

EXECUTIVE SUMMARY

Melbourne Financial Center • 1990 W New Haven Ave Melbourne, FL 32904



OFFERING SUMMARY

Available SF: 2,956 - 3,837 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 2.36 Acres

Year Built: 1985

Building Size: 45,000 SF

Zoning: CP

Market: Brevard

PROPERTY OVERVIEW

*Property is a three-story professional office building consisting of 45,000± sf.

*The building has two elevators, two external staircases to the second floor and more than ample parking.

*Common areas are fully renovated.

*Various floor plans available, ample parking, easy access, near shopping and restaurants.

LOCATION OVERVIEW

NE Corner of Evans Rd and US 192

Hub Zone

Conveniently located on a major artery DISTANCES:

- 2 miles to Babcock St.
- 2.7 miles to Melbourne Int'l Airport
- 3 miles to US 1
- 3.7 miles to I-95

ROB BECKNER, SIOR

Principal
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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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.

ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$16.00 SF/YR (NNN) **Total Space** 2,956 - 3,837 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
#310	Office Building	\$16.00 SF/YR	NNN	2,956 SF	Negotiable
#304	Office Building	\$16.00 SF/YR	NNN	3,837 SF	Negotiable

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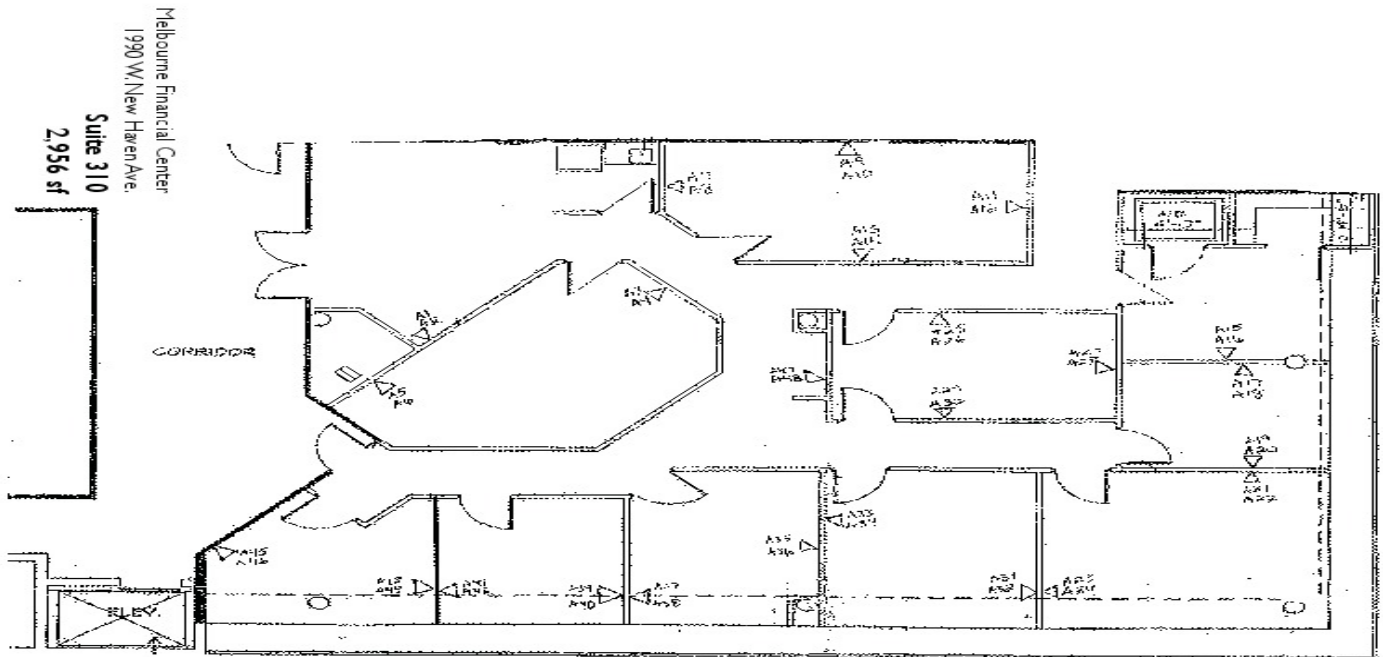
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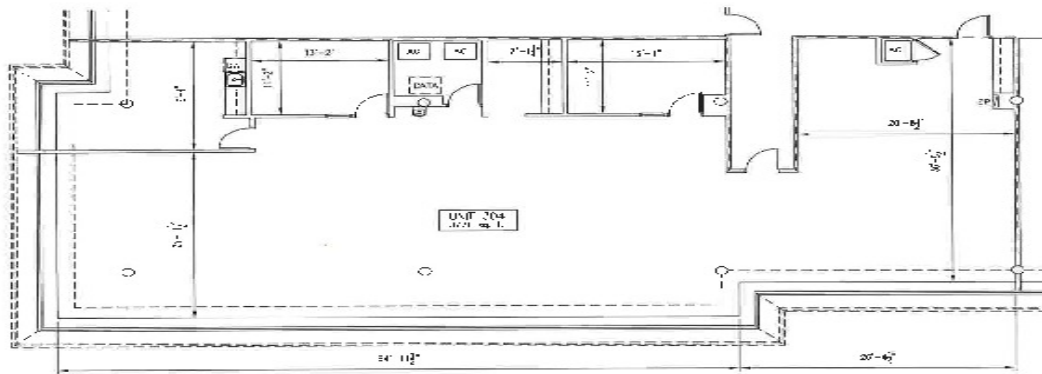
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FLOOR PLANS

