

CAUSEWAY SHOPPING CENTER

243 E. Eau Gallie Blvd Indian Harbour Beach,
FL 32935



PROPERTY HIGHLIGHTS

- Prime beachside location at Eau Gallie Blvd & Riverside Dr in Melbourne, FL
- High-traffic retail hub anchored by Publix, Ross Dress for Less, Bealls, Michael's, Pet Supermarket, Imperial Day Salon, and Panera Bread
- Rapidly growing Melbourne MSA fueled by major investments from Tesla, Amazon, and Lockheed Martin, attracting highly skilled professionals
- Strong demographics with a population of approximately 95,875 within a 5-mile radius
- Excellent visibility at an intersection with nearly 40,000 CPD
- One mile from the beach, ranked a *Top 10 Best Place to Live by the Beach* (U.S. News, 2024)
- Ideal for retailers seeking to capture both local residents and visitor traffic
- Up to 10,050 SF available with 105 feet of prime frontage and 0.3 AC outparcel

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	16,959	42,794	75,364
Total Population	38,390	95,875	172,480
Average HH Income	\$117,487	\$101,281	\$102,291



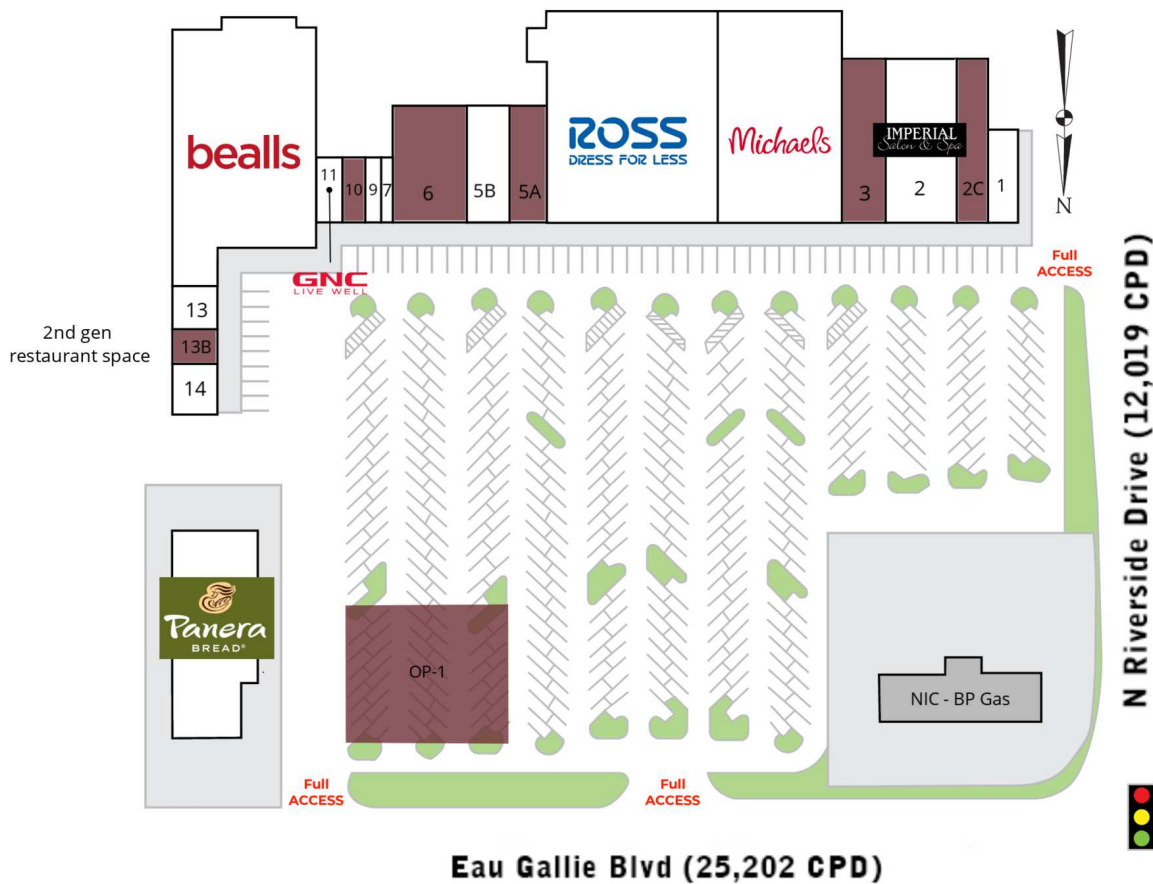
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SITE PLAN & AVAILABILITY

1	Dan's Hair Studio	1,200 SF	5B	Beachside Oral Surgery	2,025 SF	12	Bealls	24,000 SF
2	Imperial Salon & Spa	8,000 SF	6	AVAILABLE	6,000 SF	13	Forever Nails	1,775 SF
2C	AVAILABLE	2,500 SF	7	Pat's Place	900 SF	13B	Available	1,275 SF
3	AVAILABLE	4,375 SF	9	Causeway Barber Style Shop	720 SF	14	Community Credit Union of FL	2,000 SF
4A	Ross	27,128 SF	10	AVAILABLE	1,080 SF	99910	Panera Bread	0.69 ACRES
4B	Michael's	20,968 SF	11	GNC	1,200 SF	OP-1	Available	0.3 ACRES
5A	AVAILABLE	2,025 SF						