

# EXECUTIVE SUMMARY

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



## OFFERING SUMMARY

**Available SF:** 927 - 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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rob@teamlbr.com

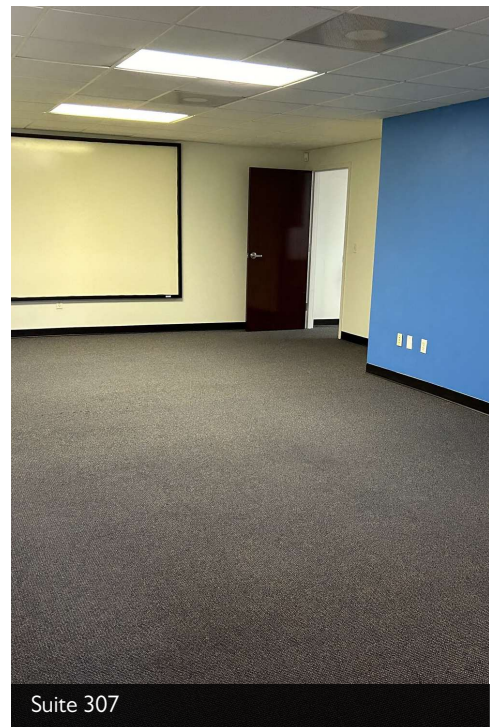
## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

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**Lease Rate:** \$16.00 SF/YR (NNN)      **Total Space** 927 - 3,837 SF  
**Lease Type:** NNN      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
#307	Office Building	\$16.00 SF/YR	NNN	927 SF	Negotiable
#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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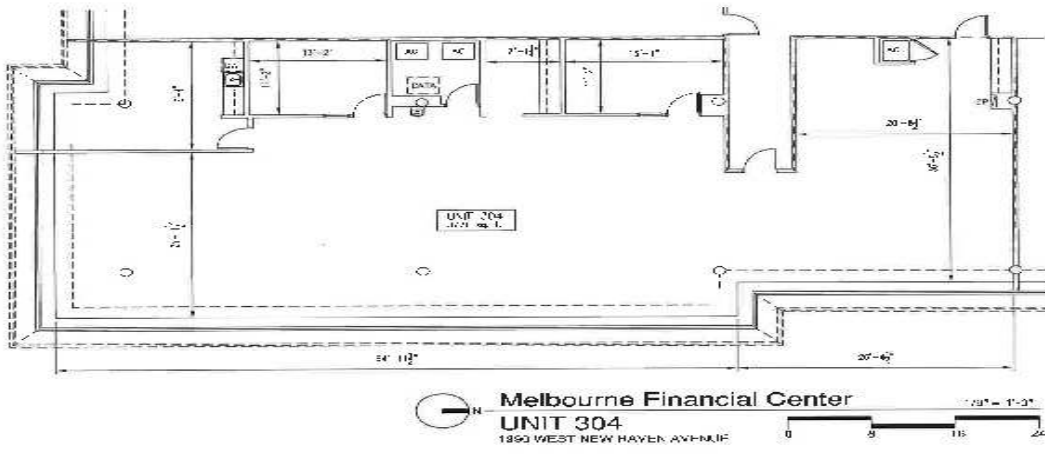
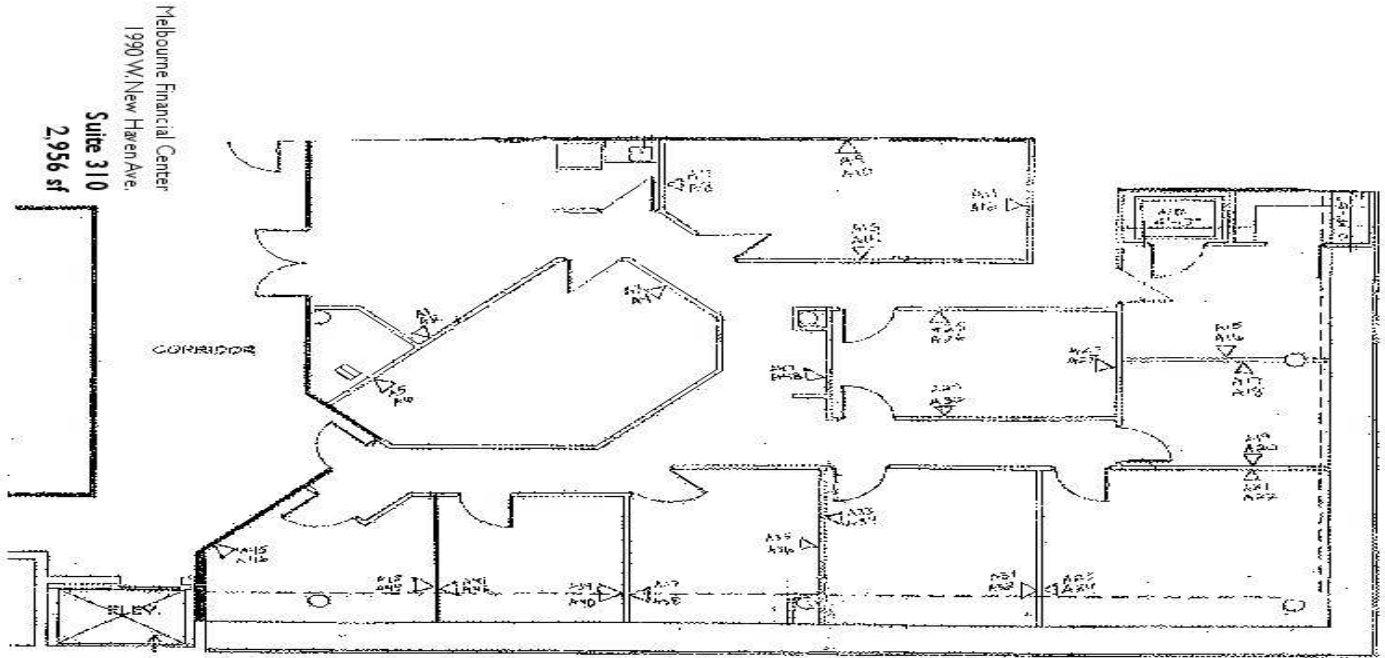
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# FLOOR PLANS

