

EXECUTIVE SUMMARY

• 1003 E New Haven Ave Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 3,010 SF

Lease Rate: \$24.00 SF/yr
(\$5.00/sf NNN)

Lot Size: 0.11 Acres

Year Built: 1967

Building Size: 3,010 SF

Zoning: C3

PROPERTY OVERVIEW

Prime commercial space for lease in downtown Melbourne. This modern, versatile property offers a spacious layout ideal for retail or office. With high visibility and foot traffic, it's perfect for businesses seeking to make a statement. Abundant natural light, and distinctive storefront create a unique atmosphere for customers and clients. Take advantage of this desirable space to elevate your business to new heights.

LOCATION OVERVIEW

Discover the allure of downtown Melbourne, Florida, where the property is located. This vibrant area offers a rich tapestry of boutique shops, cozy cafes, and eclectic restaurants. Melbourne Main Street historic district provide a steady stream of foot traffic and a loyal customer base. With an eclectic mix of local events, including the Melbourne Arts Festival and Friday Fest, the area cultivates a dynamic atmosphere for retailers to thrive. Join this coveted area to elevate your retail presence.

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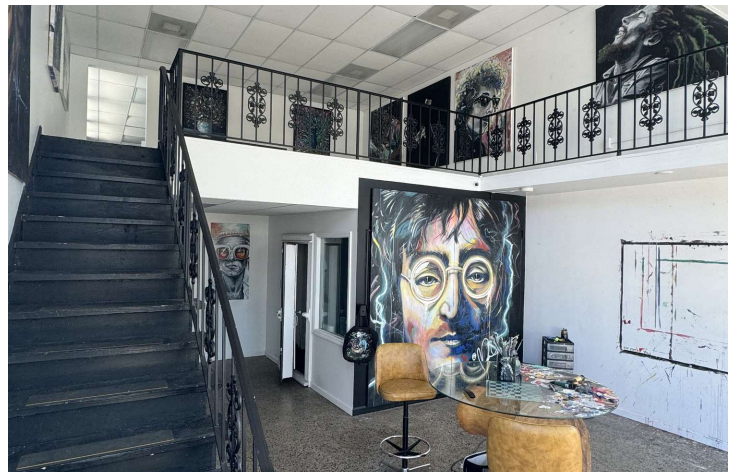
Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

