



1520 HIGHLAND AVE

melbourne

**PRIMARY USE OPPORTUNITY:
RESTAURANT / DISTILLERY SPACE / EVENT VENUE SPACE**

*Relentless
Real Estate*

PROPERTY OVERVIEW



- **SIZE: APPROX. 5,034 SF**
- **LEASE RATE: \$13,750/MONTH + NNN**
- **TYPE: RESTAURANT / DISTILLERY / BAR /CREATIVE RETAIL**

PROPERTY HIGHLIGHTS

- **ZONED C-1 - PERMITS RESTAURANT, ALCOHOL, AND ENTERTAINMENT**
- **HIGH OPEN CEILINGS (FORMER MUSEUM/GALLERY SPACE)**
- **LARGE SIDE COURTYARD + LOADING DOCK**
- **BUILD-TO-SUIT FLEXIBILITY**
- **PROMINENT BRANDING OPPORTUNITY**
- **AMPLE SURROUNDING PARKING**
- **500-SPACE GARAGE + BOUTIQUE HOTEL UNDER CONSTRUCTION THIS YEAR DIRECTLY ACROSS THE STREET**
- **CO-TENANT: IMAGE STUDIOS - 2,000+ MONTHLY VISITORS**



proximity to:

- INDIAN RIVER
- HOTEL & GARAGE DEVELOPMENT
- EXISTING GALLERIES, RESTAURANTS & CAFES
- AIRPORT



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WHY EGAD?



One of the most iconic and exciting commercial opportunities in the heart of the Eau Gallie Arts District (EGAD). Formerly part of the Foosner Art Museum, 1510 Highland Ave. is historic architecture with modern potential ideal for a distillery, restaurant, food hall, or boutique entertainment venue. The planned boutique HOTEL and 500-space PARKING GARAGE breaking ground in 2025, directly ACROSS THE STREET. Cotenant with IMAGE Studios, drawing over 2K monthly visitors, creating built-in foot traffic and energy right next door and fuel growth. Positioned in a rapidly developing corridor with massive foot traffic potential, offers high open ceilings, loading dock, and a large side courtyard perfect for outdoor dining/seating. The space will be delivered as a shell. Landlord brings years of national restaurant development experience and is ready to partner with the right tenant to build out any concept. EGAD is one of the most walkable, culture-forward districts on the Space Coast.

WHAT'S COMING ACROSS THE STREET?



RESPECTIVE VIEW FROM HIGHLAND AVENUE



- A BOUTIQUE HOTEL
- A 500-SPACE PARKING GARAGE

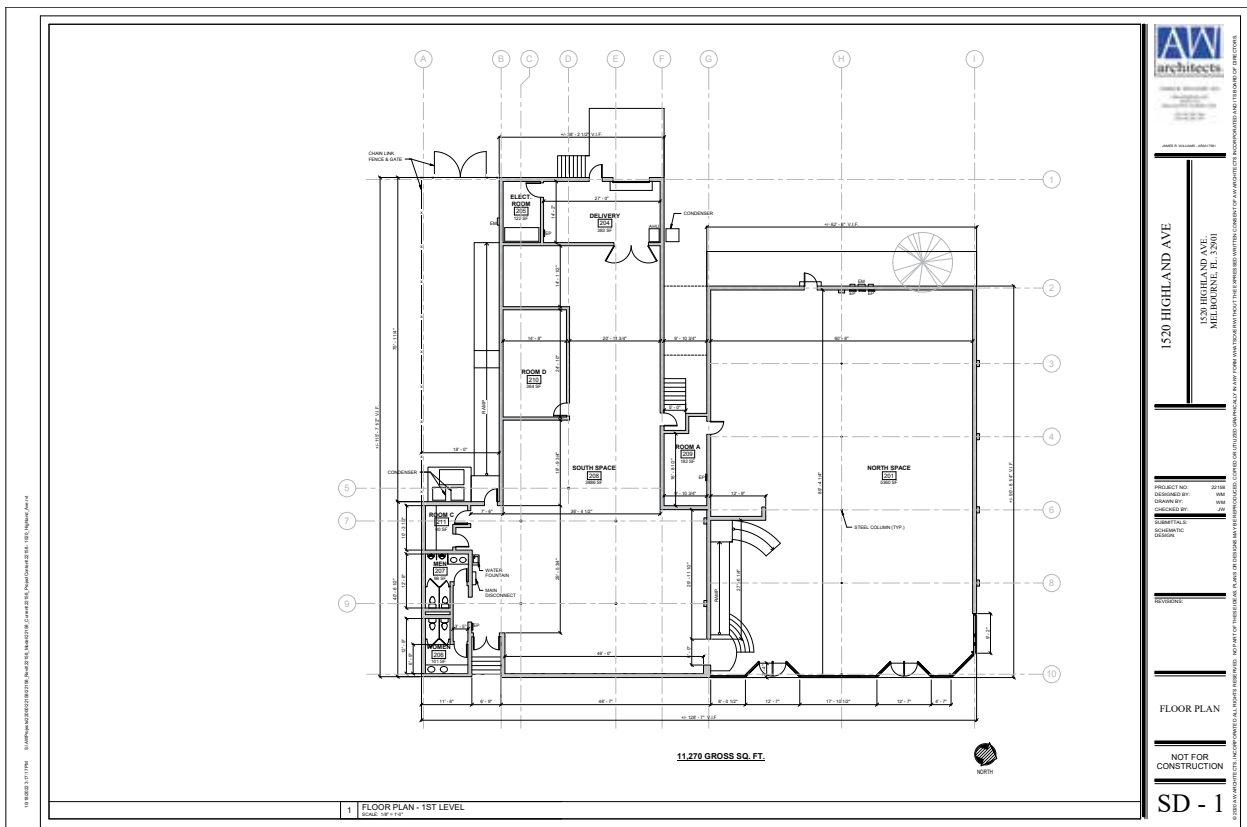
TIMELINE:
BREAKING GROUND THIS YEAR 2025



