

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: 1,500 - 6,840 SF

Lease Rate: \$14 - \$18 SF/yr (NNN)
Est \$5.16 PSF OPEX

Acreage: 4.87 Acres

Facility SF: 63,900 SF

Zoning: City of West Melbourne
Commercial New Haven
(C-NH)

PROPERTY OVERVIEW

Unit 3004: 1,800 SF. Est. 560 SF Showroom, Storage, 8' x 8' +/- Grade Level Door

Unit 3006: 1,800 SF (20' x 90' +/-). 1 Office, Open Configuration.

Unit 3008: 3,240 SF (36' x 90' +/-). Open Configuration with Concrete Floor

Units 3004-3008 can be Leased Individually or Combined

Unit 3018: 1,500 SF. Waiting Room, 4 Plumbed Exam Rooms, 1 Office, 2 Restrooms.

Landlord Interior Improvements In Progress (Call for Details)

Utilities: City Water/Sewer, FPL Electric

C-NH Zoning: Retail, Office, Medical, Restaurant, Indoor Recreation & More!

Ample Parking with 205 Paved/Striped/Lighted Common 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!

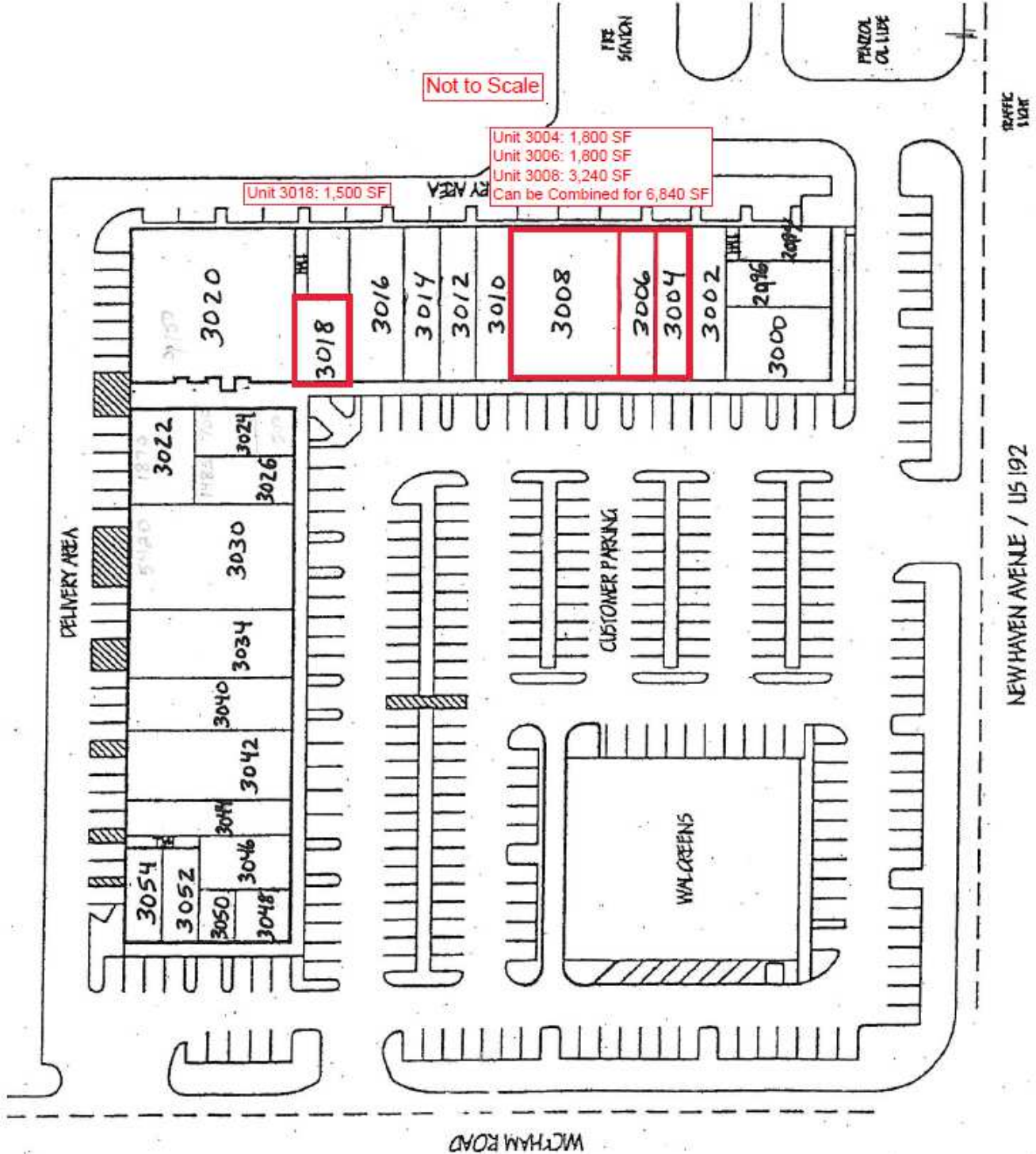
Zachary Ullian

Broker Associate
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Available Units (1,500 SF; 1,800 SF; 3,600 SF; 5,040 SF; 6,840 SF)