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Melbourne Financial Center
1990 W New Haven Ave.
Suite 310
2,956 sf



Melbourne Financial Center
UNIT 304
1990 WEST NEW HAVEN AVENUE
0 5 10 20

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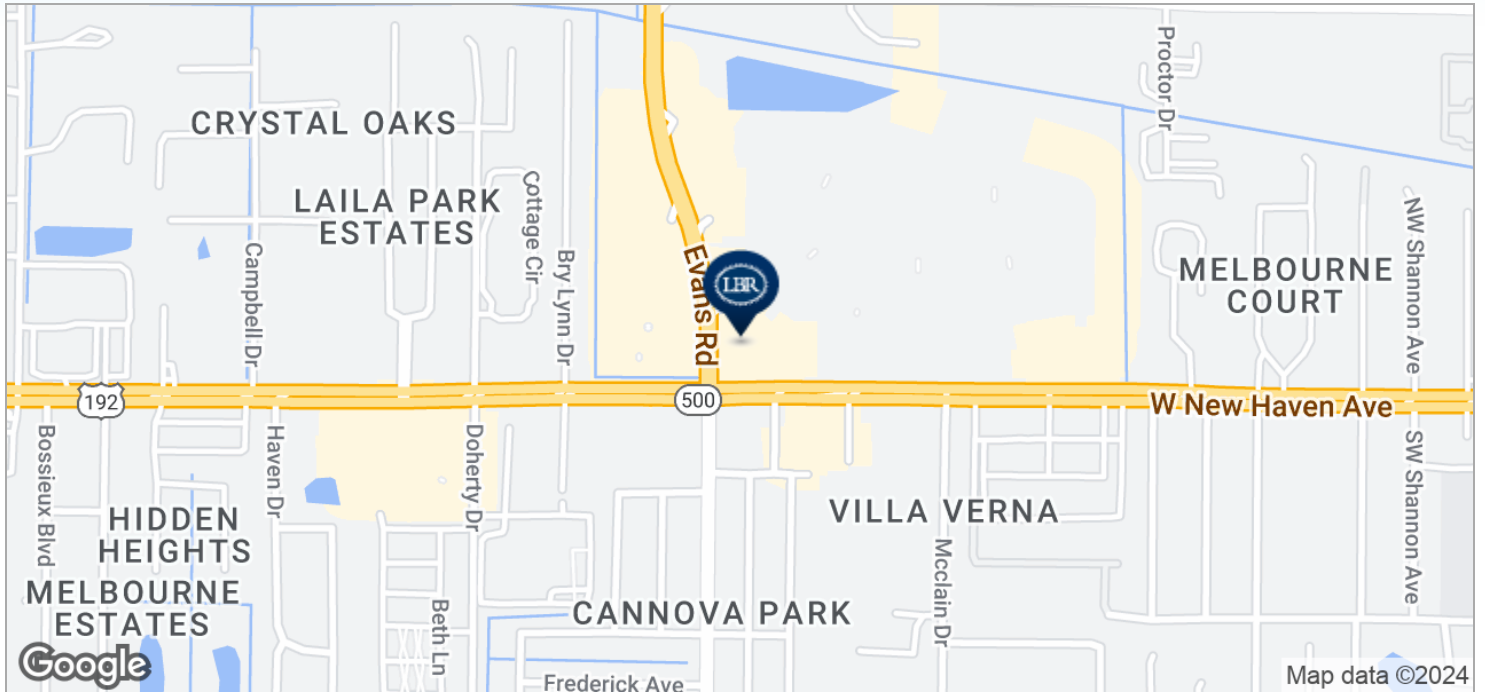
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LOCATION MAPS

