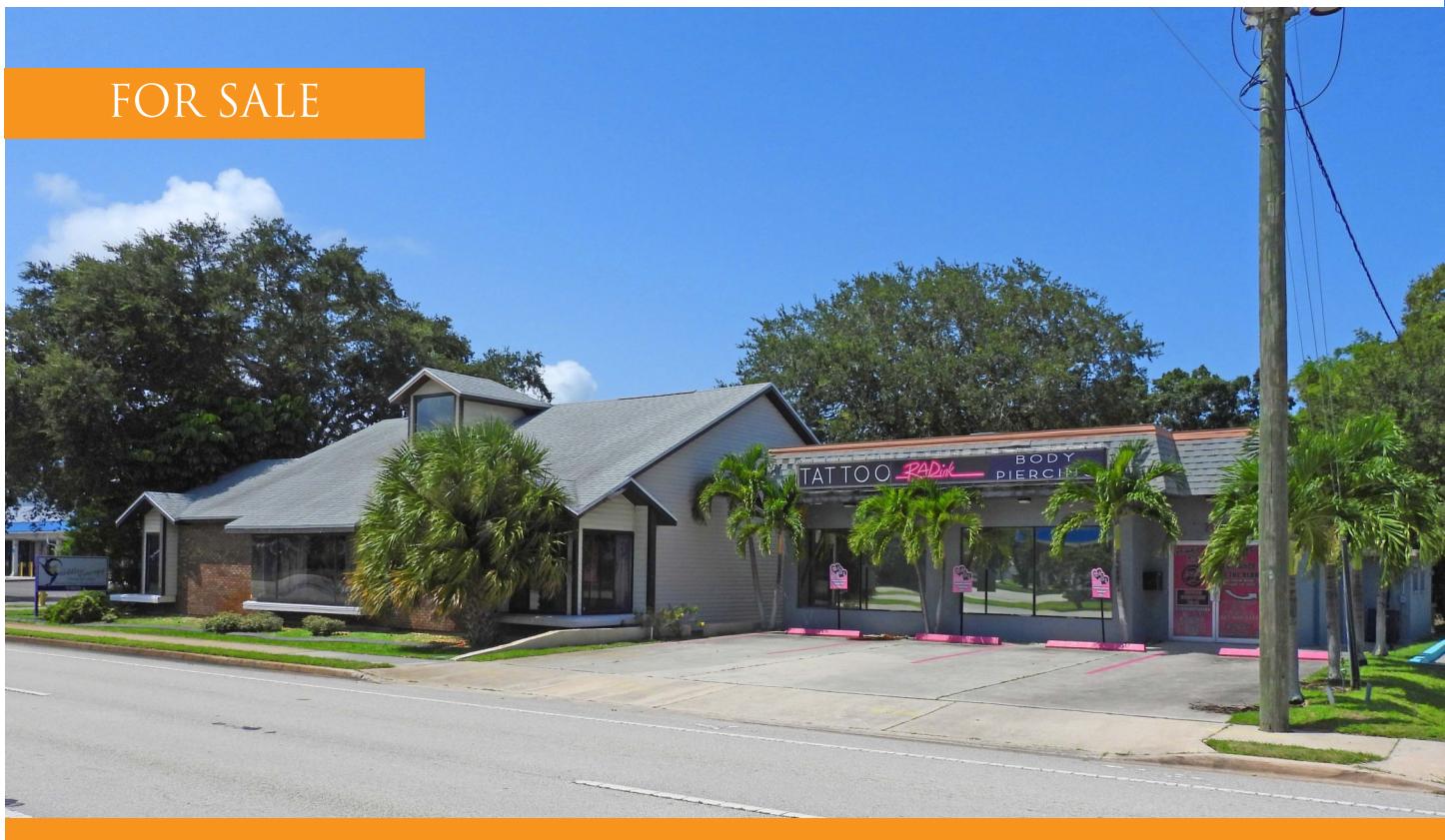


EXCLUSIVE SALE OFFERING

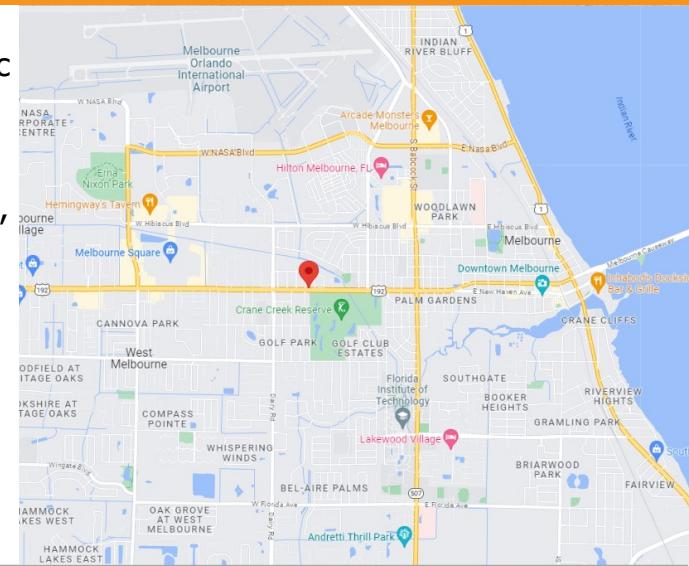
3 SITES ALONG W NEW HAVEN 192

760-780 W New Haven & 1933 Palm, Melbourne, FL 32901

FOR SALE



- High Visibility, Ample Parking and Excellent Traffic for this Desirable 3 Property Assemblage
- Total Acreage is .65 Acres, Total Building Square Footage is 4,673 SF
- All 3 Properties are Zoned C2 which Allows Office, Retail, Financial, Restaurant, and More
- Two Buildings and One Vacant Lot
- Located Along West New Haven - aka 192 - Which is a Main Melbourne Artery with a High Traffic Counts of 35,301 Vehicles Daily
