

EXECUTIVE SUMMARY

• 924 E New Haven Ave Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 1,775 SF

Lease Rate: \$30.00 SF/yr (NNN)

Lot Size: 0.04 Acres

Year Built: 1925

Building Size: 1,775 SF

Zoning: C-C3

PROPERTY OVERVIEW

Presenting a prime commercial real estate opportunity in the heart of downtown Melbourne. With a generous 1,775 square feet of space, this property offers a promising canvas for a variety of business ventures, with a particular appeal for a potential bar establishment. This property benefits from the continuous growth and development of the locality. Surrounding the site are apartment projects, providing a built-in customer base and contributing to steady foot traffic

LOCATION OVERVIEW

Inside the Railroad Emporium building in the heart of Melbourne Main Street. Surrounded by restaurants and retailers.

J. BLAKE ROBISON

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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.

INTERIOR PHOTOS

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ADDITIONAL PHOTOS

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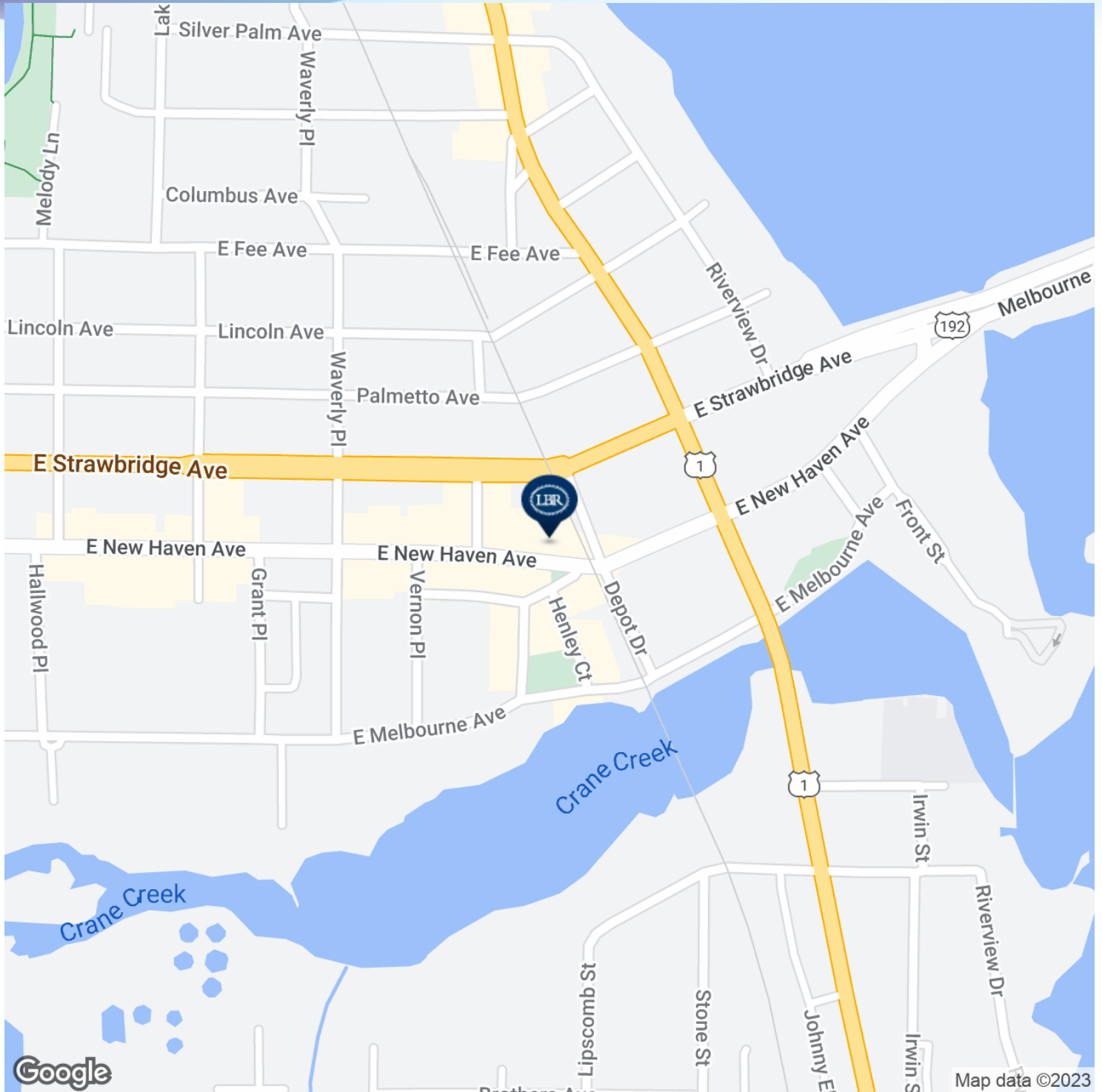
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LOCATION MAP