ADDITIONAL PHOTOS

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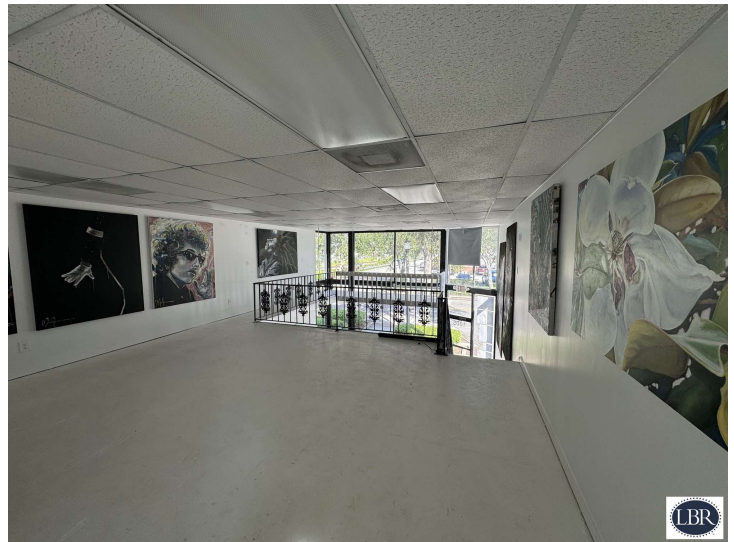
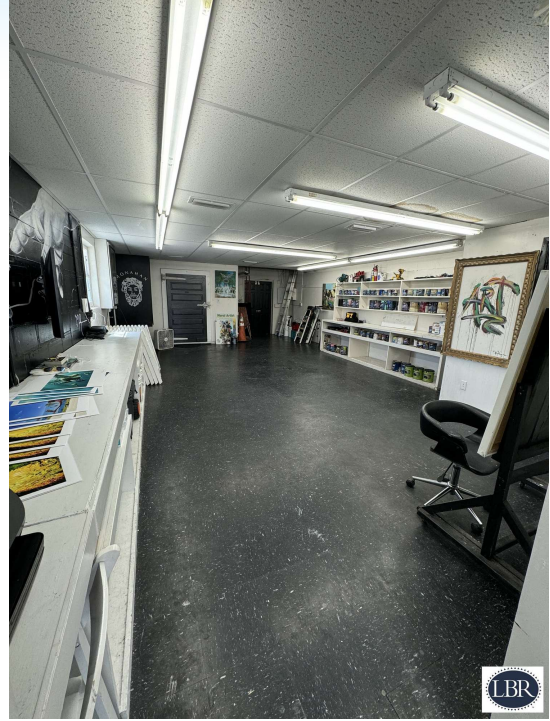
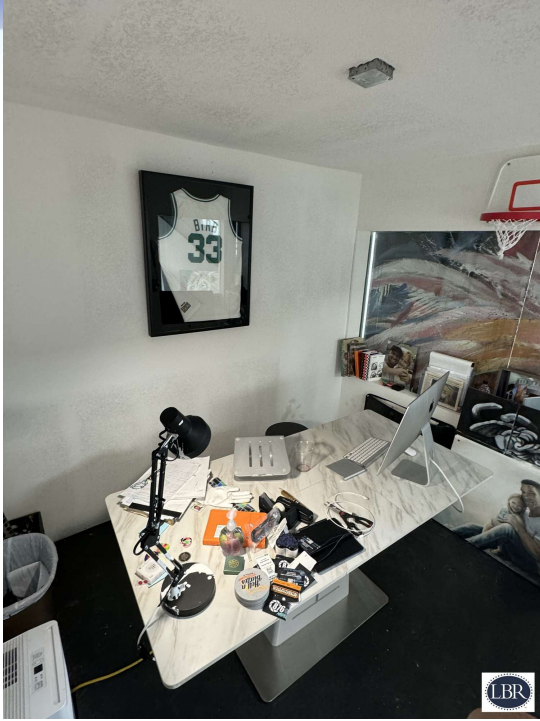
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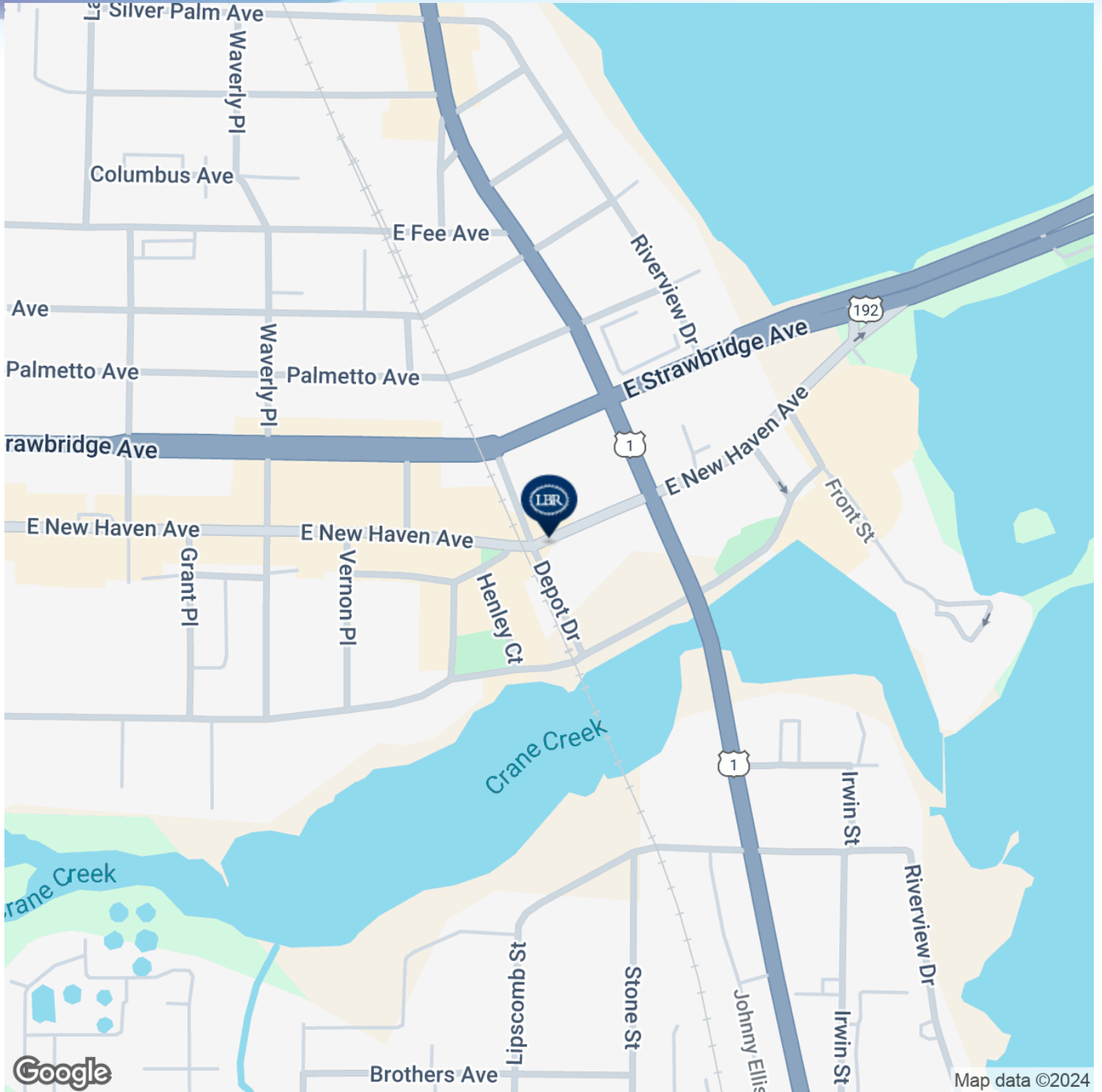
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LOCATION MAP

