

FOR LEASE

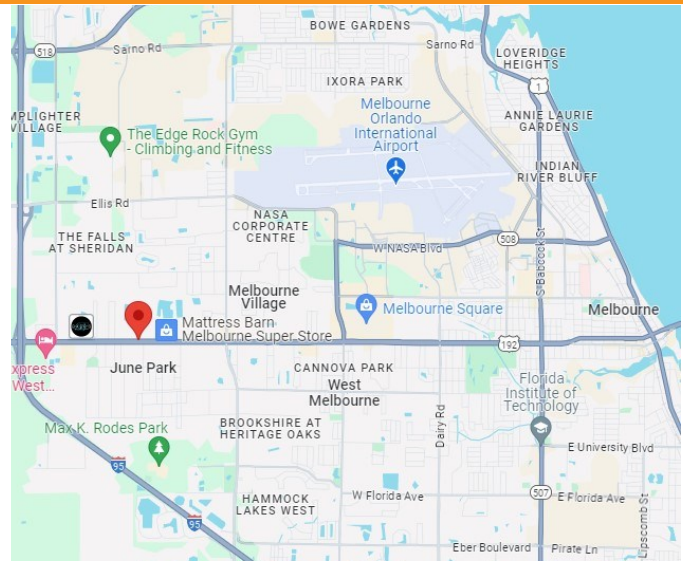
# SINGLE TENANT RETAIL

3800 W New Haven, Melbourne, FL 32904

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- Free Standing Building Located on Melbourne's Major Thoroughfare US 192 Connecting I-95 to US-1 and Beachside
- Excellent Location: High Visibility, Ample Parking and Abundant Traffic, Only 1 Mile to I-95
- Near Major Retailers Including Sam's Club, Tractor Supply, Northern Tool, Ashley, Baer's, and Kane's Furniture Stores, and Much More!
- Faces 192/W New Haven Road with 165' of Frontage and High Traffic Counts of 34,209 Vehicles Daily
- Constructed in 1988 of Brick on Metal with 15 FT Rear Bay Door, Insulated Metal Roof, 4" Concrete Floors, Fire Sprinkler, BU-1 General Retail
- 16,826 SF on 1.29 Acre Lot
- \$17/SF/YR + \$2.26/SF/YR NNN



**Nicole Reed**

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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| DEMOGRAPHICS            | 1 mile   | 3 mile   | 5 mile   |
|-------------------------|----------|----------|----------|
| 2023 Population         | 6,142    | 37,155   | 124,588  |
| 2028 Pop Projection     | 6,307    | 39,095   | 129,325  |
| Annual Growth 2023-2028 | 0.5%     | 1.0%     | 0.8%     |
| Median Age              | 48.2     | 47       | 44.5     |
| Bachelor's or Higher    | 30%      | 30%      | 25%      |
| Avg Household Income    | \$94,862 | \$85,080 | \$72,128 |

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REAL ESTATE

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