

RESTAURANT SPACE FOR LEASE

EDGE 2.0

3945 WEST EAU GALLIE BOULEVARD, MELBOURNE, FL 32934



RESTAURANT SPACE FOR LEASE

PRESENTED BY:

ANTHONY BOMAR
Project Analyst
office: (412) 719-2646
cell: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA

TAYLOR HARDY
Chief Executive Officer
office: (724) 201 6698
taylor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA
Project Manager- Pre Construction
office: (412) 478 5238
a.m@hardyworld.biz



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

3945 WEST EAU GALLIE BOULEVARD



ANTHONY BOMAR
PROJECT ANALYST
O: (412) 719-2646
C: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA

TAYLOR HARDY
CHIEF EXECUTIVE OFFICER
O: (724) 201 6698
taylor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA
PROJECT MANAGER- PRE CONSTRUCTION
O: (412) 478 5238
a.m@hardyworld.biz

Property Summary	3
Available Spaces	4
Floor Plan	5
Location analysis	8
Business Map	9
Area Demographics	10
Consumer Spending	11
Meet Our Team	12
Disclaimer	13

PROPERTY SUMMARY

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



Property Summary

Building SF:	22,265
Available SF:	2,834
Building Name:	Edge 2.0
Vehicles Per Day	31,691

Property Overview

2,834 SF end-cap space available at The Edge 2, Melbourne's newest Class A flex development. This second generation restaurant space has a full kitchen, inside bar and a outside patio. This prime end unit features excellent visibility, storefront glass. Space offers 18' ceilings, modern finishes. Convenient access to I-95 and Melbourne Airport, surrounded by retail amenities and growing residential communities. Join this thriving business hub.

Location Overview

The Edge 2 occupies a strategic position at 3945 W Eau Gallie Blvd in Melbourne, Florida, serving as a connector between industrial and residential zones. Situated less than a mile from I-95 and minutes from Melbourne Airport, the location offers excellent accessibility. The surrounding area features a mix of retail amenities, supermarkets, and convenience facilities, making it an attractive destination for businesses serving both industrial and residential customers.



ANTHONY BOMAR
Project Analyst
O: (412) 719-2646
C: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA

TAYLOR HARDY
Chief Executive Officer
O: (724) 201 6698
talyor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA
Project Manager- Pre Construction
O: (412) 478 5238
a.m@hardyworld.biz

AVAILABLE SPACES

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



[Click for Virtual Tour](#)

Available Spaces

Suite	Size	Available
109	2,834	Yes

Suite 109

- 2,834 SF end-cap unit with excellent visibility
- Previously built out for successful taphouse concept
- Outdoor Patio
- Modern facade with signage opportunities
- Part of rapidly growing retail corridor