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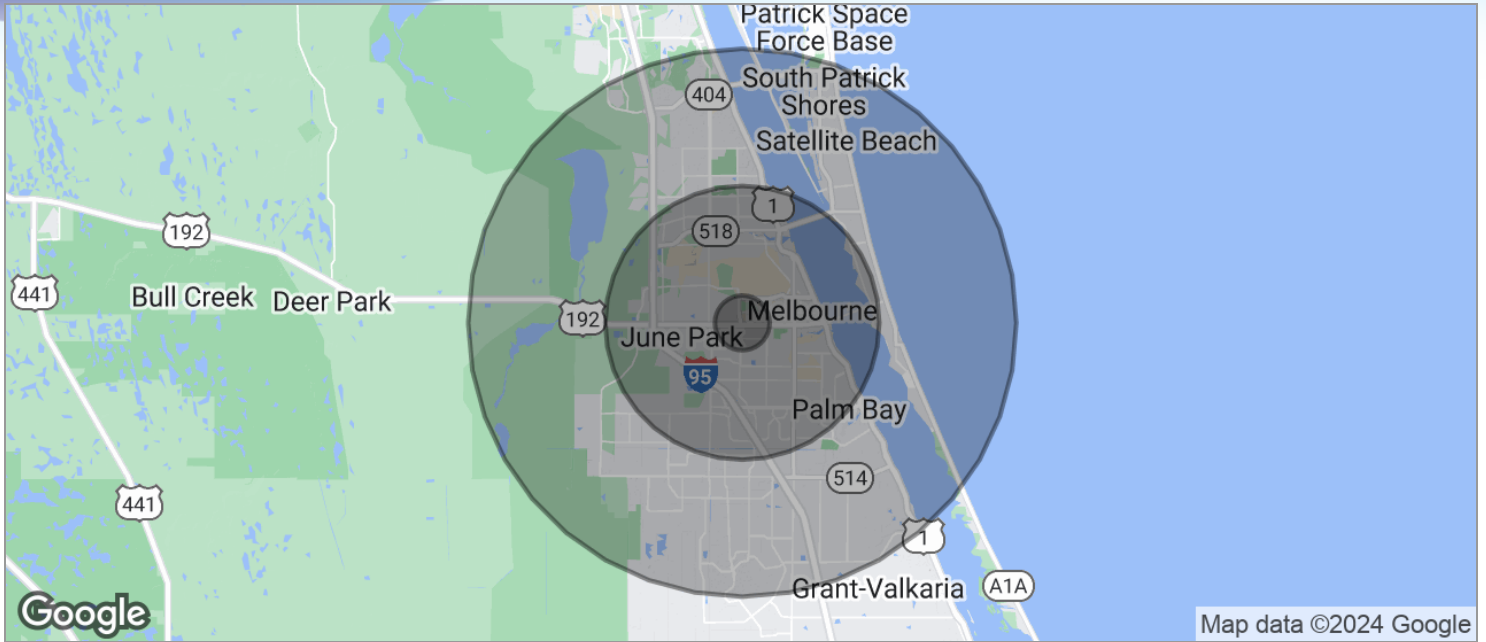
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,465	130,816	286,710
MEDIAN AGE	44.7	43.5	43.5
MEDIAN AGE (MALE)	43.4	40.7	41.8
MEDIAN AGE (FEMALE)	46.0	45.7	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,225	55,231	116,119
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$59,673	\$54,988	\$64,432
AVERAGE HOUSE VALUE	\$196,156	\$171,585	\$228,993

* Demographic data derived from 2020 ACS - US Census

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