

# 2006 VERNON

2006 VERNON PLACE, MELBOURNE, FL 32901



RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

1,800 SF first-floor unit in Historic Downtown Melbourne with flexible space currently operating as yoga studio. The open layout and new flooring make it ideal for retail, office, or specialty studio use. Zoned C3(general commercial) nearby public parking, the space is in excellent condition and ready for immediate occupancy. Offered at \$3,800/month NNN, it's a prime opportunity for a business seeking visibility and convenience in a busy Downtown.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$3,800.00 per month (NNN)
Number of Units:	1
Available SF:	1,800 SF
Lot Size:	0.06 Acres
Building Size:	3,450 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	500	1,018	2,864
Total Population	812	1,771	6,081
Average HH Income	\$48,801	\$48,954	\$55,305

## CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

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## LOCATION DESCRIPTION

Historic Downtown Melbourne is a thriving destination with 288 businesses within a one-mile radius, including 45 dining establishments, 47 shops, galleries, theaters, and unique cultural attractions. The district draws locals, professionals, retirees, and tourists, supported by strong demographics: 169,000 residents within a 15-minute drive and an average household income of \$85,883, projected to reach \$99,247 by 2028. Nearby drivers include Florida Institute of Technology with 6,500 students, over 200 tech and aviation firms, Melbourne Orlando International Airport, and major attractions such as the Kennedy Space Center, SpaceX, and Disney. This mix creates consistent foot traffic and a steady customer base for downtown businesses.

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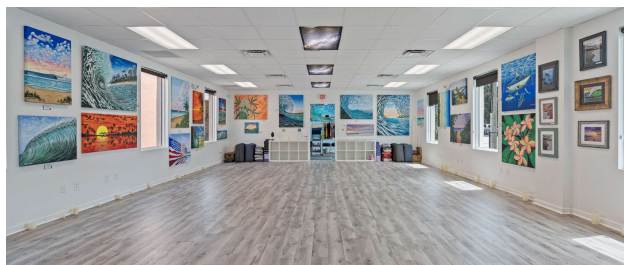
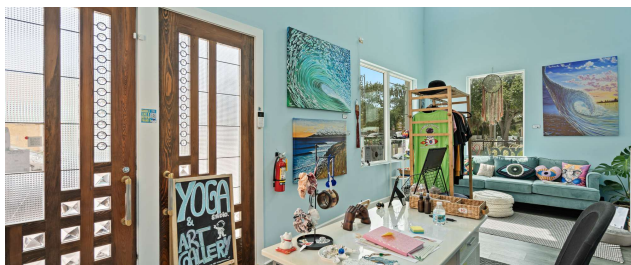
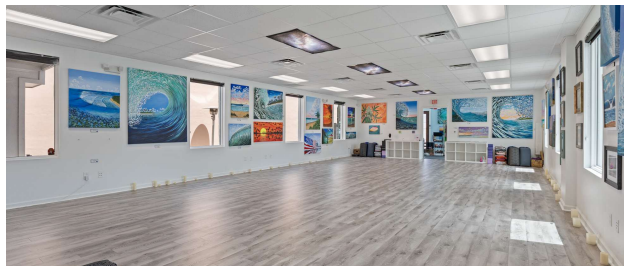
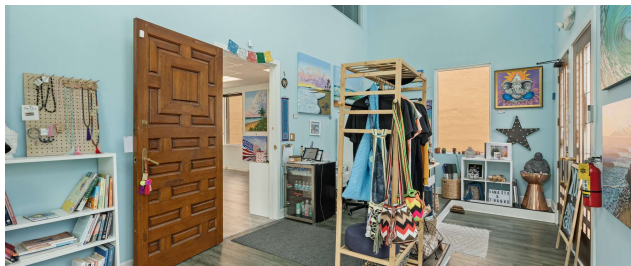
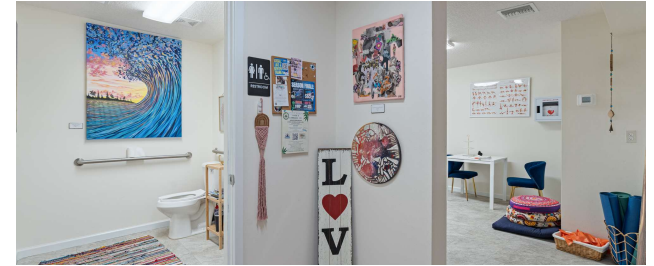
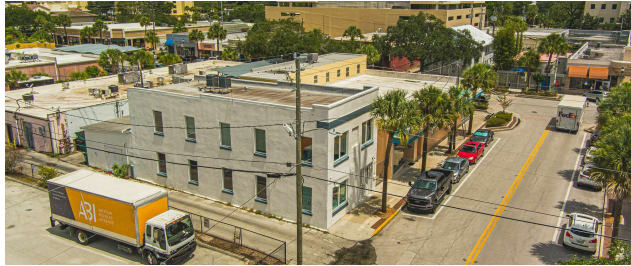