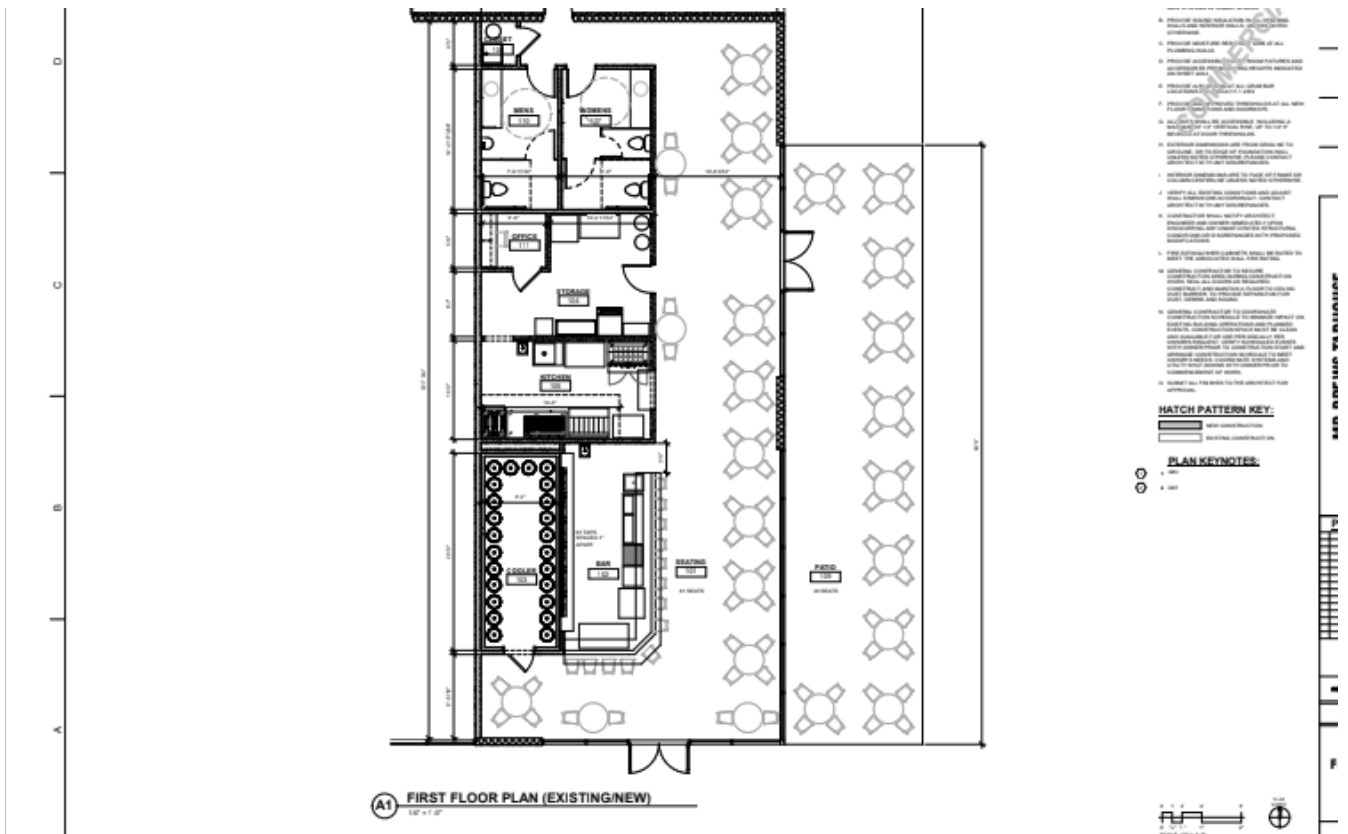
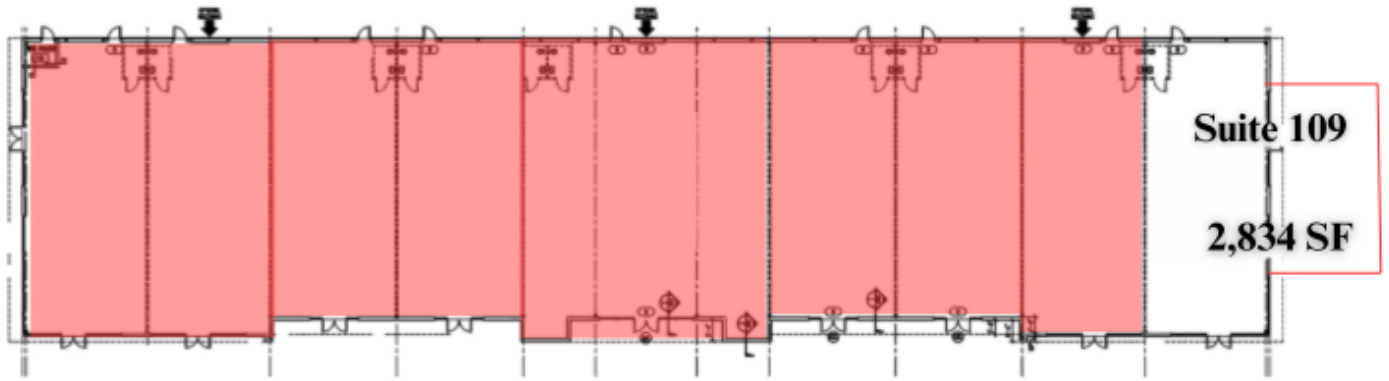
Suite 109 Features

Kitchen SF	350 SF approximately
Restrooms	2
Flooring:	LVT Flooring
Grease Trap:	2 x 1,250 GA grease traps
Electric:	400 A 120/ 208 V 3 Phase
HVAC	Split Units 1 - 10 Ton Unit & 1 - 3 Ton Unit