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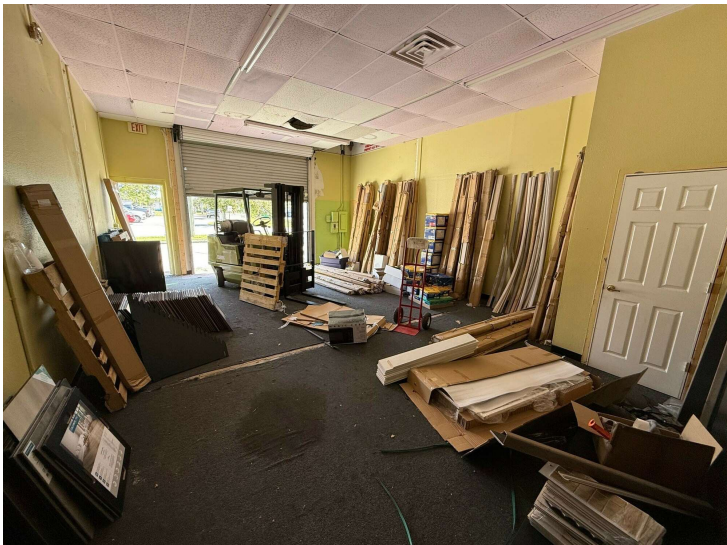
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Unit 3004 Photos (1,800 SF)



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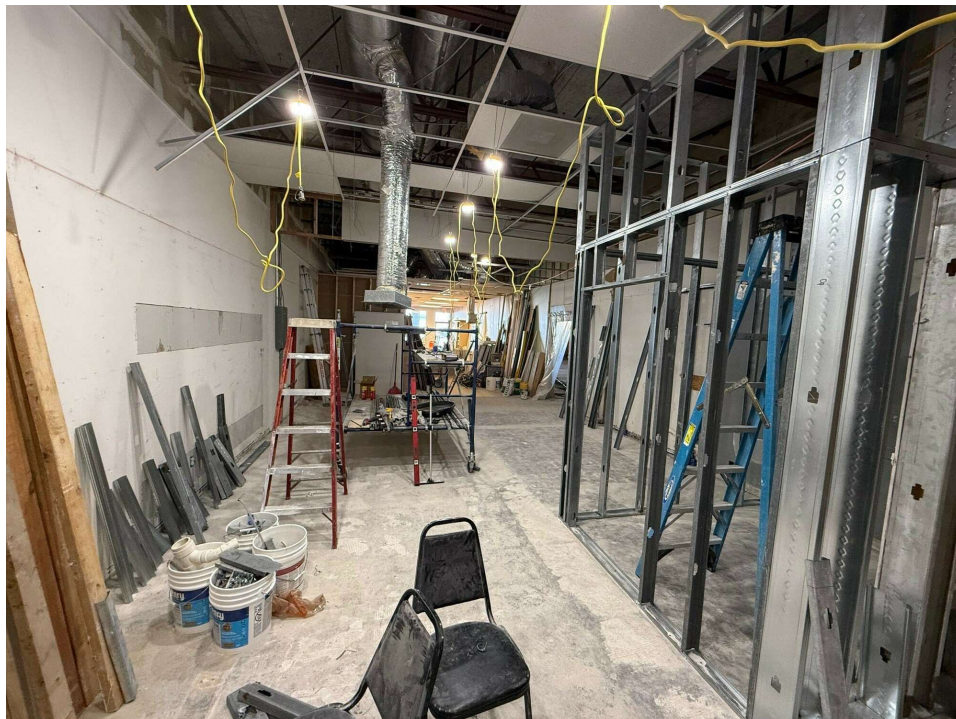
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Unit 3006 Photos (1,800 SF)



