

EXECUTIVE SUMMARY

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E
New Haven Ave Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	6,600 SF
Lease Rate:	\$25,000.00 per month (Gross)
Lot Size:	0.28 Acres
Year Built:	2013
Building Size:	6,600 SF
Zoning:	C3

PROPERTY OVERVIEW

Main Restaurant - Building 1

4,302sf with indoor bar, full kitchen, & the ability to have 150 seats.
Extensive buildout with modern features.

With this space alone, a restaurateur could meet the requirements for the SRX liquor license.

Former Wine Room & Upstairs Office/Storage - Building 2

+/-2,000sf Building (1,000sf each floor).

Bottom floor former wine room with inside bar & storage.

2nd floor office space and balcony, could be converted to 2nd floor bar.

Courtyard

Outdoor bar and courtyard with many possibilities.

Second building and courtyard could be tied in with the main restaurant or utilized as an indoor/outdoor bar concept.

LOCATION OVERVIEW

Historic Downtown Melbourne

Situated Nearby Redevelopment Projects Including Highline Apartments and Hilton Hotel Melby
Cultural events and social activities downtown draw locals and travelers as a preferred destination.

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

BUILDING I

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E
New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

COURTYARD PHOTOS

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E
New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

BUILDING 2

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E
New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

LOCATION MAP

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E
New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

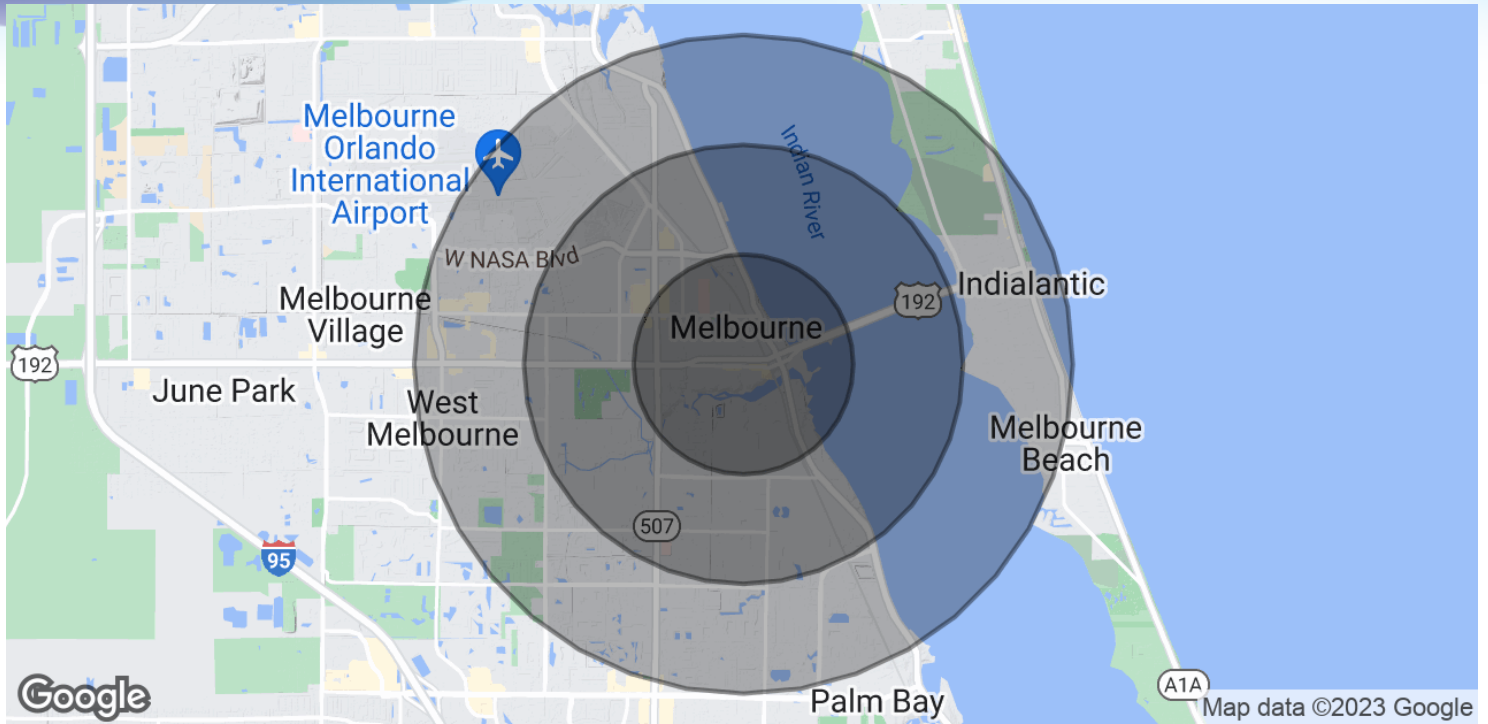
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.

DEMOGRAPHICS MAP & REPORT

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E
New Haven Ave Melbourne, FL 32901



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,499	18,822	47,654
Average Age	45.7	39.8	43.3
Average Age (Male)	40.9	37.5	41.8
Average Age (Female)	49.1	44.0	46.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,860	9,017	23,165
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$40,021	\$46,000	\$59,162
Average House Value	\$219,276	\$193,915	\$211,132

* Demographic data derived from 2020 ACS - US Census

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
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.