

EXECUTIVE SUMMARY

• 1220 W New Haven Ave West Melbourne, FL 32904



OFFERING SUMMARY

Available SF: 2,800 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 1.34 Acres

Year Built: 1984

Building Size: 9,489 SF

Zoning: C

PROPERTY OVERVIEW

Open space that offers a variety of uses

Plaza has great visibility with diverse tenants

Monument signage

LOCATION OVERVIEW

Corner property directly on New Haven Ave (US-192) - the main east/west through-fare through Melbourne

Well located with easy access

High Traffic Counts - 34,110 (2023)

VITOR DE SOUSA, CCIM

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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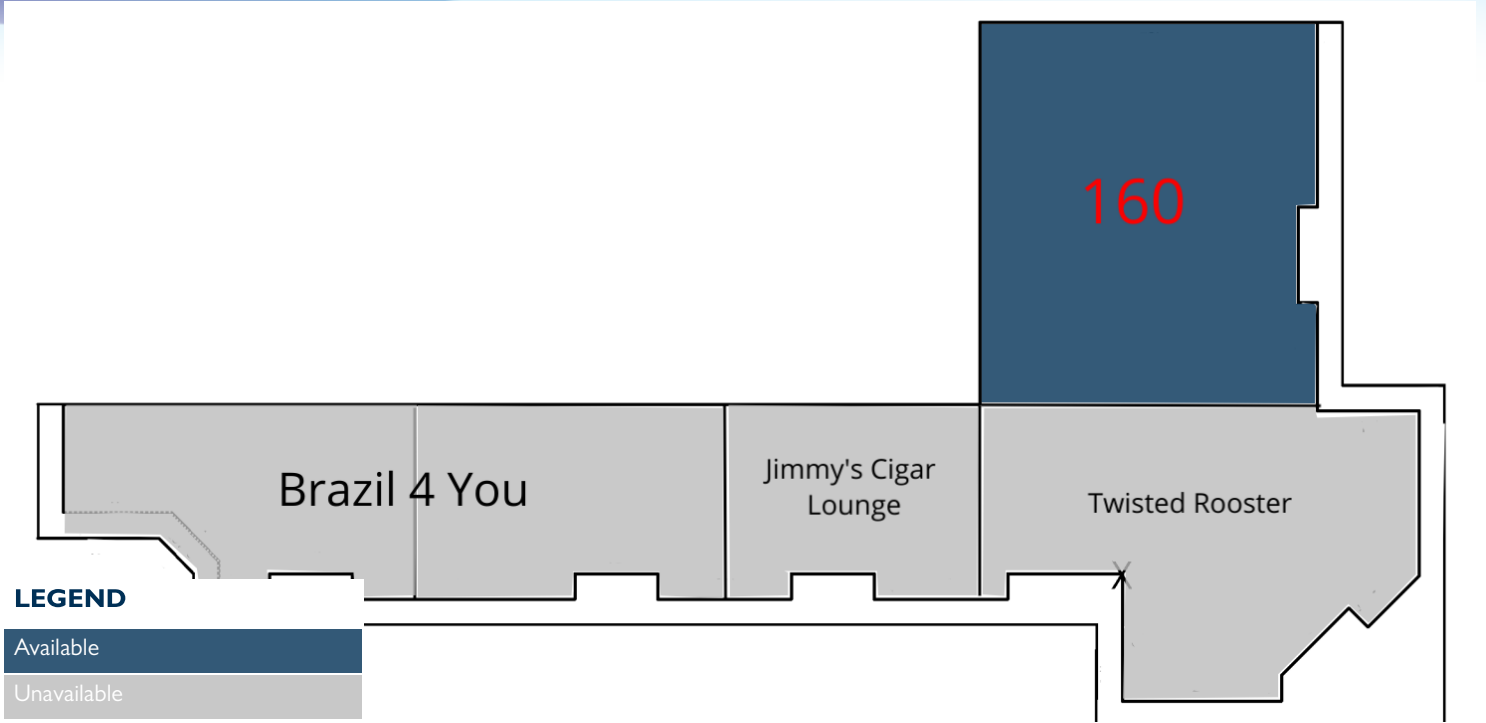
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PLANS

