

# EXECUTIVE SUMMARY

• 2405 W New Haven Ave West Melbourne, FL 32904



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,150,000
<b>Price / SF:</b>	\$383.93
<b>Lot Size:</b>	0.88 Acres
<b>Year Built:</b>	2007
<b>Building Size:</b>	5,600 SF
<b>Zoning:</b>	C-NH
<b>APN#:</b>	28-37-06-76-2-1 & 28-37-06-76-2-4

## PROPERTY OVERVIEW

Introducing a prime opportunity in West Melbourne, FL: a 5,600 SF free-standing building ideally located at 2405 W New Haven Ave. Built in 2007, this property offers a modern and well-maintained space for retail or other commercial ventures. Zoned C-NH, it provides flexibility for a variety of business uses. With its strategic position in the thriving West Melbourne area, this property presents an attractive prospect for retail opportunity. Don't miss the chance to purchase in one of Florida's sought-after locations.

## LOCATION OVERVIEW

Property is located on the corner of New Haven Ave and Haven Dr. in West Melbourne. Excellent visibility with multiple entrances for easy access. High traffic area.

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### Lightle Beckner Robison, Inc.

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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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# RETAILER MAP

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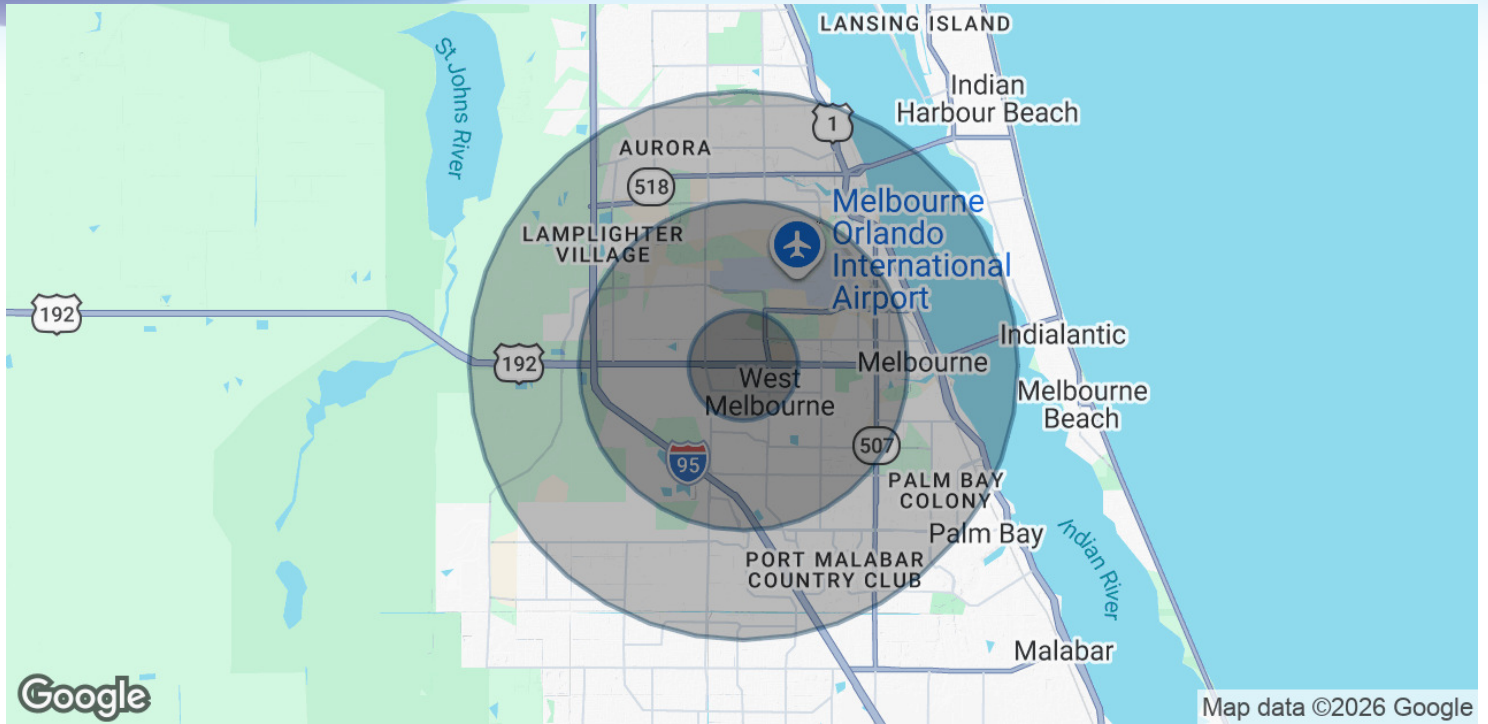
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,007	59,155	140,989
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	46

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,201	24,671	59,364
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,650	\$89,371	\$84,263
Average House Value	\$352,126	\$331,256	\$307,158

Demographics data derived from AlphaMap

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