

Metro West Plaza

2994-3054 W. New Haven Avenue, West Melbourne, FL 32904

Multiple Unit Sizes Available / Centrally Located / High Exposure



OFFERING SUMMARY

Available SF:	1,800 - 6,300 SF
Lease Rate:	\$14 SF/yr (NNN) Est \$5.16 PSF CAM
Acreage:	4.87 Acres
Facility SF:	63,900 SF
Zoning:	City of West Melbourne Commercial New Haven (C-NH)

PROPERTY OVERVIEW

- Unit 3006: 1,800 SF. Interior 20' x 90' +/- . 1 Office, Open Configuration.
- Unit 3036: 2,700 SF. Interior 30' x 90' +/- . Large Showroom, 2 Offices, Storage.
- Unit 3040: 3,600 SF. Interior 40' x 90' +/- . Mostly Open Configuration, Breakroom.
- Units 3036 - 3040 can be combined for a Total of 6,300 SF.
- Zoning: Retail, Office, Medical, Restaurant, Indoor Recreation & More!
- Adequate Parking with 205 Paved/Striped/Lighted Spaces at Plaza.
- Approximately 37,000 VPD on New Haven + 25,500 VPD on Wickham Road.

LOCATION OVERVIEW

Located in the heart of West Melbourne approximately halfway between Interstate 95 & Dairy Road. Close proximity to the Melbourne International Airport, Melbourne Square Mall, Downtown Melbourne, and all of the other shopping, dining, schools, and beaches that the area has to offer. Surrounding businesses include Home Depot, Lowe's, Target, Winn-Dixie, and Publix to name a few. Make this the future home for your business today!

