



RESTAURANT PROPERTY FOR LEASE

Freestanding Restaurant - West Melbourne

2725 Minton Rd West Melbourne, FL 32904

UP TO 4,376 SF OF RETAIL SPACE

presented by:

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

EXECUTIVE SUMMARY

Freestanding Restaurant - West Melbourne • 2725 Minton Rd West Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	4,376 SF
Lease Rate:	\$28.00 SF/yr (NNN)
Lot Size:	1.38 Acres
Year Built:	2011
Building Size:	4,376 SF
Zoning:	CI

PROPERTY OVERVIEW

Exciting leasing opportunity at 2725 Minton Road in West Melbourne! This fully equipped second-generation restaurant space, encompassing approximately 2,846 square feet of interior space and 1,530 square feet of inviting patio area, is strategically located in a rapidly growing residential community. The property features both indoor and patio bars, providing a versatile setting for culinary ventures. In excellent condition and ready for customization, this space is ideal for restaurateurs seeking a prime location in a thriving neighborhood. Please schedule tours in advance, and respect the current tenant's operations.

LOCATION OVERVIEW

2725 Minton Road in West Melbourne is positioned in a swiftly growing area, characterized by a substantial influx of residential development. Notable among these developments is Heritage Pointe, a 49-unit single-family residential community, situated close to Brookshire At Heritage Oaks. Another significant addition to the community is Grace Church, a new congregation located south of Wesley Groves. The 15,000 square foot facility is designed to accommodate their 400 parishioners, complimenting the ongoing area expansion.

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ADDITIONAL PHOTOS

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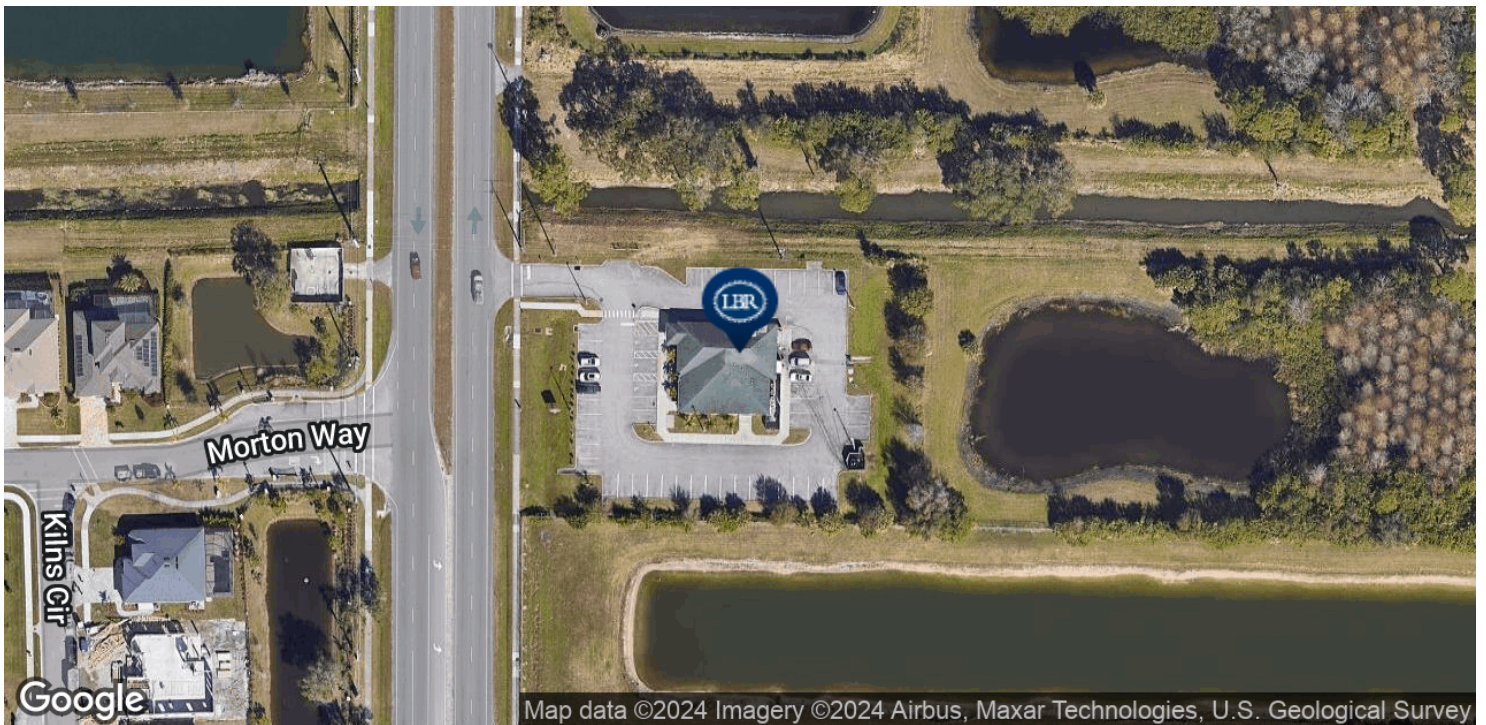
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LOCATION MAP

