

Big Box / Ground Lease Opportunity

West Melbourne, FL (Orlando MSA)



Marketed In Association with ParaSell, Inc.
| A Licensed Florida Broker #CQ1059597



Melbourne Orlando International Airport

Melbourne Square
macy's Dillard's DICK'S SPORTING GOODS
JCPenney ESPORTA FITNESS H&M

Melbourne Shopping Center
Publix. BIG LOTS! BEALLS Outlet

1-3 Acre Pad
AVAILABLE

7 ELEVEN

CVS pharmacy

MARATHON

Mister CAR WASH

AutoZone

SMOKEY BONES

OUTBACK STEAKHOUSE

BJ'S RESTAURANT BREWHOUSE

FIRST WATCH

CHASE

FRIDAYS

BEST BUY

PETSMART

Burlington

W New Haven Avenue: 50,000 VPD

HealthFirst

HYUNDAI

CRUNCH FITNESS

keke's breakfast cafe

Starbucks

Shoppes at West Melbourne
ALDI CAI POTE MEXICAN RESTAURANT five BELOW Party City
JOANN T-Mobile

AspenDental
MATTRESS FIRM

Hollywood Blvd

TACO BELL

1955 W NEW HAVEN AVENUE, WEST MELBOURNE, FLORIDA

1-3 Acre Pad Available

Orlando MSA Retail Corridor

- 1 - 3 acre prime pad for lease
- Located in Melbourne's main retail node with high visibility to ±50,000 vehicles daily
- Directly across the street from Melbourne Square Mall with 125+ retailers and major anchors
- Close proximity to major retailers, dining options, and Orlando Melbourne International Airport
- Ideal for immediate retail occupancy, offering strong brand visibility in a proven location
- Terrific visibility and multiple easy access points for both east- and west-bound traffic



Adjacent Tenancy - Foot Traffic Rankings by Chain



Top 10%



Top 12%



Top 14%



Top 17%



Top 20%



Top 25%



Located within a Bustling Retail Hub,
Surrounded by Prominent National Brands



Subject Property

Melbourne Square Mall
120+ Retailers
ZALES H&M
tropical CAFE PANDORA
VICTORIA'S SECRET HOT TOPIC

Melbourne Orlando International Airport

Shoppes at West Melbourne
ALDI Chipotle Mexican Grill five BELOW Party City
JOANN T-Mobile

NORTHROP GRUMMAN

Advent Health
Centra Care

L3HARRIS™
FAST. FORWARD.

Dillard's
The Style of Your Life.

macy's

JCPenney

WELLS FARGO

BEST BUY

ROSS
DRESS FOR LESS

PET SMART

Burlington

target

Walgreens

Winn-Dixie

TSC TRACTOR SUPPLY CO

THE HOME DEPOT

LOWE'S
Home Improvement Warehouse

Publix

Gordon
FOOD SERVICE

Wawa

kane's
FURNITURE

sam's club

ROOMS TO GO

KIA

Ashley
HOMESTORE

Audi

FAIRFIELD
INN & SUITES
Marriott

LA Z BOY

INTERSTATE
95

W Nasa Blvd

Evans Rd

W New Haven Avenue: 50,000 VPD

Hollywood Blvd

AspenDental

M

THE VITAMIN SHOPPE

OUTBACK
STEAKHOUSE

BONES

Shells

ESPORTA
FITNESS

DICK'S
SPORTING GOODS

FIRST WATCH
THE DAVENPORT PLACE

RESTAURANT
BREWHOUSE

COURTYARD
Marriott

TACO BELL

POPEYES

Cheddar's
casual cafe

Arbys

McDonald's

DUNKIN'