Eau Gallie Parking Garage
 Concept Design



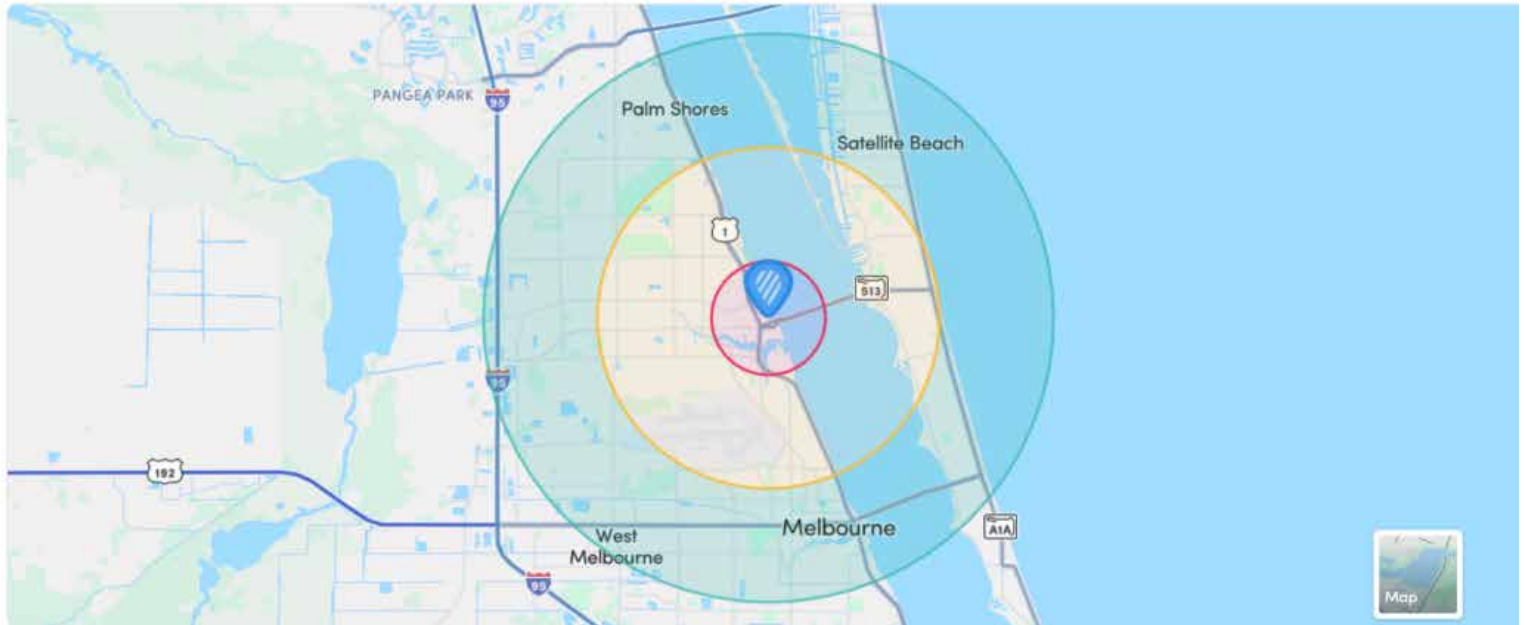
PROJECT CONSULTANTS



EGAD DEMOGRAPHIC & TRADE AREA SUMMARY

Radius Rings Trade Area Map

Distance Radius Rings: mi. mi. mi.



Category	1 Mile	3 Miles	5 Miles
Total Businesses	480	2,940	7,230
Total Employees	4,100	29,800	80,100
Retail Spending Index (vs. US Avg)	92	96	101
Dining Out Index (vs. US Avg)	89	94	99
Entertainment Spending Index	87	91	97
Average Disposable Income	\$54,300	\$63,900	\$71,600

Category	1 Mile	3 Miles	5 Miles
Total Population	4,977	54,825	129,249
Median Age	45.0	46.0	47.2
Households	2,264	24,624	57,288
Median Household Income	\$57,000	\$71,100	\$77,300
Average Household Income	\$72,700	\$91,300	\$99,900
Population - Daytime	288,174	1,733,165	4,813,560
Owner-Occupied Housing (%)	61.3%	67.1%	70.0%
Renter-Occupied Housing (%)	38.7%	32.9%	30.0%



EAU GALLIE
ARTS DISTRICT

just imagine...

This is your chance to reimagine a blank canvas into a vibrant destination—ideal for a distillery, restaurant, curated food hall, or boutique entertainment venue that brings the EGAD energy to life.



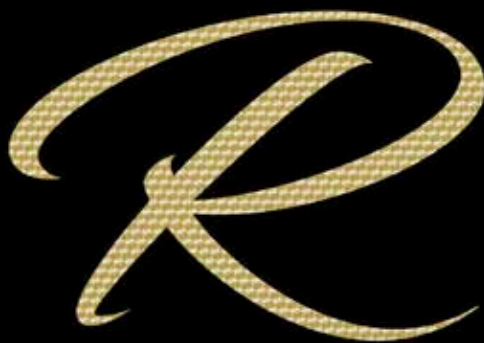
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