

EXECUTIVE SUMMARY

• 529 East New Haven Avenue Melbourne, FL 32901



OFFERING SUMMARY

Sale Price: \$1,399,900

Lot Size: 0.17 Acres

Building Size: 1,426 SF

Zoning: C3

APN#: 28-37-03-76-1-14

PROPERTY OVERVIEW

In the vibrant heart of Downtown Melbourne stands a fully remodeled historical building, now a stunning turn-key restaurant with a Florida Keys-inspired flair. This architectural gem has been meticulously updated, blending its rich history with modern sophistication.

The interior showcases breezy coastal colors and tropical touches that evoke the laid-back elegance of the Keys, while every corner of the space, from the expansive dining rooms to the inviting bar area, gleams with brand-new finishes. The state-of-the-art kitchen and bar boast the latest equipment, ensuring flawless execution of every dish and cocktail. Outside, a sprawling dining area awaits, perfect for enjoying Florida's balmy evenings under strings of twinkling lights and lush palm fronds.

With a liquor license, this restaurant offers an array of tropical cocktails, making it a go-to destination for locals and visitors alike. In thriving Downtown Melbourne, this restaurant is a true oasis, where history meets the relaxed luxury of the Keys.

LOCATION OVERVIEW

Located in Historic Downtown area, vibrant with shopping, dining, galleries and entertainment.

Within walking distance of Hotel Melby, Melbourne's newest 156 room hotel, and the 175 unit Highline Apartment complex.

ROB BECKNER, SIOR

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CHARLES DUVALL

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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

• 529 East New Haven Avenue Melbourne, FL 32901



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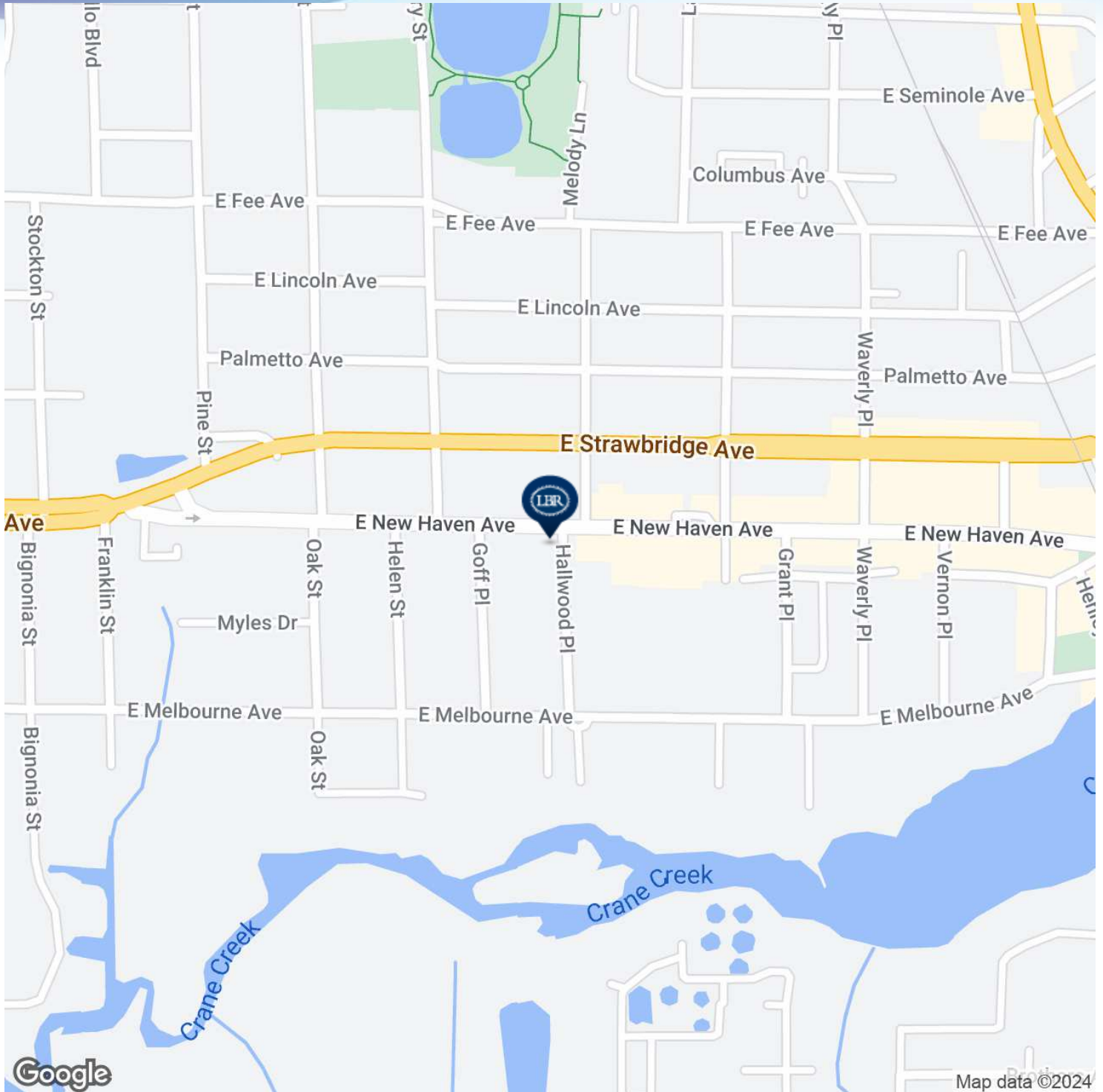
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LOCATION MAP