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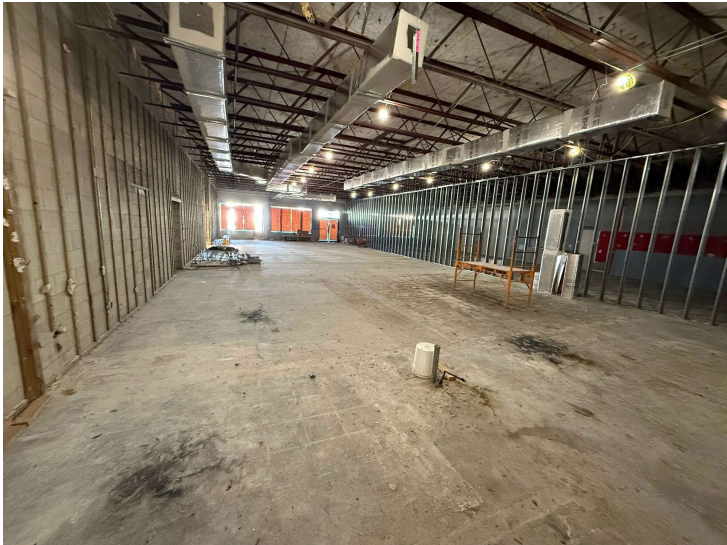
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Unit 3008 Photos (3,240 SF)



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Unit 3018 Photos (1,500 SF) - Former Dental Unit



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Surrounding Businesses



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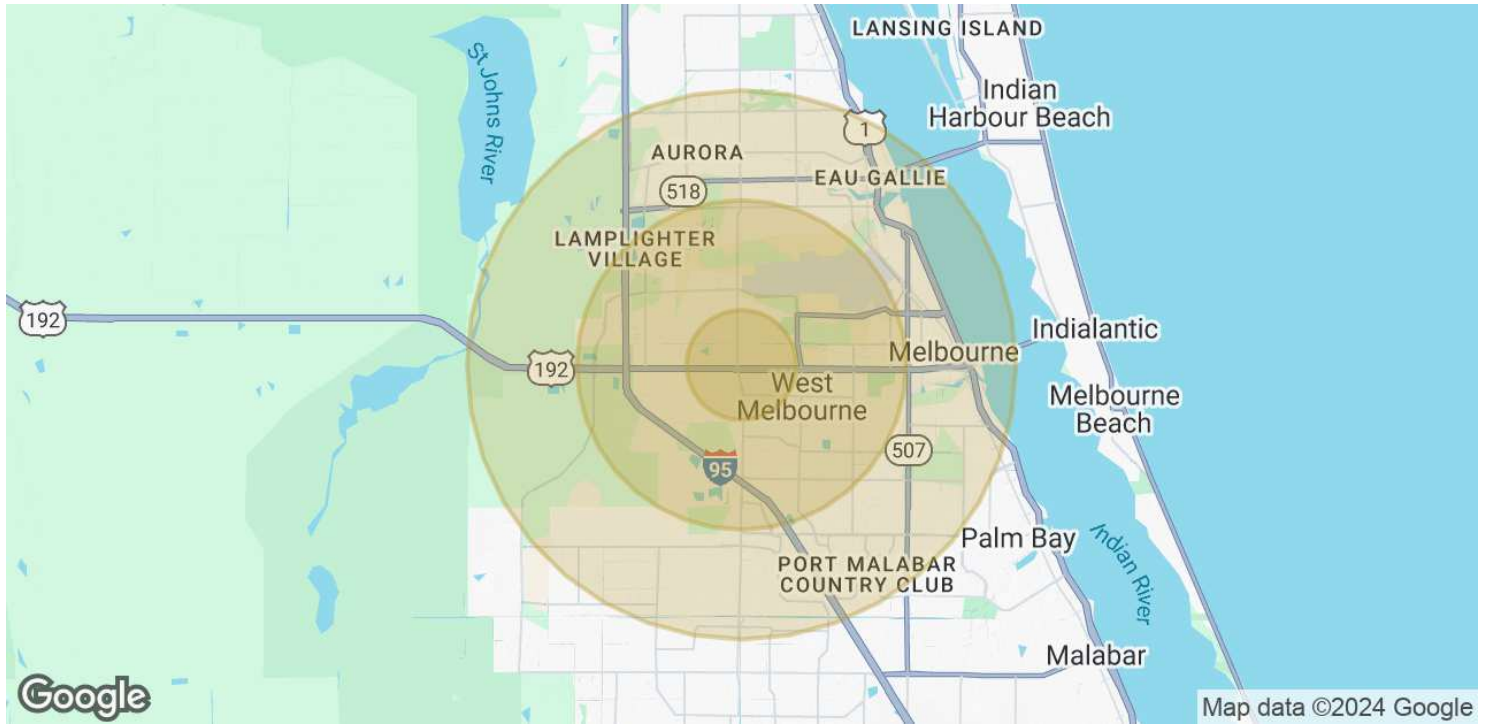
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Demographics Map & Report



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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