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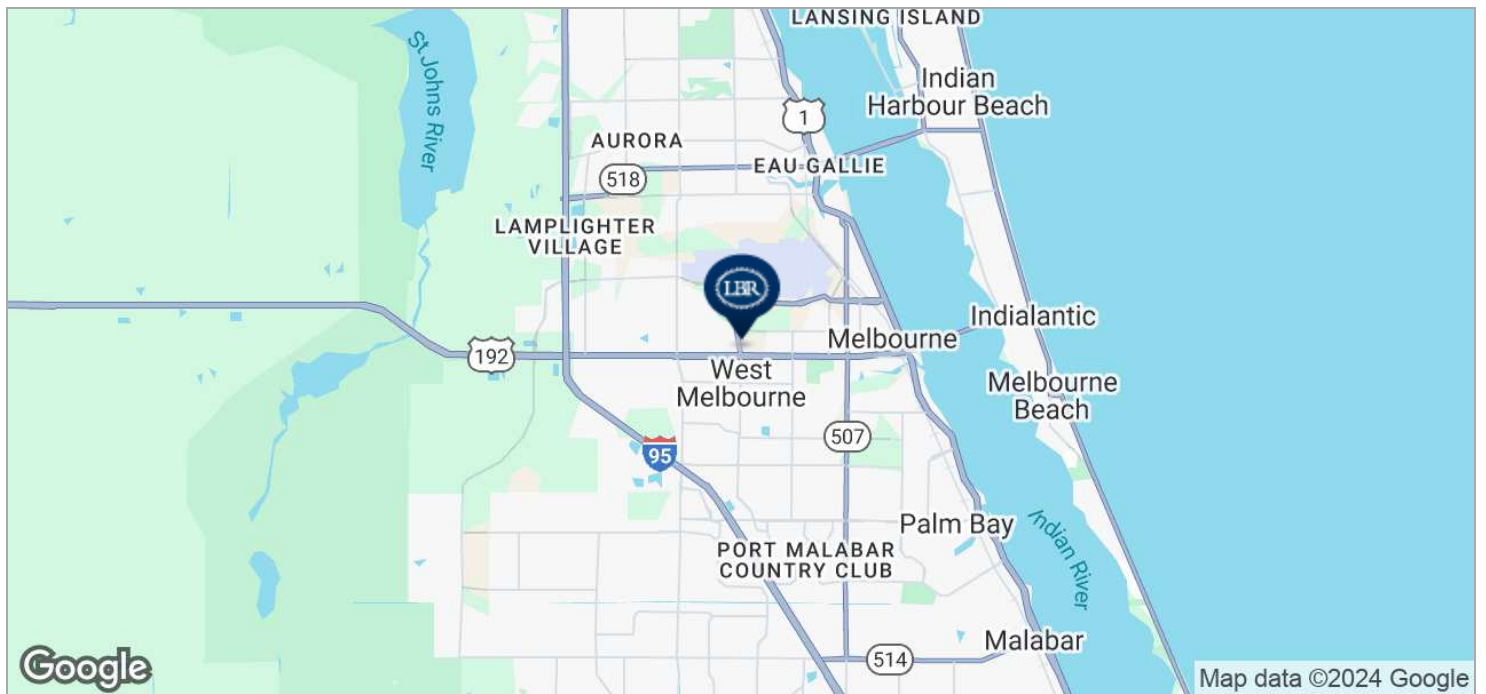