FLOOR PLAN

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



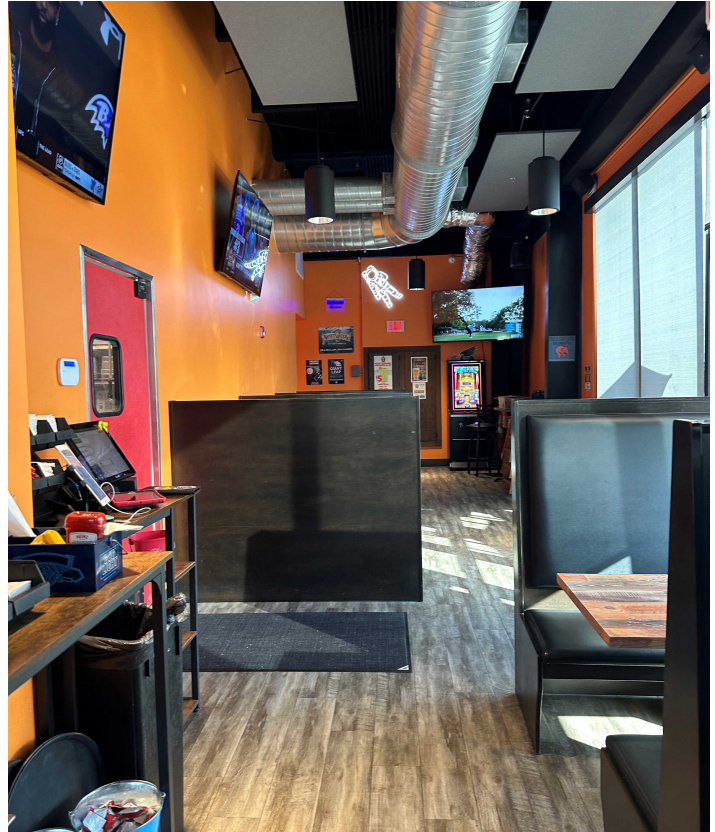
ANTHONY BOMAR
 Project Analyst
 O: (412) 719-2646
 C: (412) 719-2646
 anthony.bomar@hardyworld.biz
 RB068710, PA

TAYLOR HARDY
 Chief Executive Officer
 O: (724) 201 6698
 taylor.hardy@hardyworld.biz
 BK3624984

ABHISHEK MANIKTALA
 Project Manager- Pre Construction
 O: (412) 478 5238
 a.m@hardyworld.biz

PROPERTY PHOTOS

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



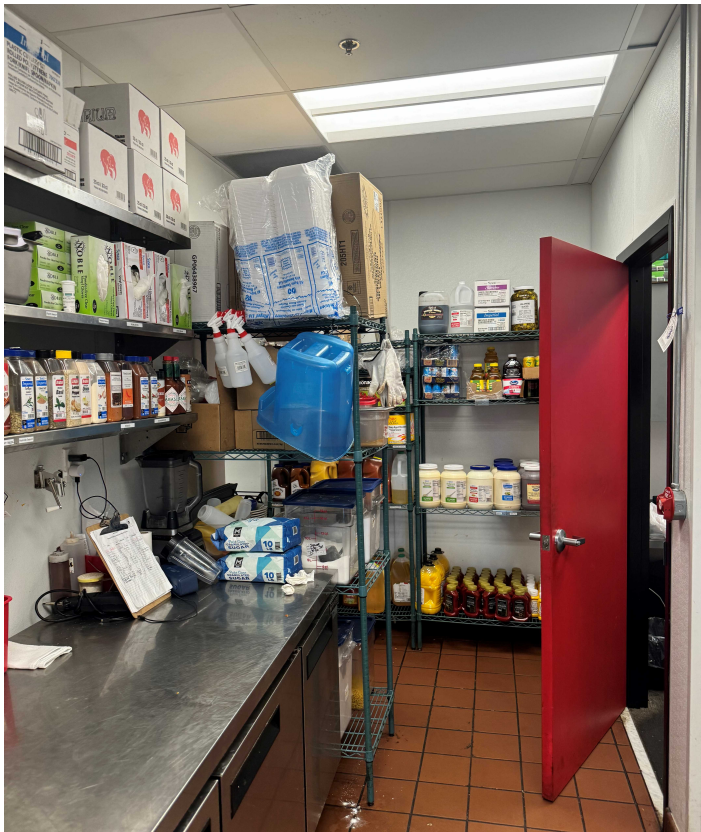
ANTHONY BOMAR
 Project Analyst
 O: (412) 719-2646
 C: (412) 719-2646
 anthony.bomar@hardyworld.biz
 RB068710, PA

