

# EXECUTIVE SUMMARY

SECOND GENERATION RESTAURANT & BAR DOWNTOWN MELBOURNE • 716 E  
New Haven Ave Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	2,000 - 4,300 SF
<b>Lease Rate:</b>	\$36.00 SF/month (NNN)
<b>Lot Size:</b>	0.28 Acres
<b>Year Built:</b>	2013
<b>Building Size:</b>	6,600 SF
<b>Zoning:</b>	C3

## PROPERTY OVERVIEW

### Main Restaurant - Building 1

4,302sf with indoor bar, full kitchen, & the ability to have 150 seats.  
Extensive buildout with modern features.

With this space alone, a restaurateur could meet the requirements for the SRX liquor license.

### Former Wine Room & Upstairs Office/Storage - Building 2

+/-2,000sf Building (1,000sf each floor).

Bottom floor former wine room with inside bar & storage.

2nd floor office space and balcony, could be converted to 2nd floor bar.

### Courtyard

Outdoor bar and courtyard with many possibilities.

Food truck, all furniture, walk in cooler, outdoor wood pizza oven & bar equipment can be purchased. Second building and courtyard could be tied in with the main restaurant or utilized as an indoor/outdoor bar concept.

## LOCATION OVERVIEW

**Historic Downtown Melbourne** Situated Nearby Redevelopment Projects Including Highline Apartments and Hilton Hotel Melby Cultural events and social activities downtown draw locals and travelers as a preferred destination.

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# BUILDING I

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# COURTYARD PHOTOS

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# BUILDING 2

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# LOCATION MAP

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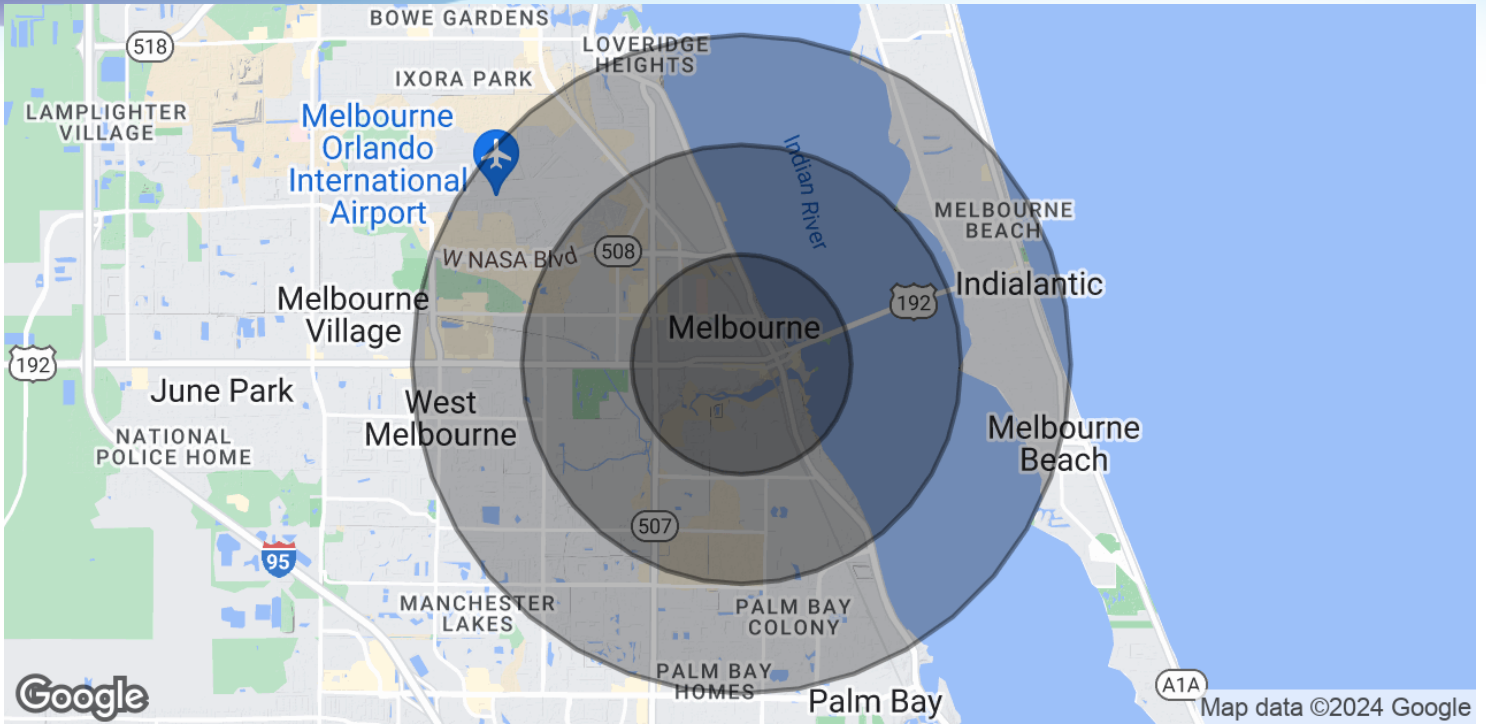
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,499	18,822	47,654
Average Age	45.7	39.8	43.3
Average Age (Male)	40.9	37.5	41.8
Average Age (Female)	49.1	44.0	46.1

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,860	9,017	23,165
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$40,021	\$46,000	\$59,162
Average House Value	\$219,276	\$193,915	\$211,132

\* Demographic data derived from 2020 ACS - US Census

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