

EXECUTIVE SUMMARY

• 1510 & 1520 Highland Ave Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 5,918 SF

Lease Rate: \$24.00 SF/yr
(\$7.00/sf NNN)

Lot Size: 0.4 Acres

Year Built: 1959

Building Size: 11,460 SF

Zoning: C3

PROPERTY OVERVIEW

The former Foosaner art Museum "science center" building has high ceilings and a lot of character.

Join current tenant, IMAGE Studio Salon

1- The corner restaurant space has plans for a recessed storefront allowing for outdoor seating, and a large garden/outdoor space behind the building as well.

2- The adjacent space is an excellent opportunity for a food hall with micro restaurants and retailers, a bar concept, or recreational entertainment use.

The Landlord has years of experience building restaurants all over the country and The right tenant has the ability to have a modified build-to-suit at the property. Landlord will work hand-in-hand through the entire design and construction process. Ask for more details!

LOCATION OVERVIEW

This building located in the Eau Gallie Arts District sits directly across from the future boutique hotel and 500 space parking garage. Construction to begin later this year.

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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.

INTERIOR PHOTOS

• 1510 & 1520 Highland Ave Melbourne, FL 32935



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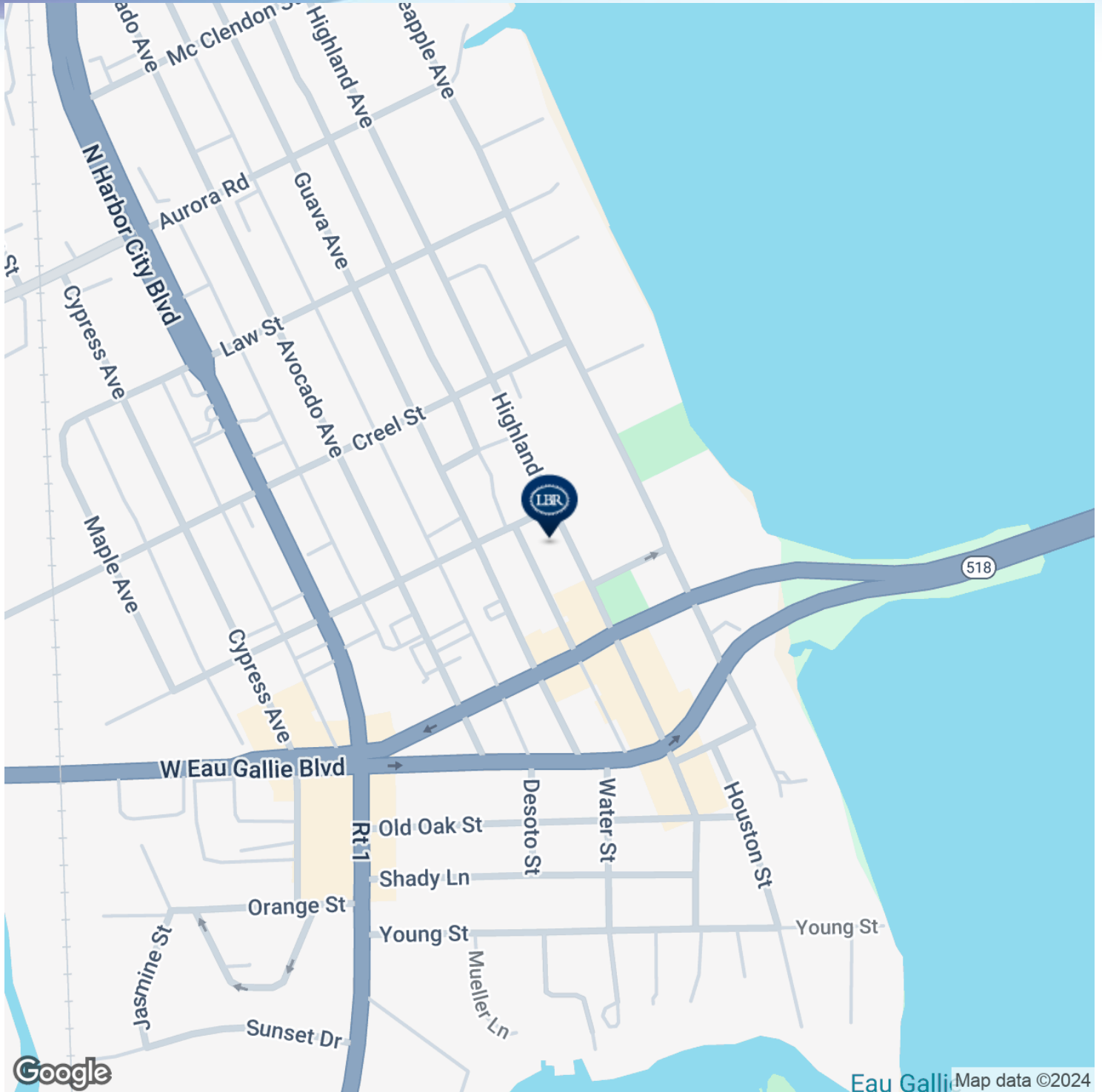
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LOCATION MAP

