age (Male)	41.3	38.2	40.6
Average Age (Female)	42.5	44.3	45.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,589	20,243	55,451
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$98,005	\$92,428	\$84,637
Average House Value	\$355,927	\$297,088	\$293,910

2023 American Community Survey (ACS)

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