



620 E NEW HAVEN AVE 101

MELBOURNE, FL 32901

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This is a 330 SF ground-floor suite with storefront exposure directly on New Haven Avenue. Street-facing. Pedestrian-visible. Move-in ready. The building just went through a full renovation, new roof, impact windows, HVAC, and repaved parking. Whoever moves in here isn't inheriting someone else's deferred maintenance headaches.

The numbers back it up. 169,000 residents within a 15-minute drive. Average household income of \$85,883 today, projected to hit \$99,247 by 2028. That's the mix of knowledge-economy professionals, young families, and affluent retirees that every retailer and service provider wants in their trade area.

At \$1,500 a month this is one of the lowest entry points on the avenue for a street-facing, renovated space. Right size for a boutique, a studio, a specialty shop, or a professional services office that wants a walkable downtown address without a downtown-sized lease.

OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (NN)
Number of Units:	8
Available SF:	330 SF
Lot Size:	8,543 SF
Building Size:	4,443 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	713	1,212	3,481
Total Population	1,150	2,078	7,581
Average HH Income	\$49,199	\$50,997	\$58,568

Owner
CASSANDRA HARTFORD
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Downtown Melbourne has momentum. This space puts you right in the middle of it.

LOCATION DESCRIPTION

Downtown Melbourne is not the same place it was five years ago. It's not even the same place it was two years ago.

Nearly 300 businesses in one square mile. More than 40 restaurants and bars. 58 shops. 16 murals. Galleries, theaters, live music venues, waterfront parks. A farmers market, festival season, and a pedestrian energy that Brevard County hasn't seen in decades. The City of Melbourne has been investing in this corridor, and it shows. New tenants are signing. Buildings are being renovated. People are actually walking here.

And they're walking right past 620 E New Haven.