- By Appointment Only - Do Not Disturb Tenants
- 100% Occupied Buildings
- Offered at \$975,000



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Shey Anderson

JM Real Estate, Inc.

321.242.2882 x 216

Cell: 321.749.8921

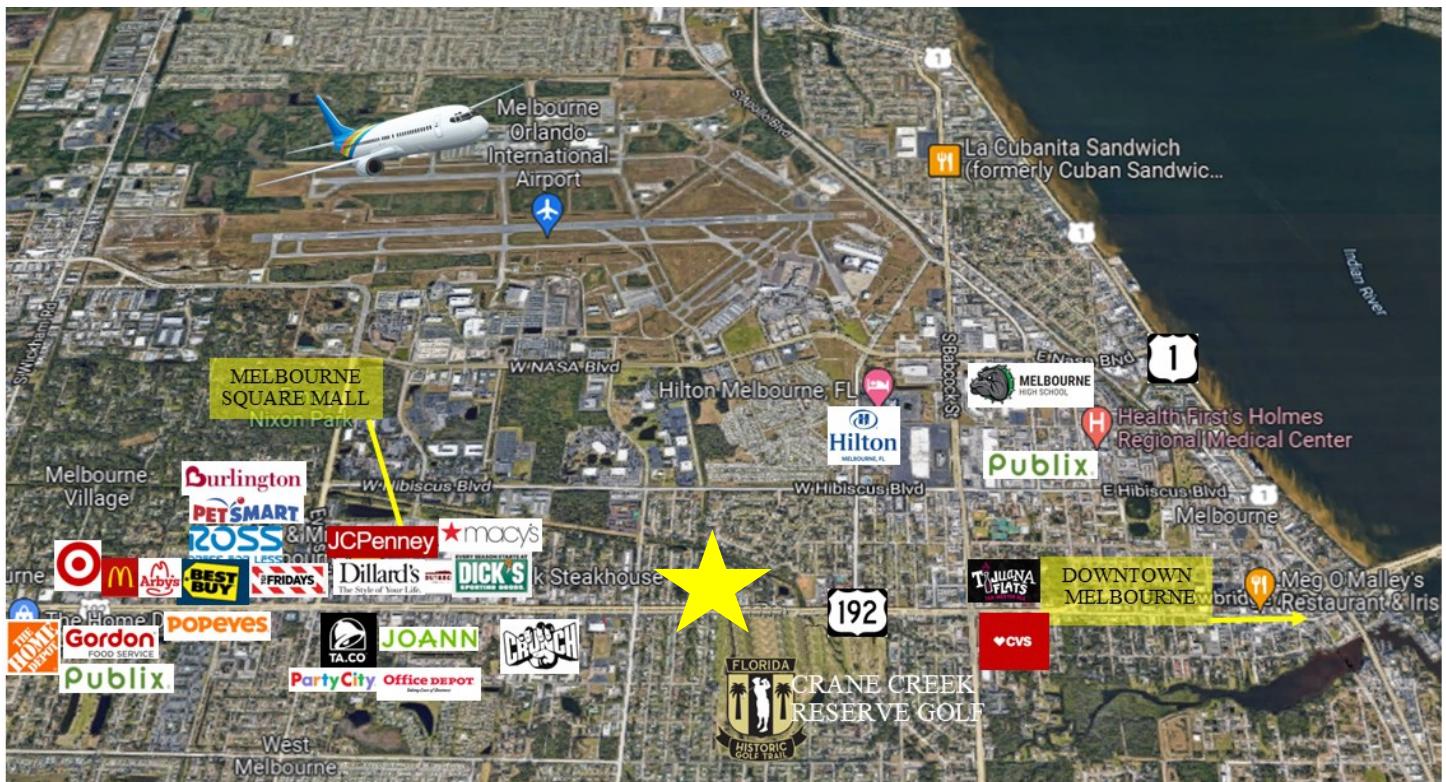
Shey@JMRealEstate.com

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	8,323	59,375	147,949
2028 Pop Projection	8,586	61,791	153,460
Growth 2023-2028	0.6%	0.8%	0.7%
Median Age	48.1	43.9	45.7
Bachelor's or Higher	23%	27%	28%
Avg Household Income	\$60,398	\$66,404	\$74,284