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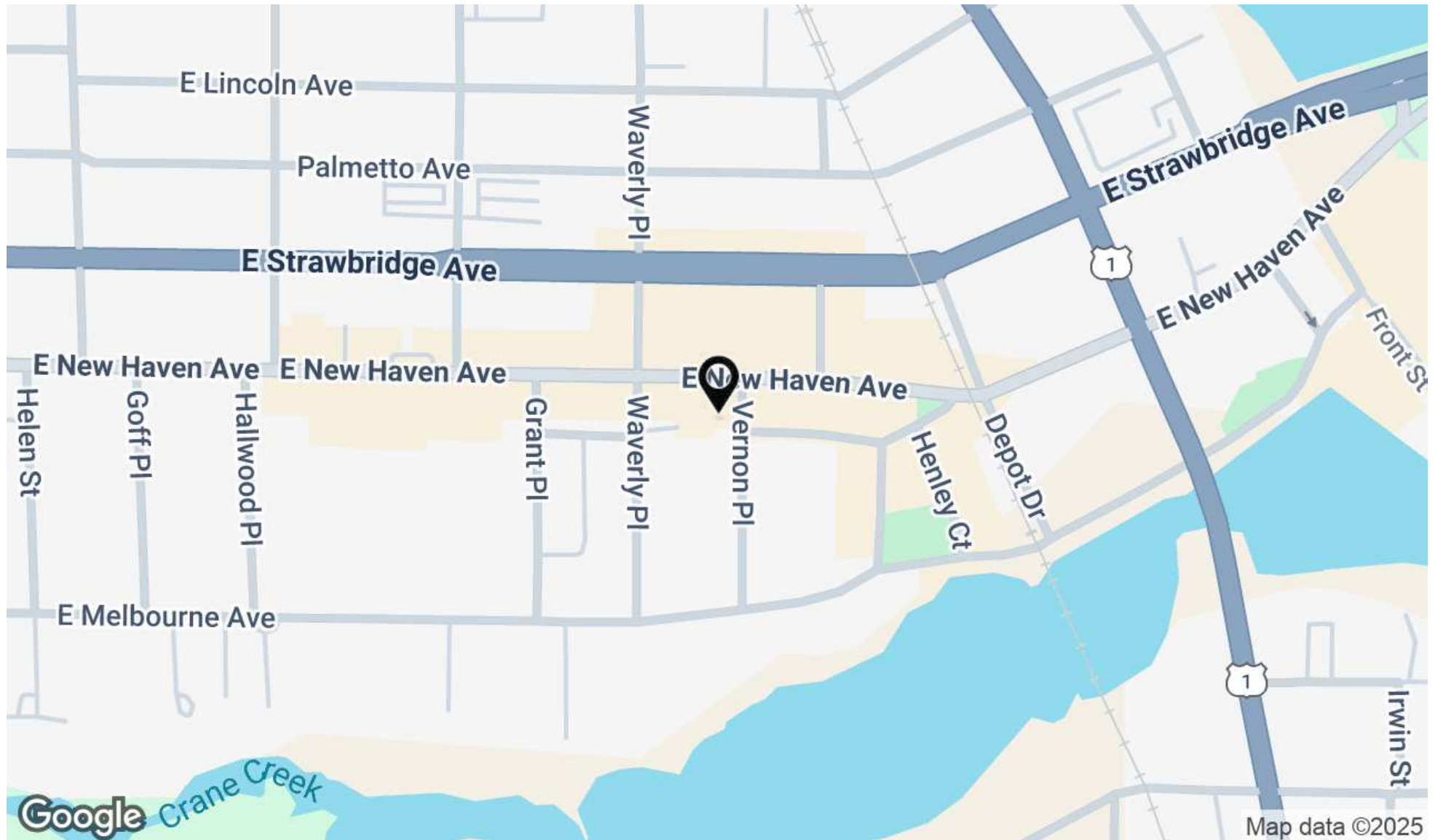
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