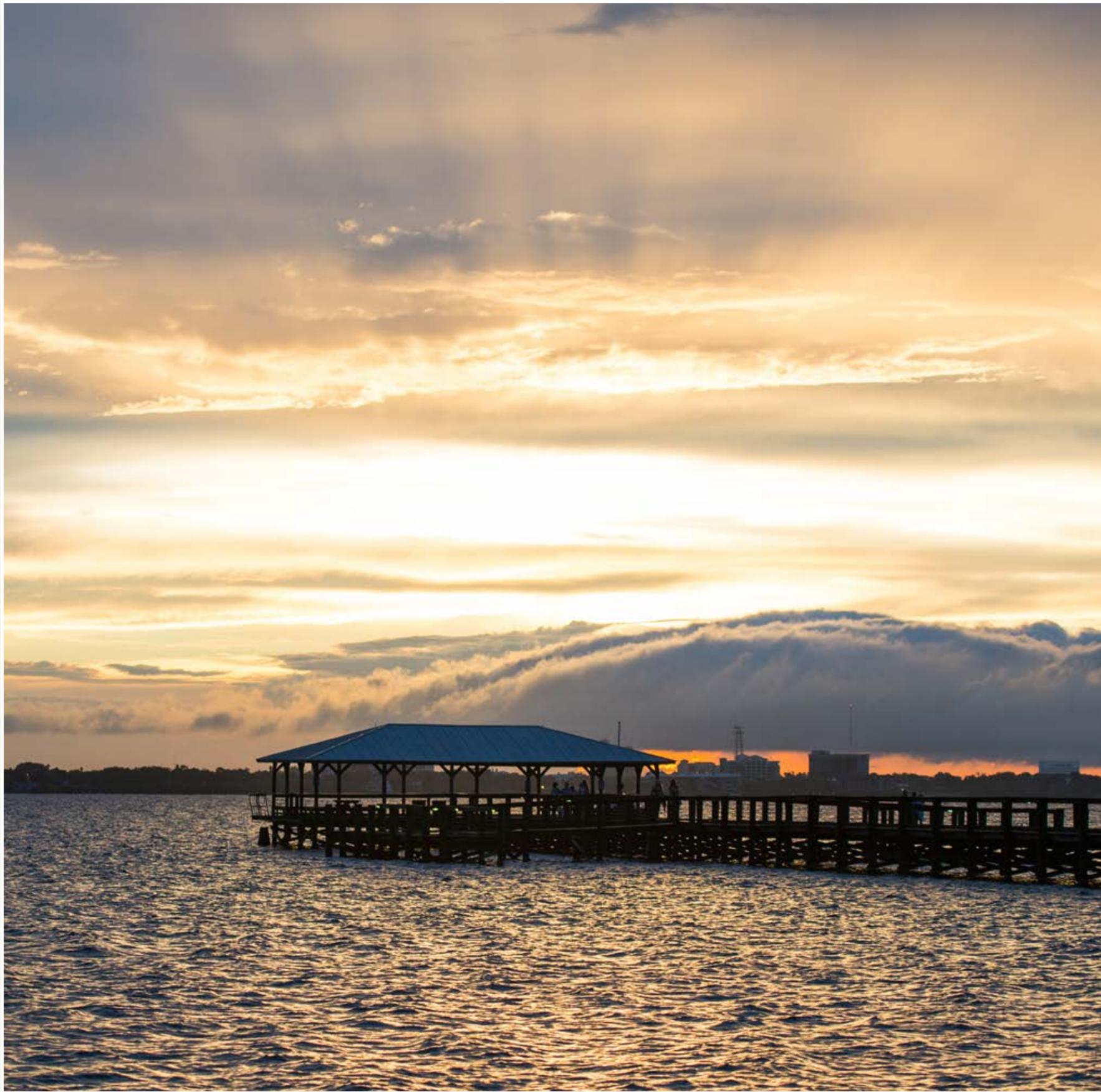
HAVERTYS

Subject Property



Potential Uses





Market Overview

West Melbourne, Florida

The City of West Melbourne is located in east central Florida, approximately fifty miles south of the Kennedy Space Center. The City of West Melbourne covers 10.5 square miles and was created in 1959 in order to avoid annexation into the City of Melbourne and to prevent the levying of ad valorem taxes. The City is excellently located along the Space Coast, a prolific tourist destination. West Melbourne comparatively, has a better tax rate than Melbourne itself.

The City has grown in size and in population since its creation in 1959, witnessing exceptional growth that has accelerated in recent years; the city had 3,050 people in the 1970 Census, 18,355 in 2010, and now boasts 25,316 people as of the 2020 Census. Nearby major economic centers include Orlando, about one hour's drive from West Melbourne. Additionally, 40 minutes to the north is Cape Canaveral, home to NASA's launch command at the Kennedy Space Center.

	1-Mile	3-Mile	5-Mile
Estimated Population	9,194	62,402	141,230
Average Household Income	\$77,762	\$72,545	\$70,086
Daytime Employment	9,743	48,410	80,954
Median Home Value	\$228,639	\$215,348	\$196,736

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West Melbourne, FL (Orlando MSA)

Leasing Team

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