



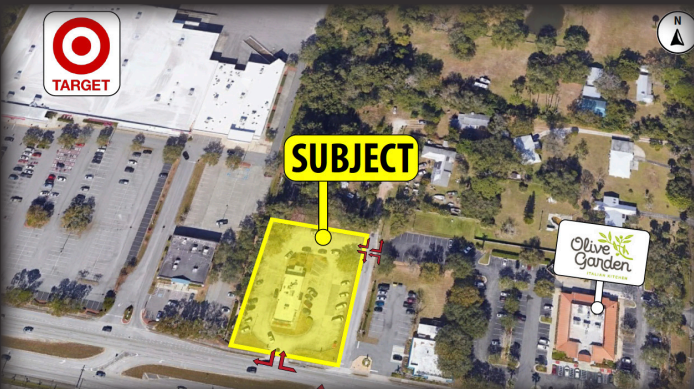
2650 W NEW HAVEN AVE (US 192) | MELBOURNE, FL 32904

2,728 SF SPACE FOR SALE OR LEASE

Located on Melbourne's primary retail corridor, surrounded by national retailers: Target, Home Depot, Lowe's, Publix, Sam's Club, Dick's Sporting Goods, and more!

FORMER WENDY'S W/ DRIVE-THRU LIST \$2.315M

- ± 1.15 acres
- 46 parking spaces
- Right-in/right-out on W. New Haven Ave. (US-192, 36,000 AADT) with full access via Maybeck Place
- 140,653 residents within a 5-mile radius
- Average household income over \$105,000 within a 1-mile radius
- Restaurant/Bank Opportunity



Population



| | |
|----------------|---------|
| 1 Mile | 7,264 |
| 3 Miles | 54,438 |
| 5 Miles | 140,653 |

Households



| | |
|----------------|--------|
| 1 Mile | 2,901 |
| 3 Miles | 22,626 |
| 5 Miles | 59,880 |

Household Income



| | |
|----------------|-----------|
| 1 Mile | \$105,788 |
| 3 Miles | \$101,519 |
| 5 Miles | \$89,890 |

Traffic Counts



| | |
|---------------------------------|--------|
| W New Haven Ave (US 194) | 36,000 |
|---------------------------------|--------|

Daytime Demos



| Employees | Daytime Population |
|-----------------------|------------------------|
| 1 Mile 5,475 | 1 Mile 7,980 |
| 3 Miles 33,609 | 3 Miles 54,066 |
| 5 Miles 73,800 | 5 Miles 126,057 |

FOR MORE INFORMATION

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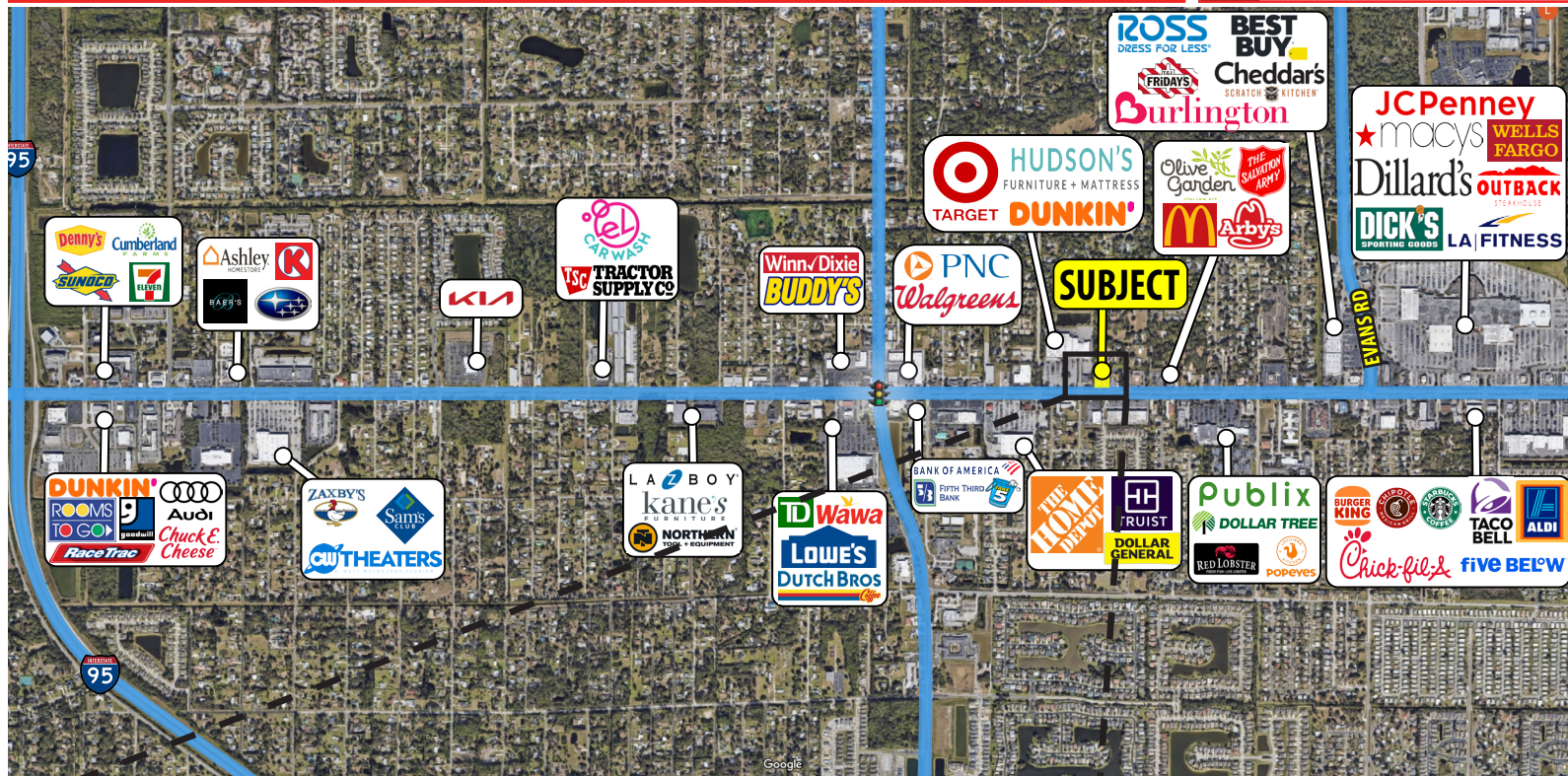
FOR SALE OR LEASE

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RMC
PROPERTY GROUP

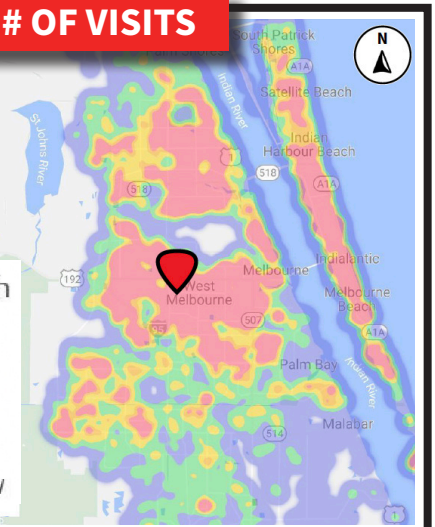
www.RMCPG.com



SCAN ME



OF VISITS



FOR MORE INFORMATION

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