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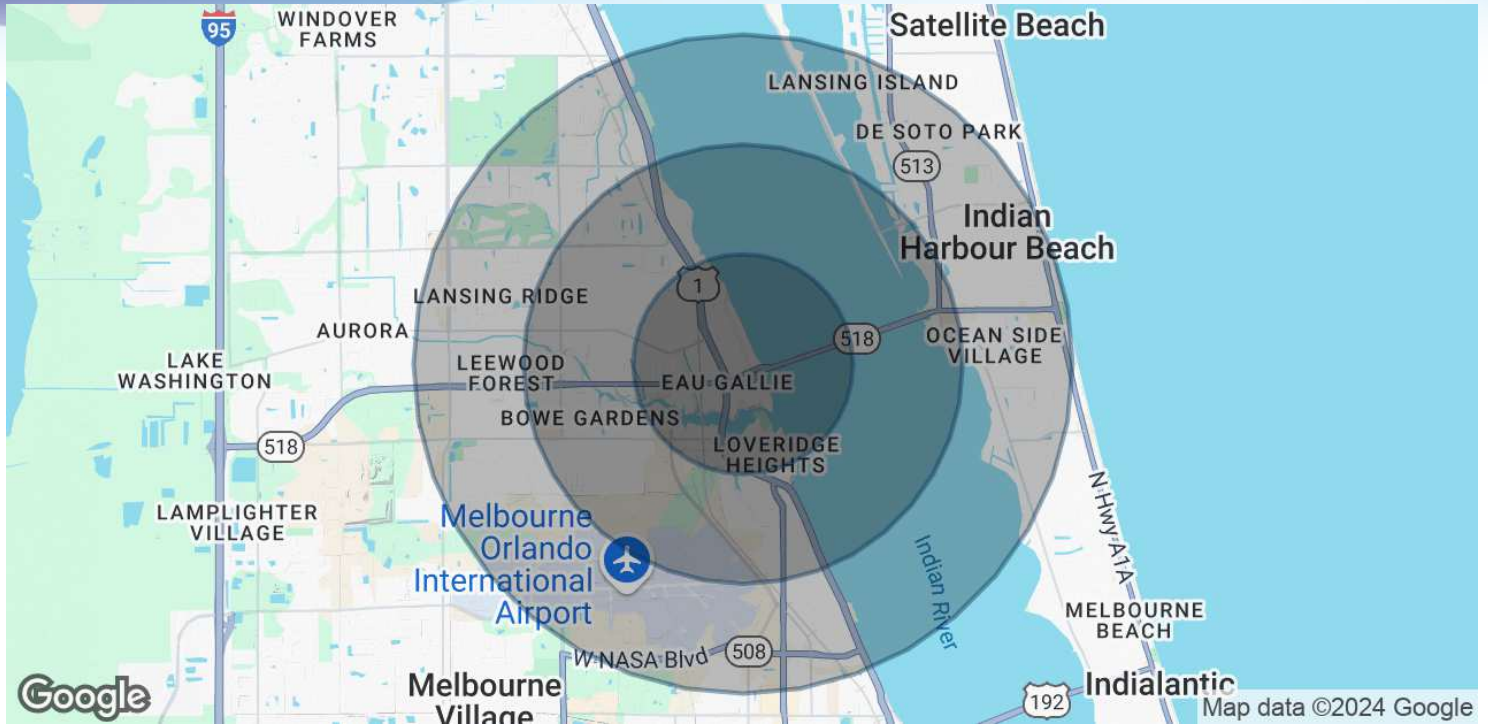
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,871	21,803	53,851
Average Age	41.2	41.6	43.6
Average Age (Male)	41.8	39.2	41.2
Average Age (Female)	41.1	43.2	45.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,277	9,496	25,807
# of Persons per HH	2.1	2.3	2.1
Average HH Income	\$58,435	\$65,567	\$67,357
Average House Value	\$167,211	\$191,380	\$222,710

2020 American Community Survey (ACS)

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