

EXECUTIVE SUMMARY

• 1510 & 1520 Highland Ave Melbourne, FL 32935



OFFERING SUMMARY

Available SF:	11,460 SF
Lease Rate:	\$36.00 SF/yr (NNN)
Lot Size:	0.4 Acres
Year Built:	1959
Building Size:	11,460 SF
Zoning:	C3

PROPERTY OVERVIEW

The former Foosaner art Museum "science center", both of these spaces have high ceilings and a lot of character.

Two spaces are available or one large concept could occupy the entire building

1- The corner restaurant space has plans for a recessed storefront allowing for outdoor seating, and a large garden/outdoor space behind the building as well.

2- The adjacent space is an excellent opportunity for a food hall with micro restaurants and retailers, a bar concept, or recreational entertainment use.

The Landlord has years of experience building restaurants all over the country and The right tenant has the ability to have a modified build-to-suit at the property. Landlord will work hand-in-hand through the entire design and construction process. Ask for more details!

LOCATION OVERVIEW

This building located in the Eau Gallie Arts District sits directly across from the future boutique hotel and 500 space parking garage. Construction to begin later this year.

J. BLAKE ROBISON

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

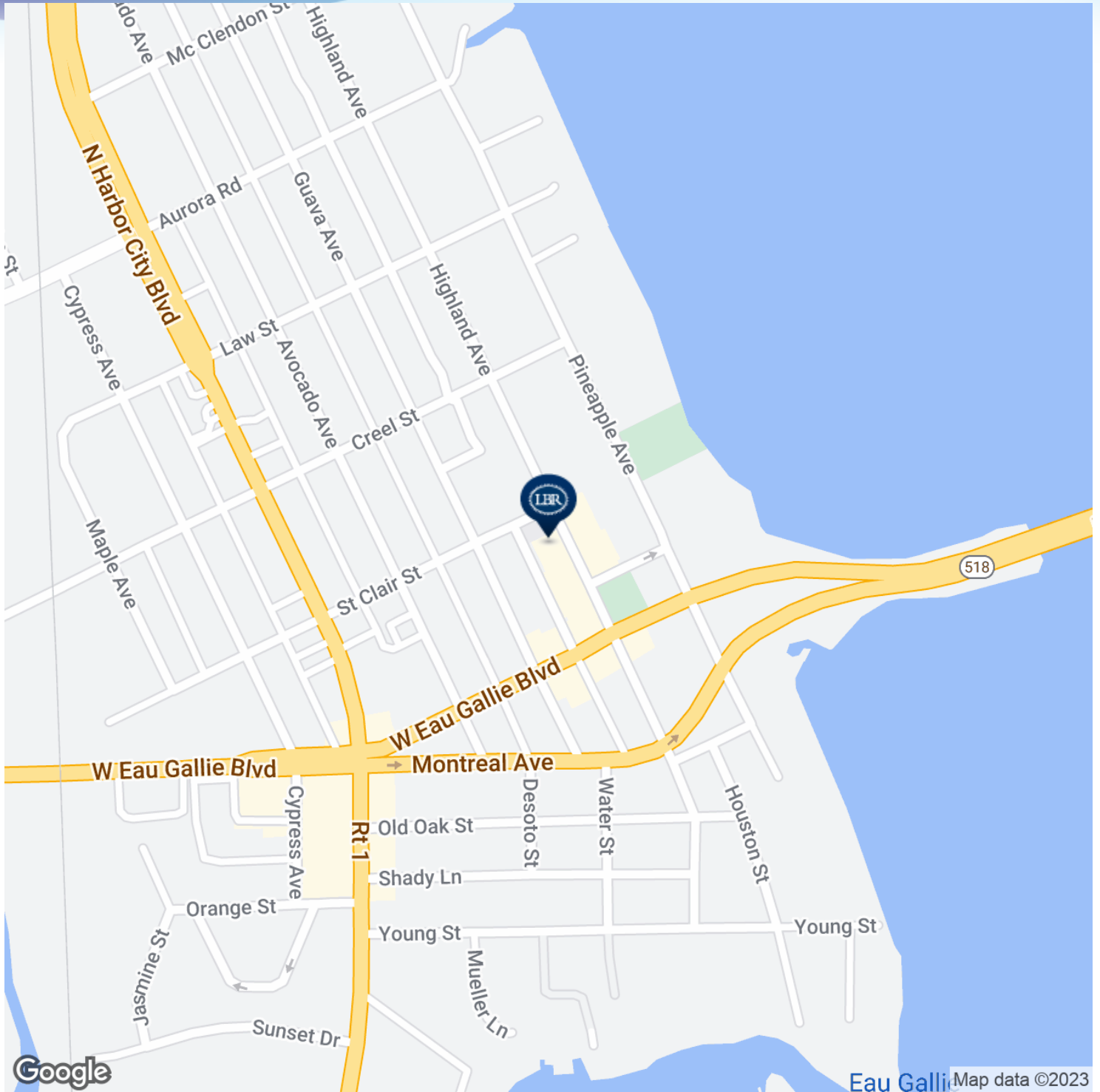
Lightle Beckner Robison, Inc.