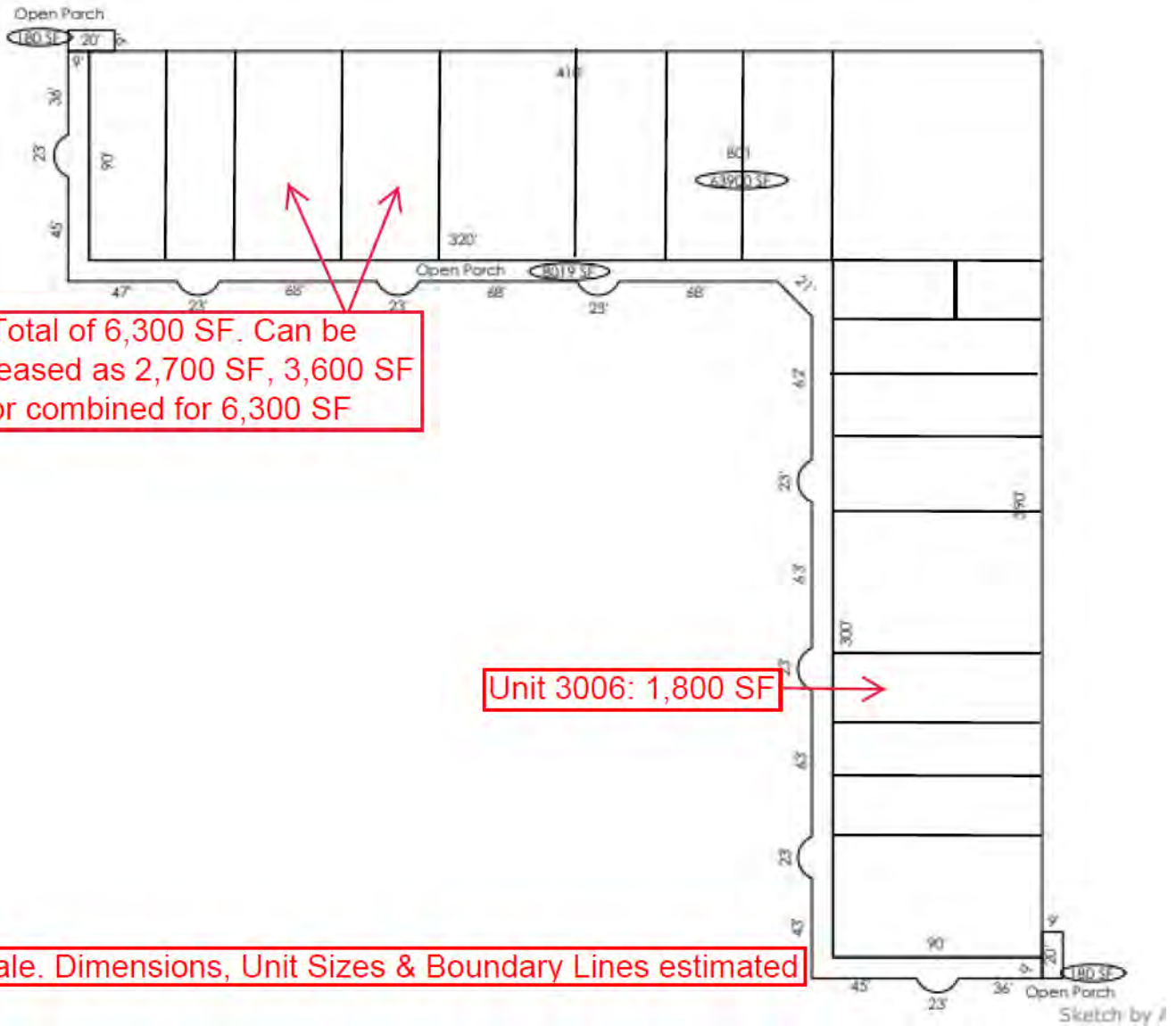
Zachary Ullian

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Available Units (1,800 SF - 6,300 SF)



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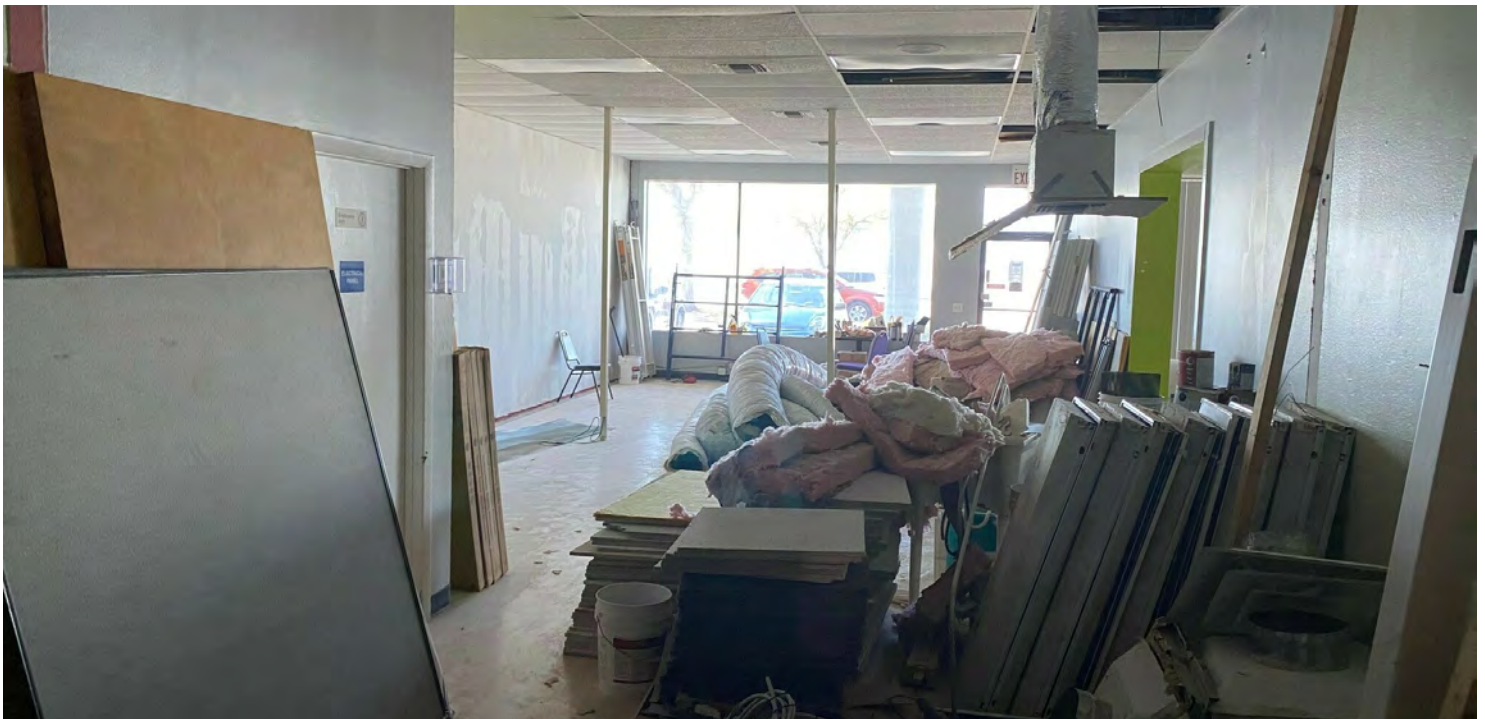
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Unit 3006 Photos (1,800 SF)



