

EXECUTIVE SUMMARY

• 712-716 E New Haven Ave Melbourne, FL 32901



OFFERING SUMMARY

Sale Price:	\$3,700,000
Price / SF:	\$587.02
Lot Size:	0.28 Acres
Year Built:	1960
Building Size:	6,303 SF
Renovated:	2013
Zoning:	C3
APN#:	28-37-03-FC-33-7

PROPERTY OVERVIEW

Investment sale of an upscale well followed restaurant, courtyard, and two story bar in downtown Melbourne.

Ember & Oak, is the current tenant and the seller is actively leasing the courtyard yard and two story building adjacent to the restaurant.

The property is a great fit for an owner operator that would like to open/build their own concept adjacent to the restaurant and collect rent from them as well.

Also works strictly as an investment with immediate upside from leasing the adjacent building and courtyard.

LOCATION OVERVIEW

Historic Downtown Melbourne

Situated Nearby Exciting Redevelopment Projects Including Highline Apartments , and Hilton Hotel Melby

Cultural events and social activities in downtown Melbourne draw locals and travelers as a preferred destination.

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ADDITIONAL PHOTOS

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LOCATION MAP

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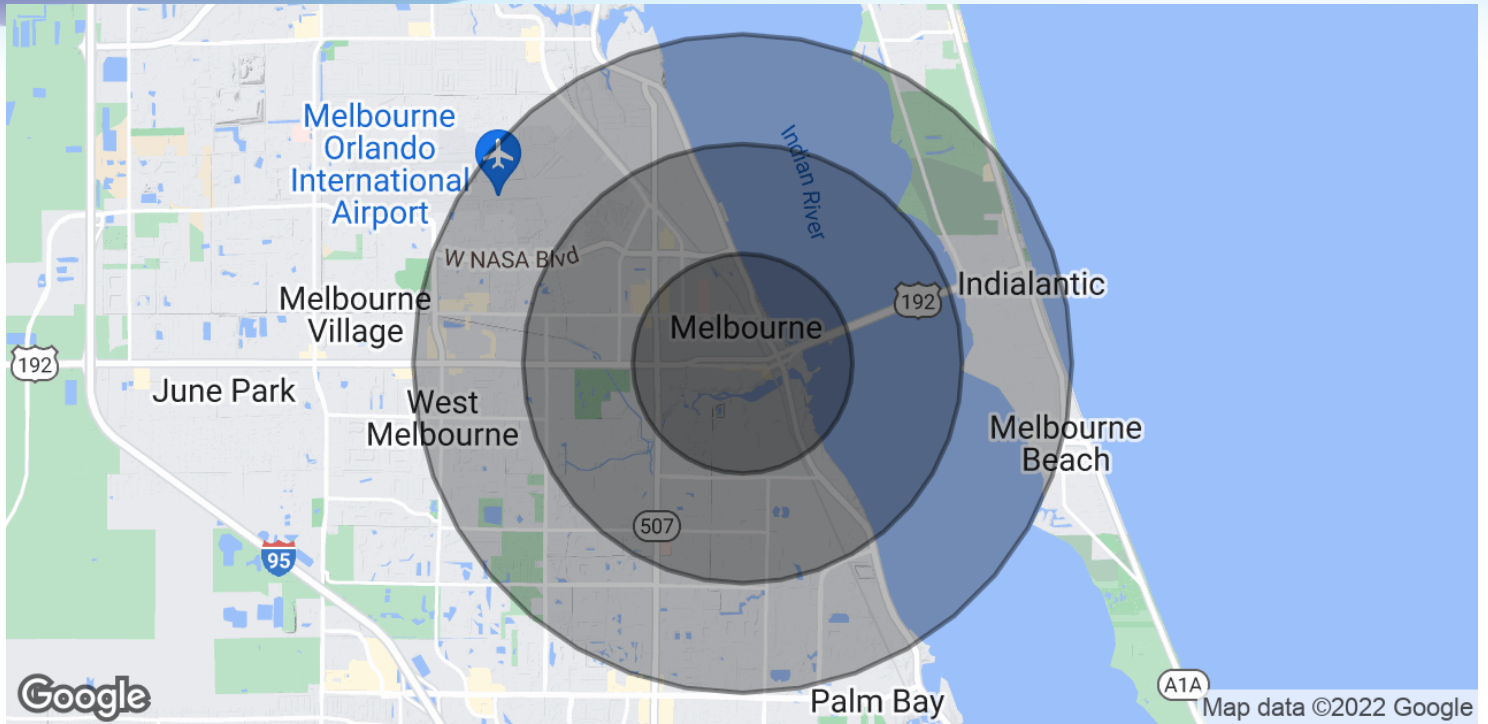
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,861	17,071	36,320
Average Age	42.8	40.3	42.0
Average Age (Male)	37.6	37.8	40.5
Average Age (Female)	46.0	44.9	45.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,359	8,229	17,441
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$36,786	\$46,016	\$55,915
Average House Value	\$388,792	\$331,063	\$302,695

* Demographic data derived from 2020 ACS - US Census

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