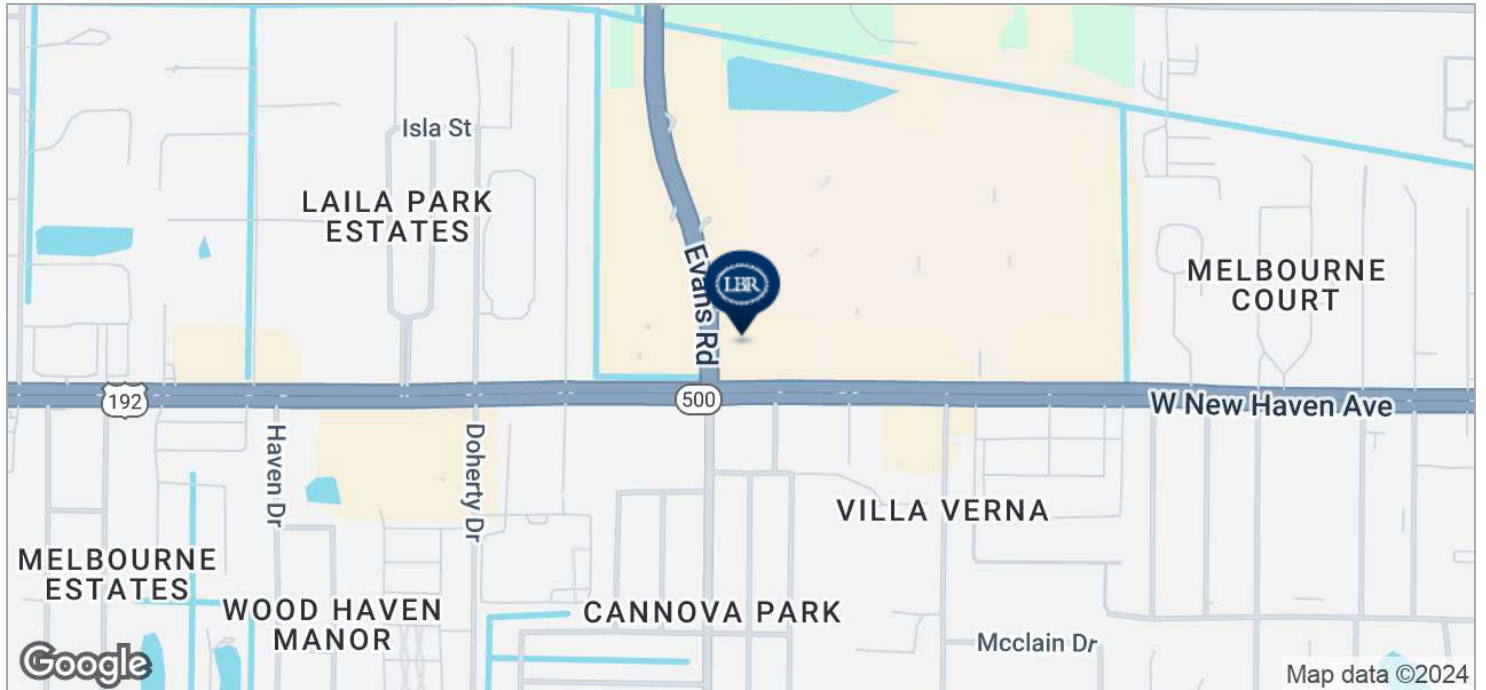
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# LOCATION MAPS