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Unit 3036 Photos (2,700 SF)



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Unit 3040 Photos (3,600 SF)



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Surrounding Businesses



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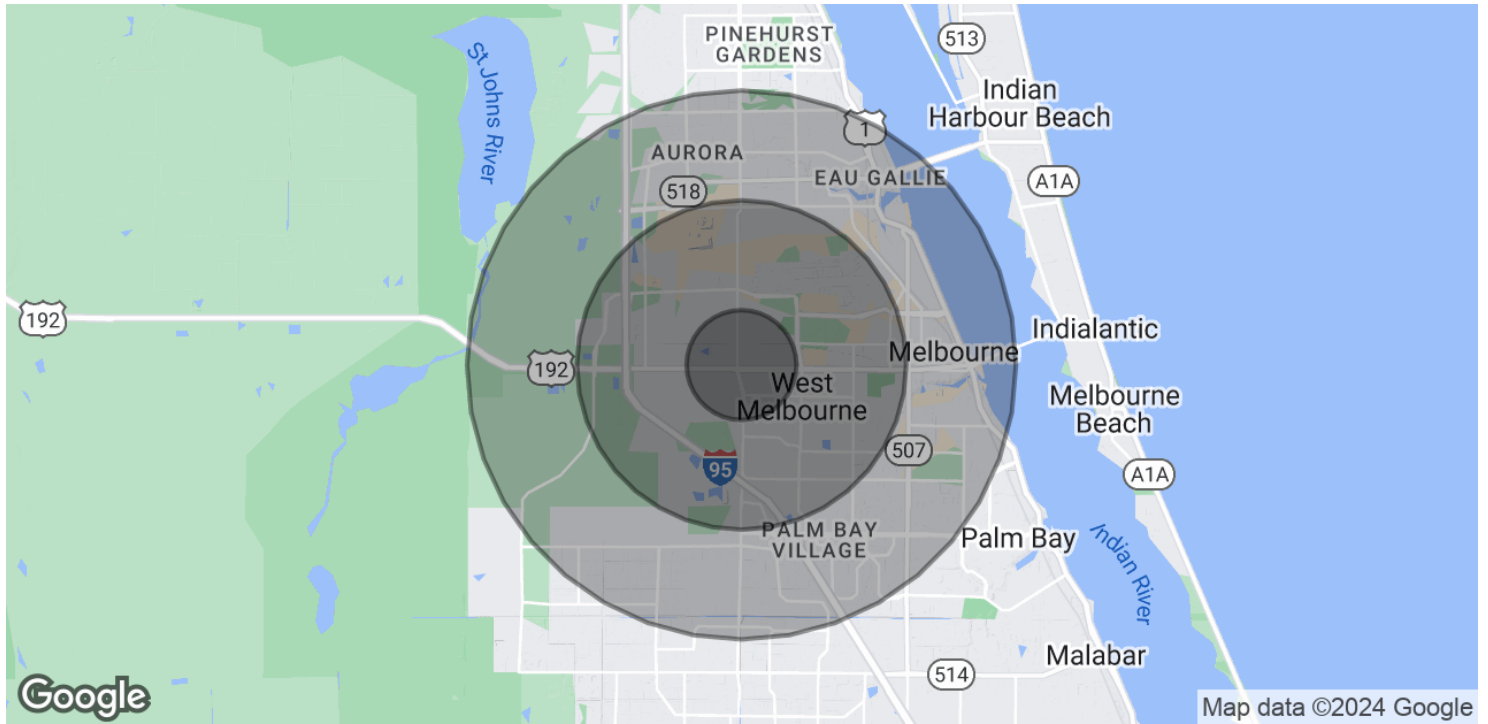
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,059	43,707	131,129
Average Age	43.5	42.1	43.0
Average Age (Male)	45.6	39.8	40.6
Average Age (Female)	42.1	45.2	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,440	18,974	56,786
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$76,124	\$67,285	\$59,877
Average House Value	\$234,129	\$200,842	\$182,939

* Demographic data derived from 2020 ACS - US Census

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