

COMMERCIAL SPACE FOR LEASE

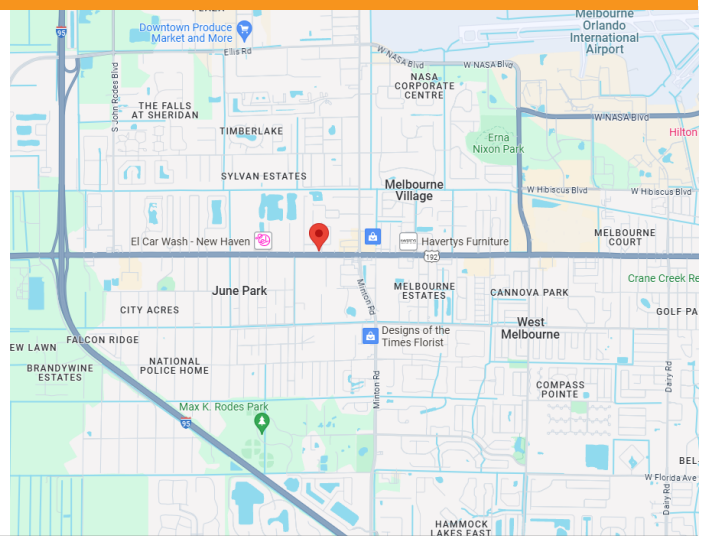
3300 W NEW HAVEN

Melbourne, FL 32904

FOR LEASE



- Multi Tenant Retail Space with Great Visibility on 192 in Melbourne!
- Prominent Signage
- Great for Office or Retail
- High Traffic Counts of 32,629 Vehicles Daily
- Rent Concessions for Tenant Improvements
- Suite 3300 - Approx 2,900 SF
- Suite 3340 - Approx 1,300 SF
- Available Together or Separately
- Combined Suites Approx 4,200 SF
- BREVARD COUNTY ZONING BU-1
- \$13/SF/YR + \$5/SF/YR NNN



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COMMERCIAL
MANAGEMENT
LEASING
SALES

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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	5,133	46,738	95,362
2028 Pop. Projection	5,297	50,223	102,391
Growth 2023-2028	0.6%	1.5%	1.5%
Median Age	47.5	44.3	45.8
Bachelor's or Higher	28%	26%	27%
Average Income	\$78,150	\$75,026	\$77,743

Traffic Counts **32,629** **Cars** **Daily**



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