

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 SF
Lease Rate:	\$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 3018: 1,500 SF. Waiting Room, 4 Plumbed Exam Rooms, 1 Office, 2 Restrooms. Former Dental Office. Converts well to Traditional Office or Medical Office
Landlord Improvements Underway (Call for Details)
Utilities: City Water/Sewer, FPL Electric
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!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

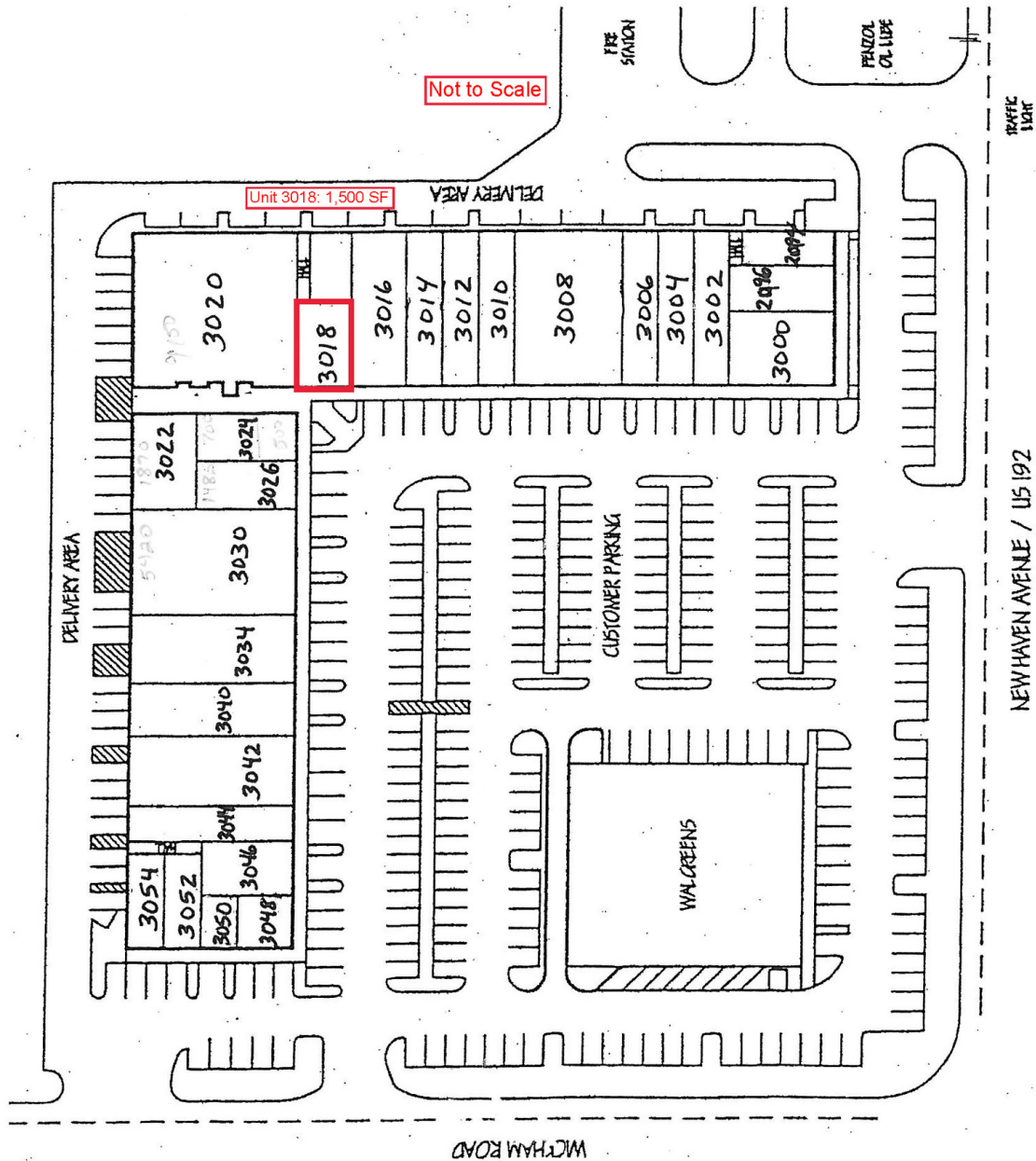


SIOR
Individual Members
Michael S. Ullian
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Available Units