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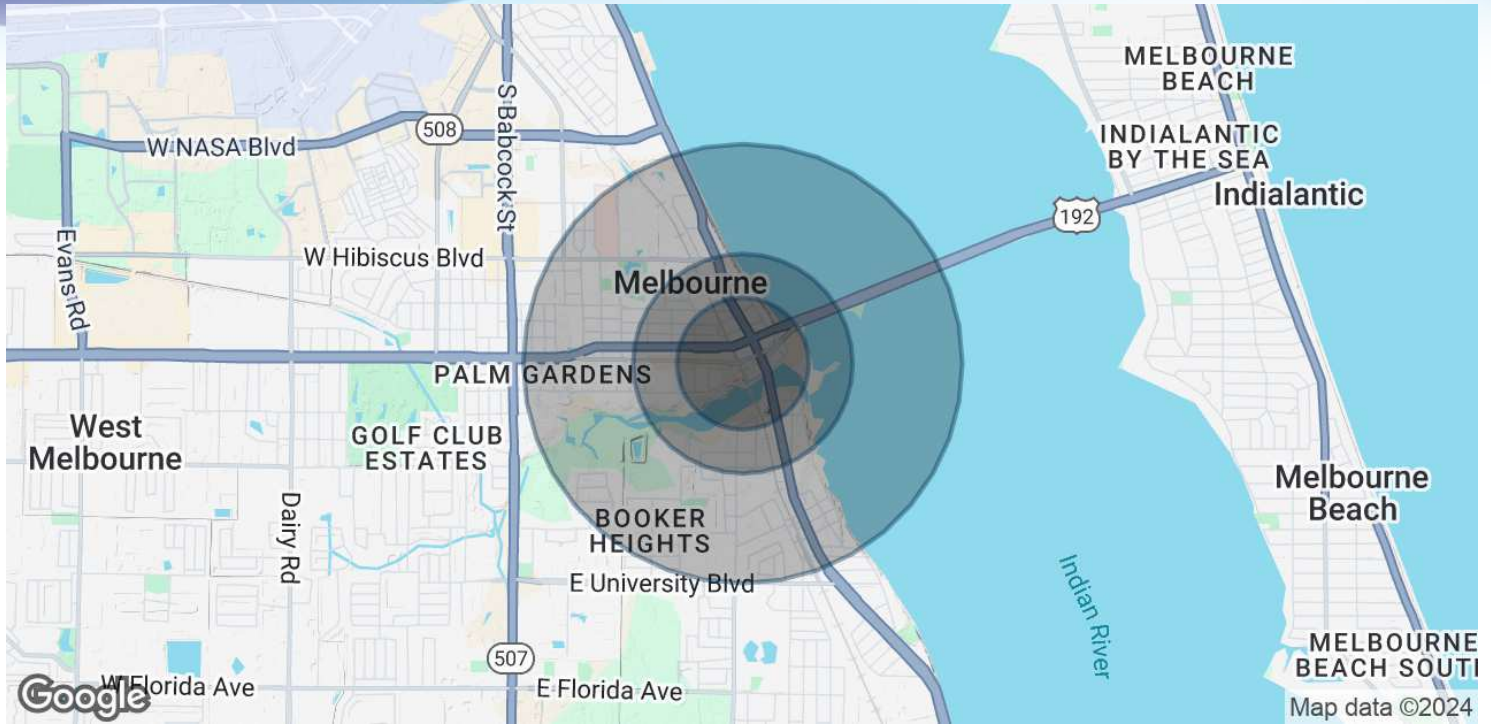
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	581	1,419	5,365
Average Age	59	57	49
Average Age (Male)	54	53	46
Average Age (Female)	62	61	51

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	815	2,540
# of Persons per HH	1.7	1.7	2.1
Average HH Income	\$49,225	\$49,225	\$54,375
Average House Value	\$329,043	\$339,254	\$290,537

Demographics data derived from AlphaMap

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