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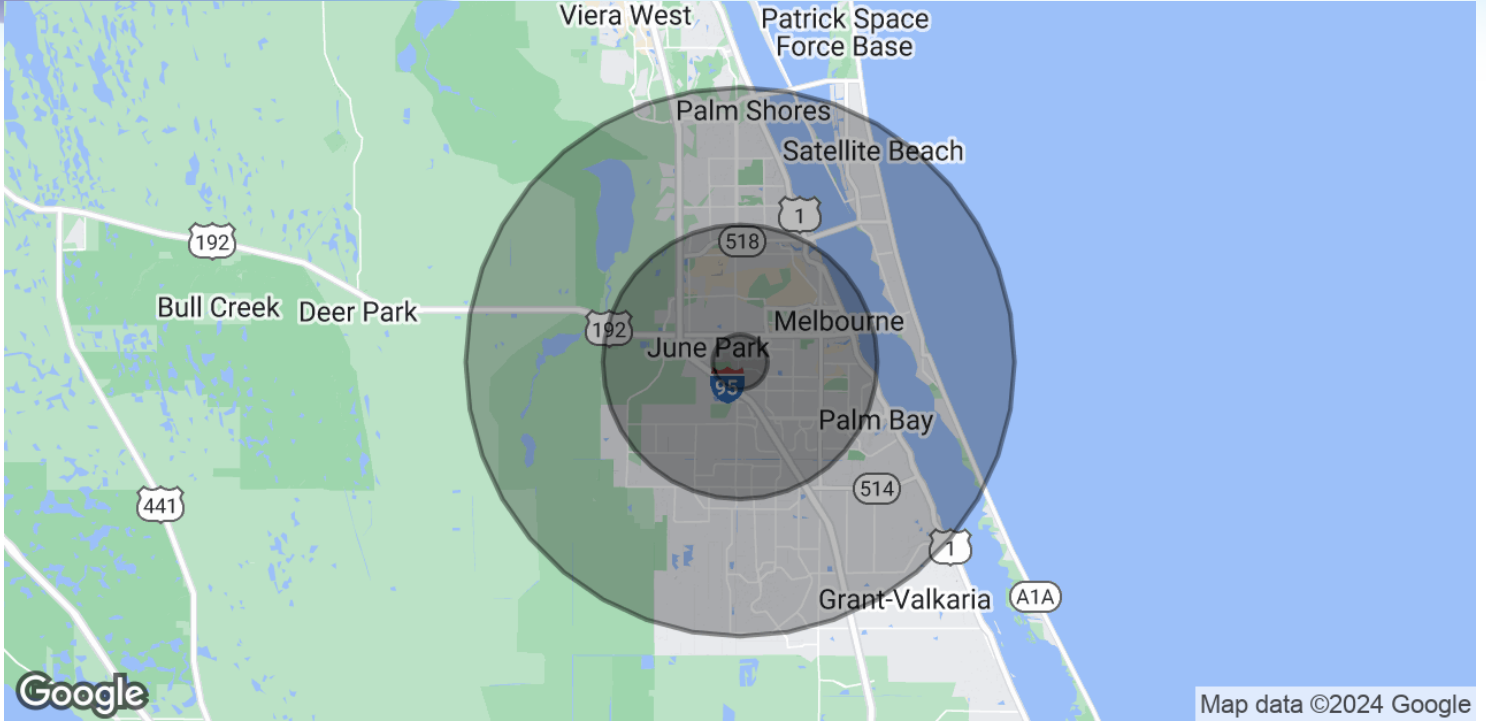
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,934	137,148	286,539
Average Age	39.4	43.2	44.4
Average Age (Male)	36.0	40.6	42.3
Average Age (Female)	40.6	45.5	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,379	58,066	123,822
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$85,028	\$58,578	\$69,743
Average House Value	\$246,433	\$176,716	\$221,061

* Demographic data derived from 2020 ACS - US Census

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