TAYLOR HARDY
 Chief Executive Officer
 O: (724) 201 6698
 taylor.hardy@hardyworld.biz
 BK3624984

ABHISHEK MANIKTALA
 Project Manager- Pre Construction
 O: (412) 478 5238
 a.m@hardyworld.biz

INTERIOR PHOTOS

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



ANTHONY BOMAR
Project Analyst
O: (412) 719-2646
C: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA

TAYLOR HARDY
Chief Executive Officer
O: (724) 201 6698
taylor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA
Project Manager- Pre Construction
O: (412) 478 5238
a.m@hardyworld.biz

LOCATION ANALYSIS

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934

Prime Market Opportunity

Melbourne's rapidly growing market offers an ideal environment for restaurant success. The area boasts strong demographics with over 313,000 residents within a 10-mile radius and an average household income of \$89,638.

Food & alcohol spending in the immediate trade area exceeds \$56 million annually, with over \$1 billion in spending within 10 miles. Join established national brands in this thriving retail corridor.



ANTHONY BOMAR
Project Analyst
O: (412) 719-2646
C: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA


TAYLOR HARDY
Chief Executive Officer
O: (724) 201 6698
taylor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA
Project Manager- Pre Construction
O: (412) 478 5238
a.m@hardyworld.biz

BUSINESS MAP

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL



 HOTWORX - Melbourne, FL - Space Coast












 Space Beans Coffee

Area Demographic



	Population	Households	Avg Household Income	Businesses
2 Miles	16,745	6,955	\$83,065	2,144
5 Miles	95,090	40,248	\$86,966	7,141
10 Miles	313,623	130,425	\$89,638	17,828

* 2024 DEMOGRAPHIC DATA FROM ESRI, A GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND DATA COMPANY

Consumer Spending

	2 Miles	5 Miles	10 Miles
	Total Spending	Total Spending	Total Spending
Apparel	\$10,601,689	\$61,853,934	\$202,459,308
Entertainment & Hobbies	\$33,717,113	\$193,165,751	\$632,087,537
Food & Alcohol	\$56,255,671	\$330,852,506	\$1,079,129,099
Household	\$36,275,714	\$207,804,033	\$697,097,590
Health Care	\$11,472,226	\$66,263,939	\$219,202,931
Education & Daycare	\$11,648,674	\$69,318,942	\$235,604,105

* 2024 DEMOGRAPHIC DATA FROM ESRI, A GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND DATA COMPANY

MEET OUR TEAM

3945 WEST EAU GALLIE BOULEVARD | MELBOURNE, FL 32934



Taylor Hardy

Chief Executive Officer
O: (724) 201 6698
taylor.hardy@hardyworld.biz



Anthony Bomar

Project Analyst
O: (412) 719-2646
anthony.bomar@hardyworld.biz



Abhishek Maniktala

Project Manager - Pre Construction
O: (412) 478 5238
a.m@hardyworld.biz



ANTHONY BOMAR

Project Analyst
O: (412) 719-2646
C: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA

TAYLOR HARDY

Chief Executive Officer
O: (724) 201 6698
taylor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA

Project Manager- Pre Construction
O: (412) 478 5238
a.m@hardyworld.biz

DISCLAIMER

3945 WEST EAU GALLIE BOULEVARD



All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.



PRESENTED BY:

ANTHONY BOMAR
Project Analyst
O: (412) 719-2646
C: (412) 719-2646
anthony.bomar@hardyworld.biz
RB068710, PA

TAYLOR HARDY
Chief Executive Officer
O: (724) 201 6698
taylor.hardy@hardyworld.biz
BK3624984

ABHISHEK MANIKTALA
Project Manager- Pre Construction
O: (412) 478 5238
a.m@hardyworld.biz

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.