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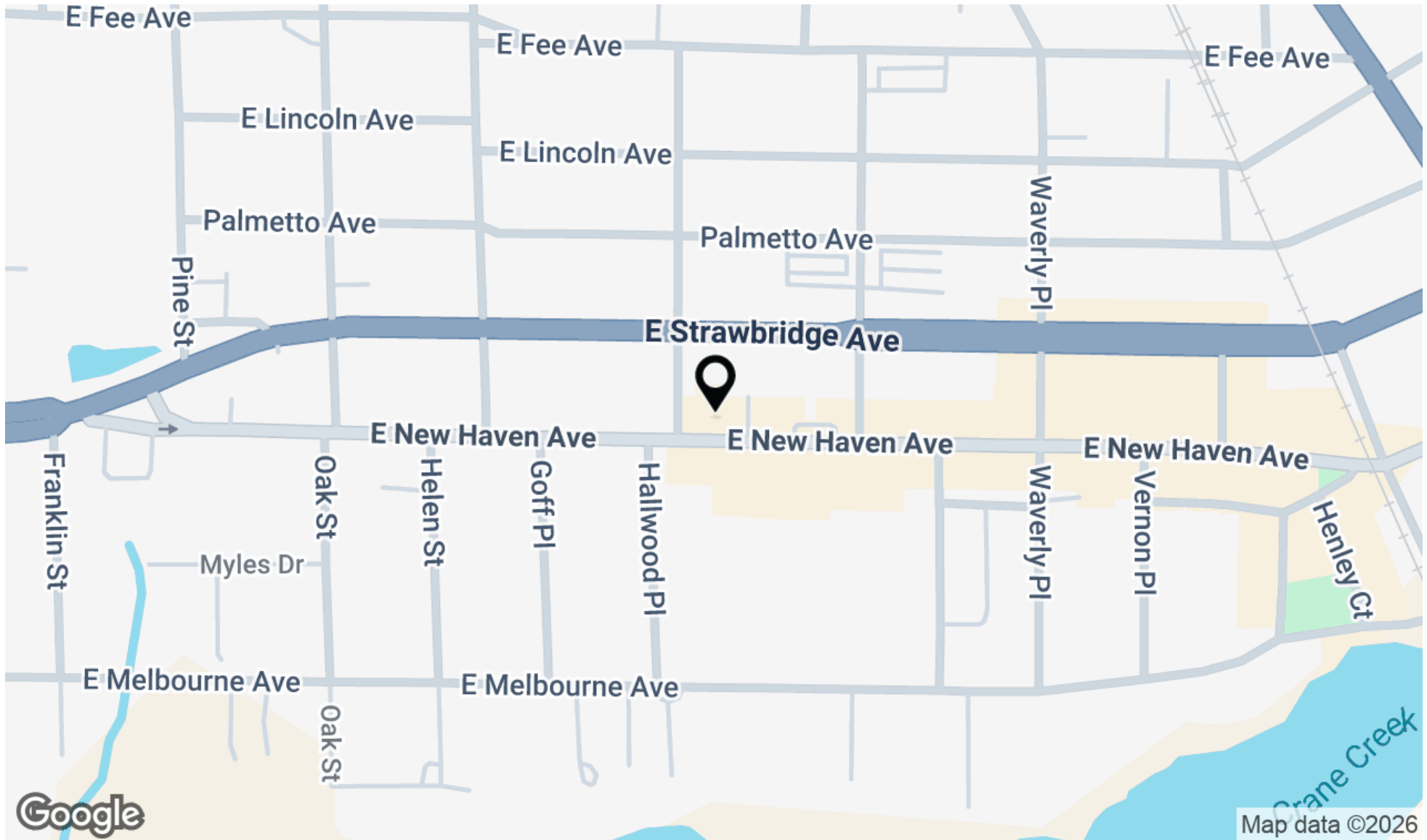
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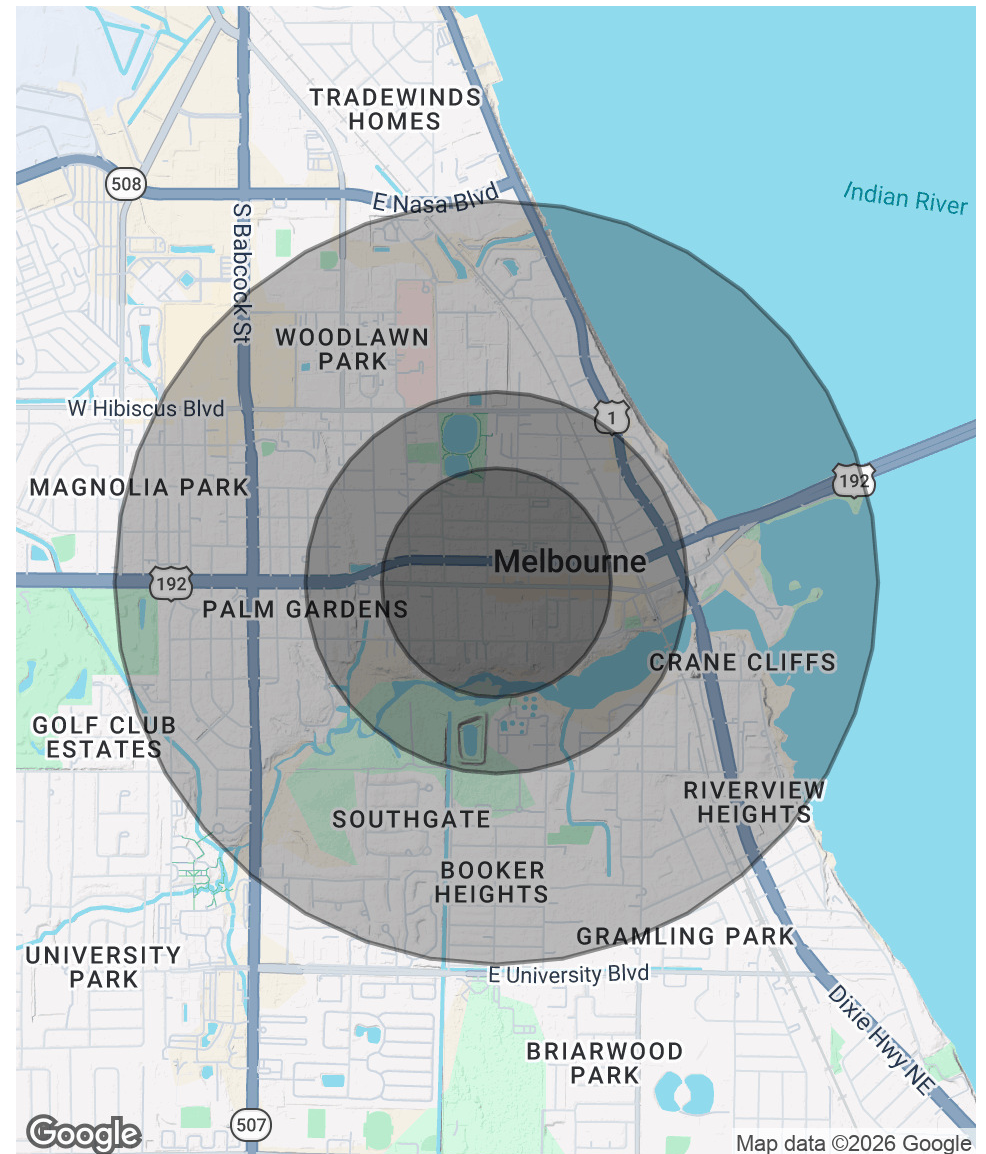
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,150	2,078	7,581
Average Age	59	56	47
Average Age (Male)	55	52	44
Average Age (Female)	62	59	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	713	1,212	3,481
# of Persons per HH	1.6	1.7	2.2
Average HH Income	\$49,199	\$50,997	\$58,568
Average House Value	\$378,724	\$361,254	\$292,974

Demographics data derived from AlphaMap



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