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



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Surrounding Businesses



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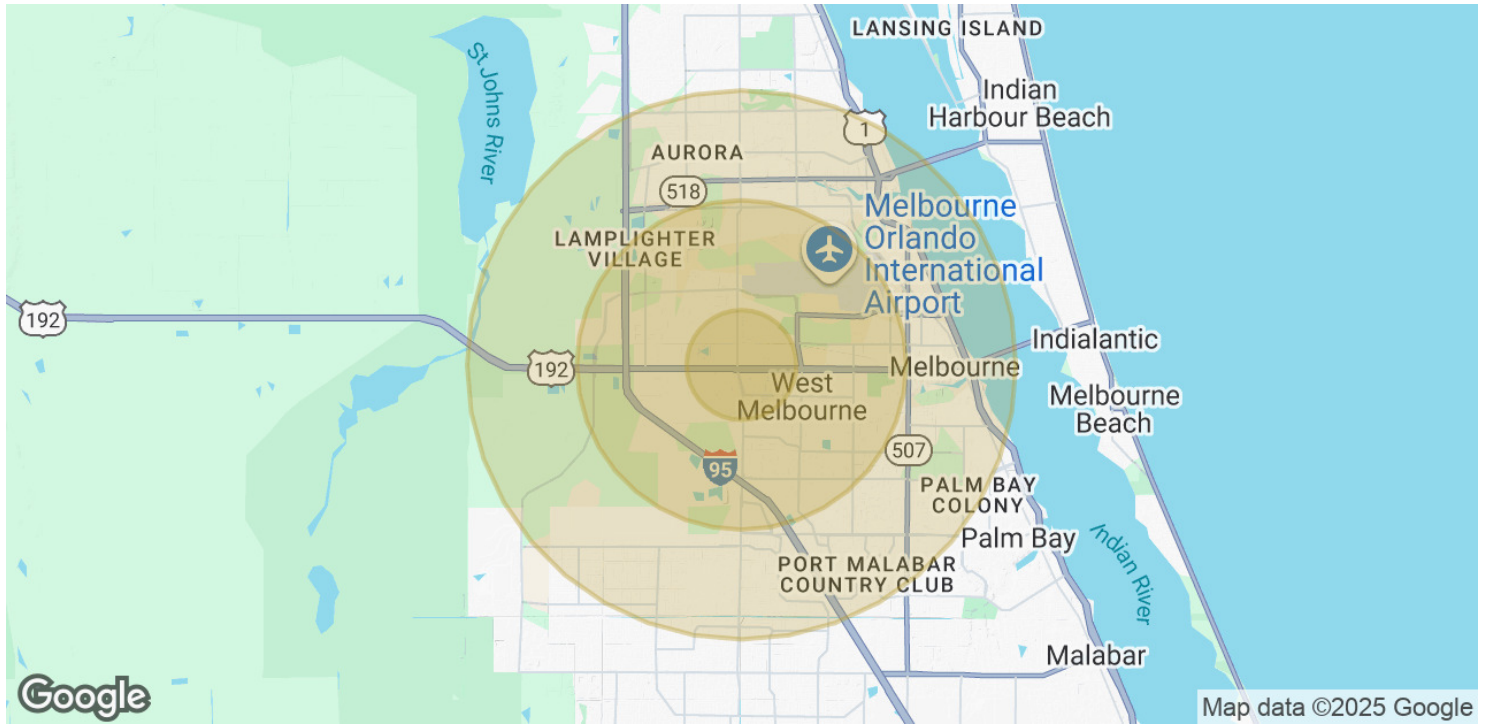


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Demographics Map & Report



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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