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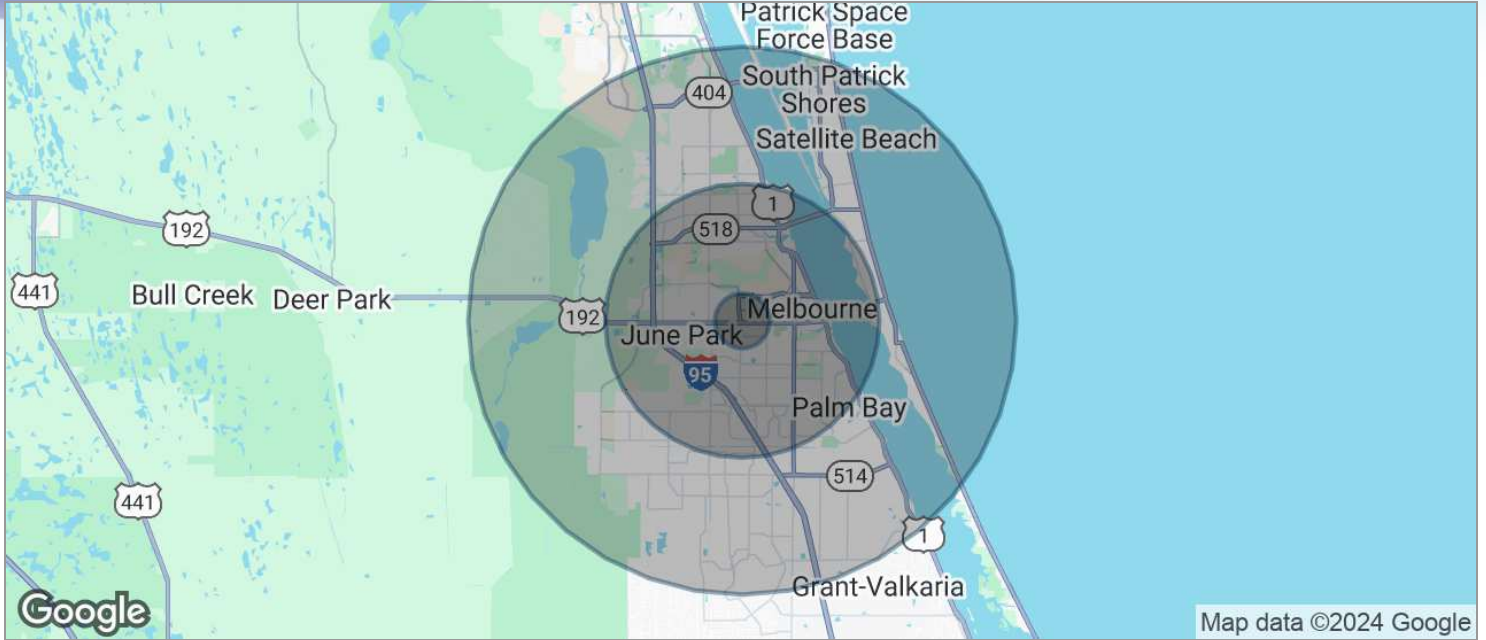
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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