

# CAUSEWAY SHOPPING CENTER

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

**SEMBLER**



## 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

	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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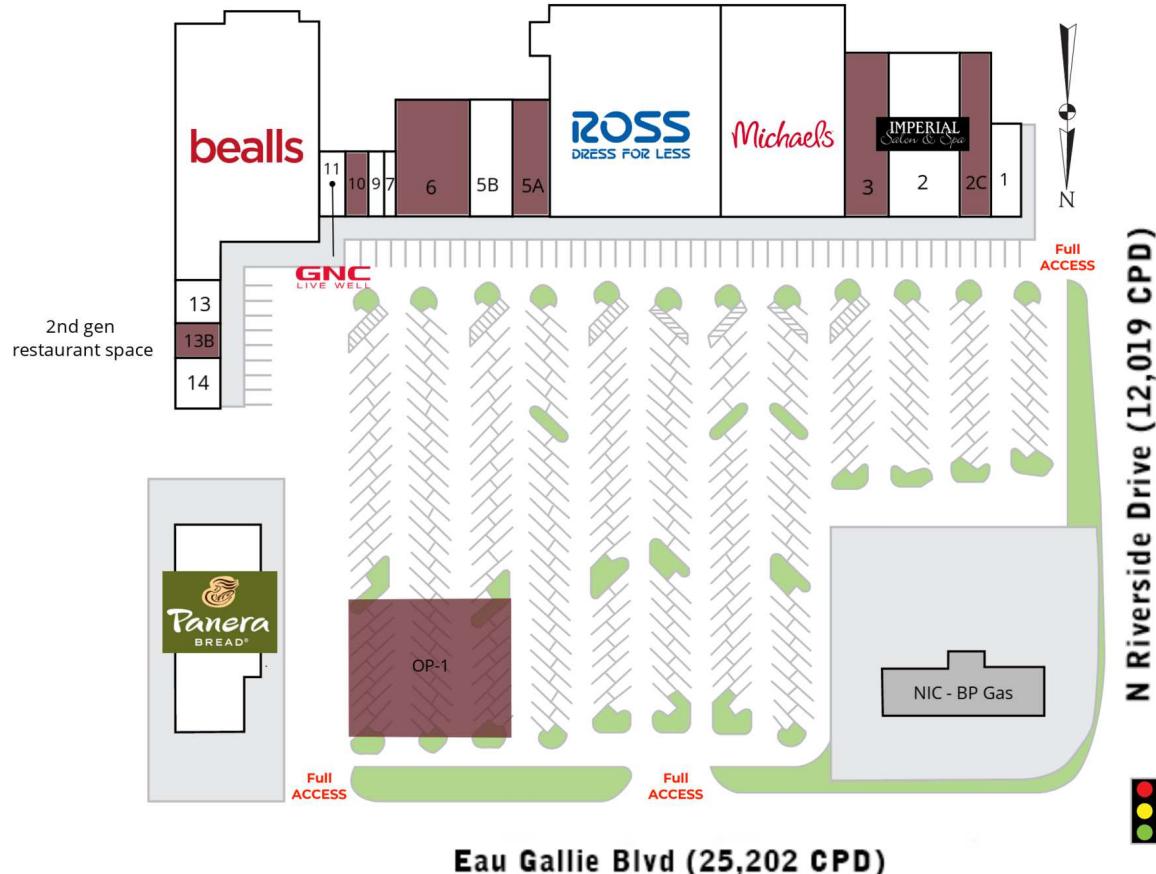
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## SITE PLAN & AVAILABILITY

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	<b>6 AVAILABLE</b>	<b>6,000 SF</b>	13	Forever Nails	1,775 SF
2C	AVAILABLE	2,500 SF	7 Pat's Place	900 SF	13B	Available	1,275 SF
3	AVAILABLE	<b>4,375 SF</b>	9 Causeway Barber Style Shop	720 SF	14	Community Credit Union of FL	2,000 SF
4A	Ross	27,128 SF	<b>10 AVAILABLE</b>	<b>1,080 SF</b>	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	<b>2,025 SF</b>					

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