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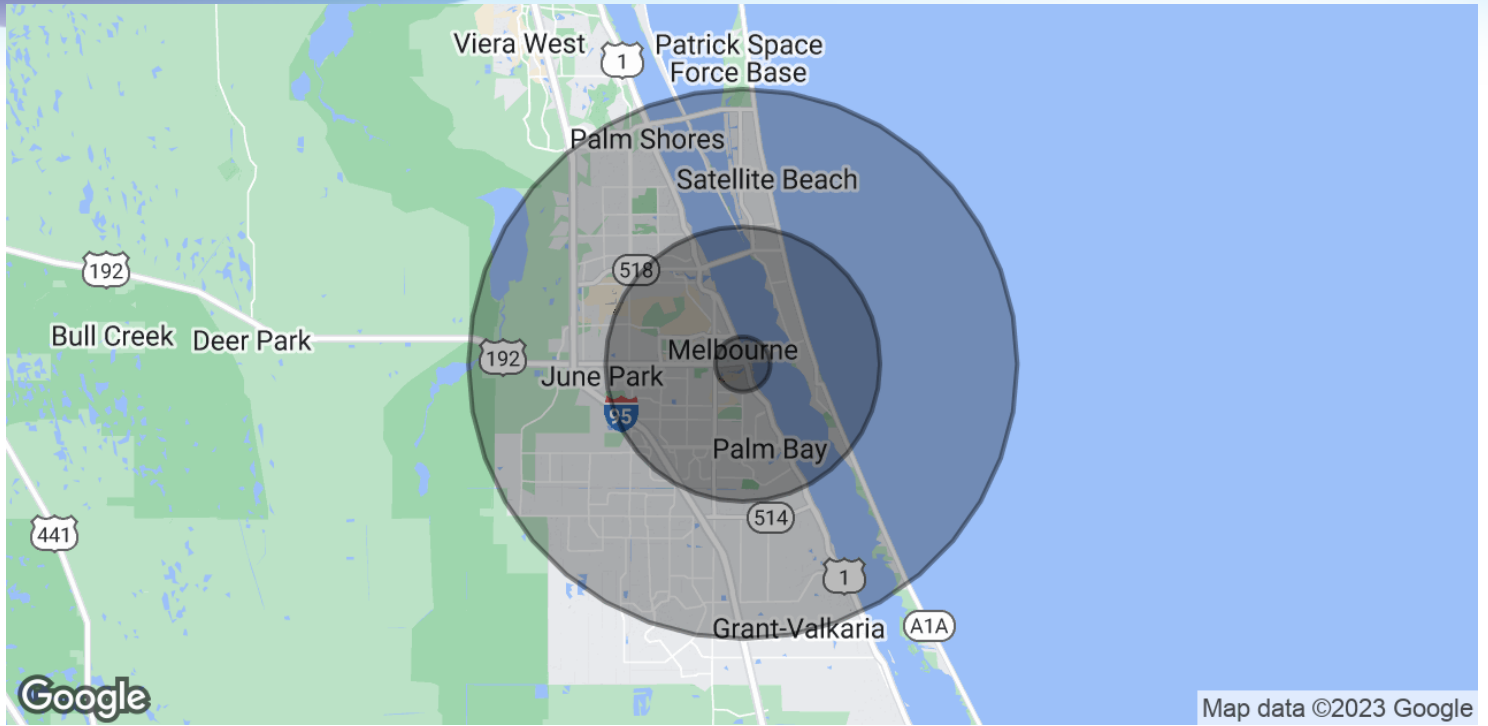
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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