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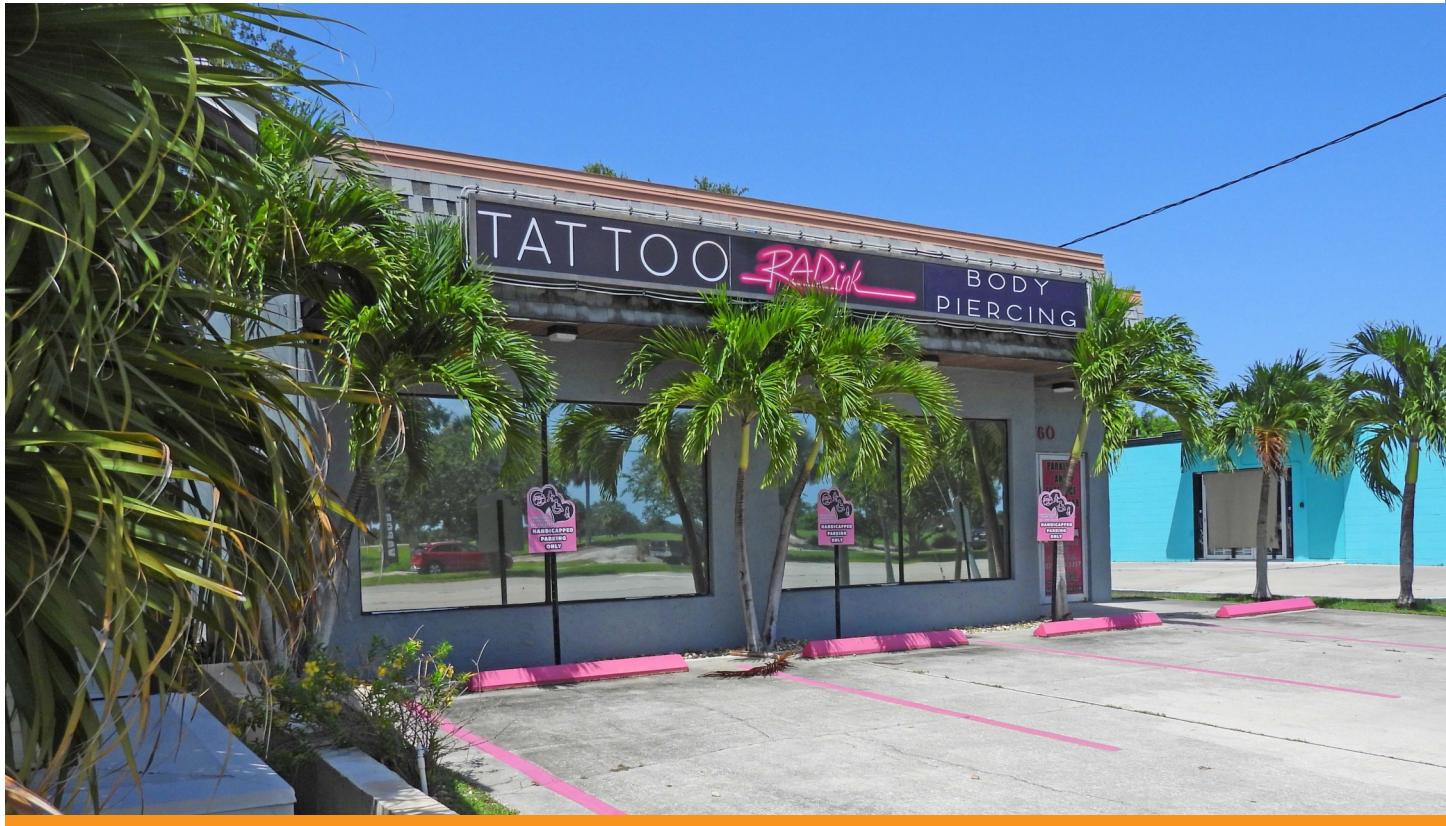
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Property overview:

780 W. New Haven
.23 acres
2,373 sqft

760 W New Haven
.11 acres
2,300 sqft

Lot 1933 Palm Blvd
.31 acres



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