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

• 1510 & 1520 Highland Ave Melbourne, FL 32935



J. BLAKE ROBISON

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

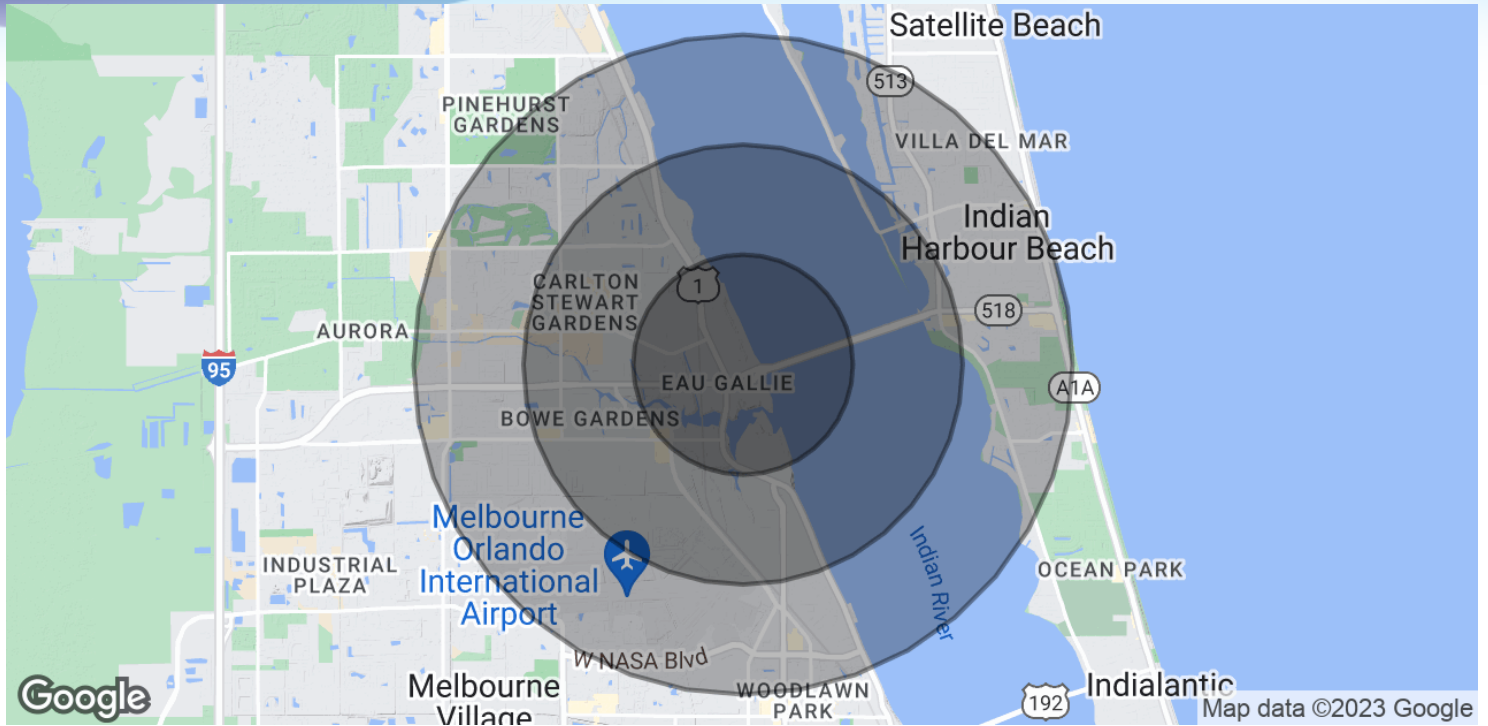
Lightle Beckner Robison, Inc.

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

• 1510 & 1520 Highland Ave Melbourne, FL 32935



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,871	21,803	53,851
Average Age	41.2	41.6	43.6
Average Age (Male)	41.8	39.2	41.2
Average Age (Female)	41.1	43.2	45.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,277	9,496	25,807
# of Persons per HH	2.1	2.3	2.1
Average HH Income	\$58,435	\$65,567	\$67,357
Average House Value	\$167,211	\$191,380	\$222,710

* Demographic data derived from 2020 ACS - US Census

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@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.