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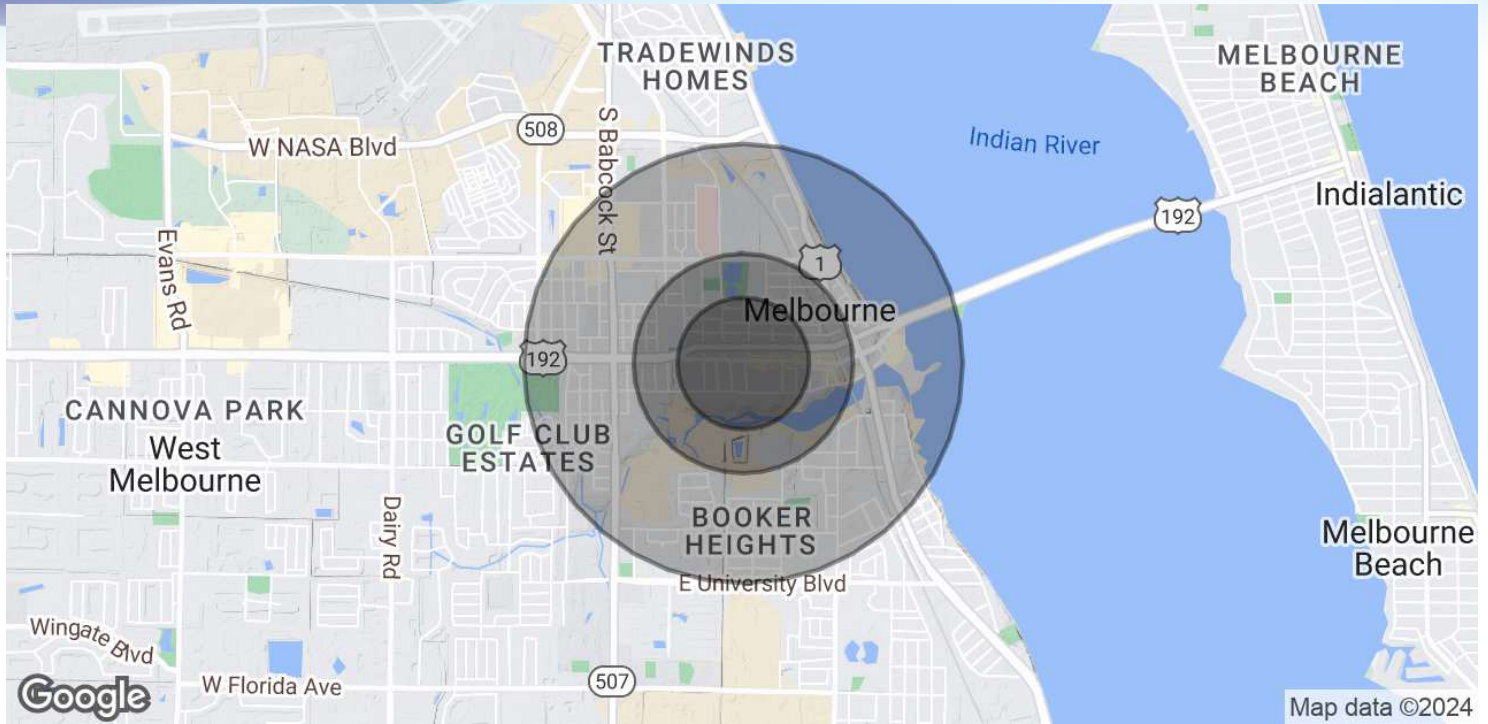
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	928	2,057	7,702
Average Age	60	56	47
Average Age (Male)	56	52	44
Average Age (Female)	64	59	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	584	1,200	3,515
# of Persons per HH	1.6	1.7	2.2
Average HH Income	\$48,987	\$51,020	\$59,629
Average House Value	\$396,070	\$361,467	\$292,234

Demographics data derived from AlphaMap

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