• 1220 W New Haven Ave West Melbourne, FL 32904



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,800 SF Lease Rate: \$16.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
160	2,800 SF	NNN	\$16.00 SF/yr

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LOCATION MAP

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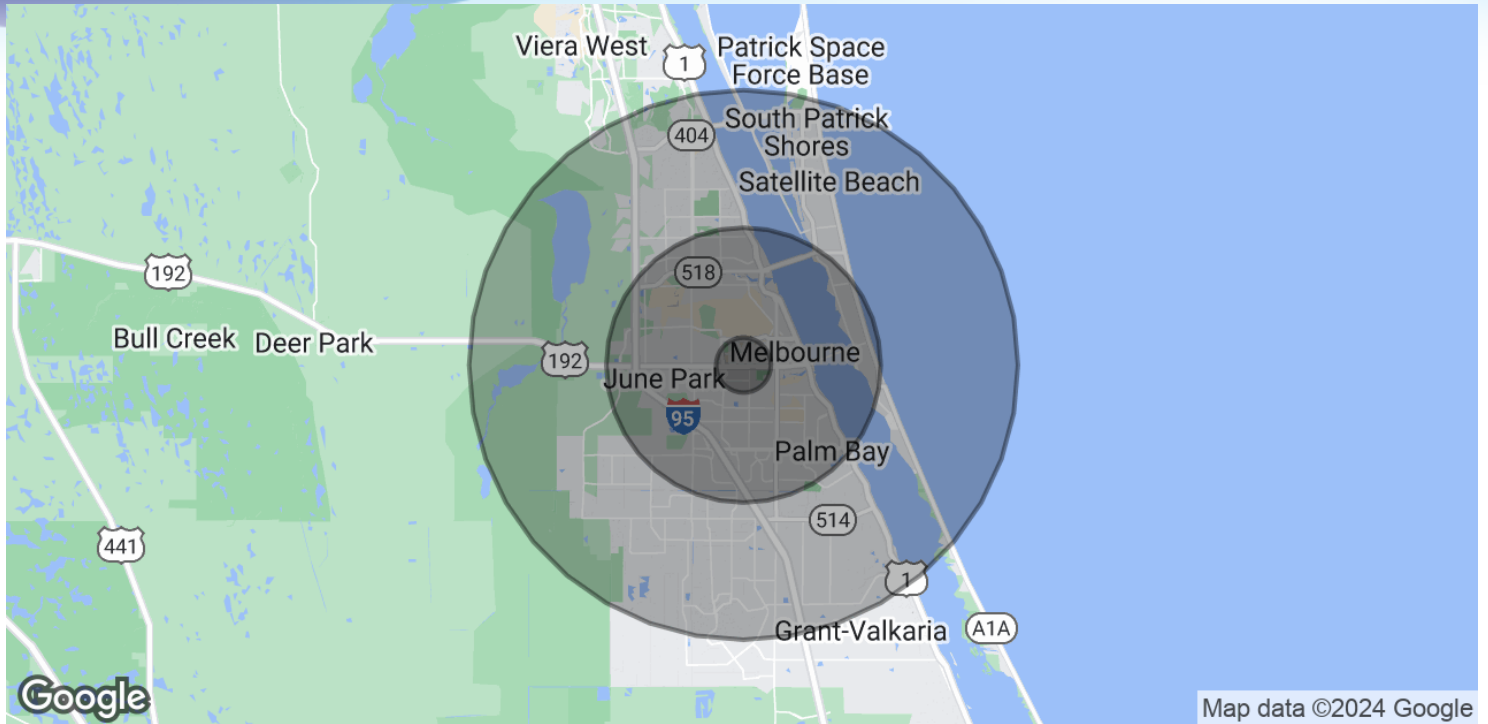
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,243	132,569	284,764
Average age	43.5	43.7	43.4
Average age (Male)	40.4	41.0	41.7
Average age (Female)	46.8	45.9	45.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,115	56,366	115,428
# of persons per HH	2.5	2.4	2.5
Average HH income	\$56,114	\$56,174	\$64,291
Average house value	\$189,775	\$177,293	\$230,619

* Demographic data derived from 2020 ACS - US Census

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