



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1990 W New Haven Ave, Melbourne, FL, 32904. This property features a coveted location with high visibility and excellent accessibility. The expansive storefront windows flood the space with natural light, creating an inviting atmosphere for customers or clients. With ample parking and strong traffic flow, this property is poised to elevate businesses seeking a prominent presence in the vibrant market. Don't miss the chance to make your mark in this dynamic commercial space.

## LOCATION DESCRIPTION

Situated in the heart of Brevard County's bustling commercial hub, Melbourne Financial Center offers unparalleled convenience and connectivity for discerning tenants. The surrounding area is teeming with a wealth of amenities, from popular dining destinations to shopping at Melbourne Square Mall and close proximity to Melbourne International Airport. Just a short drive away, professionals can take advantage of the area's rich talent pool, with nearby institutions such as Florida Institute of Technology and Eastern Florida State College cultivating a diverse, skilled workforce. With its strategic location amidst a thriving business community, Melbourne Financial Center presents an exceptional opportunity for companies seeking a prestigious foothold in the dynamic Brevard market.

## OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Lease Rate:    | \$16.00 SF/yr (\$5.95/sf NNN) |
| Available SF:  | 927 - 3,837 SF                |
| Lot Size:      | 102,802 SF                    |
| Building Size: | 45,000 SF                     |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 2,225    | 55,231   | 116,119  |
| Total Population  | 5,465    | 130,816  | 286,710  |
| Average HH Income | \$59,673 | \$54,988 | \$64,432 |

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## LEASE INFORMATION

|              |                |             |               |
|--------------|----------------|-------------|---------------|
| Lease Type:  | \$5.95/sf NNN  | Lease Term: | Negotiable    |
| Total Space: | 927 - 3,837 SF | Lease Rate: | \$16.00 SF/yr |

## AVAILABLE SPACES

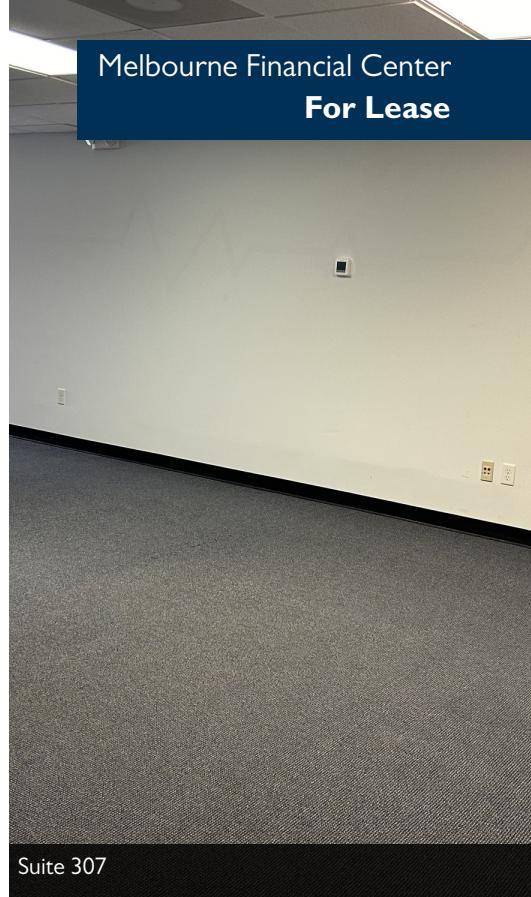
| SUITE | TENANT    | SIZE (SF) | LEASE TYPE    | LEASE RATE    |
|-------|-----------|-----------|---------------|---------------|
| #303  | Available | 2,679 SF  | \$5.95/sf NNN | \$16.00 SF/yr |
| #306  | Available | 1,386 SF  | \$5.95/sf NNN | \$16.00 SF/yr |
| #307  | Available | 927 SF    | \$5.95/sf NNN | \$16.00 SF/yr |
| #310  | Available | 2,956 SF  | \$5.95/sf NNN | \$16.00 SF/yr |
| #304  | Available | 3,837 SF  | \$5.95/sf NNN | \$16.00 SF/yr |

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## Additional Photos



Melbourne Financial Center  
For Lease

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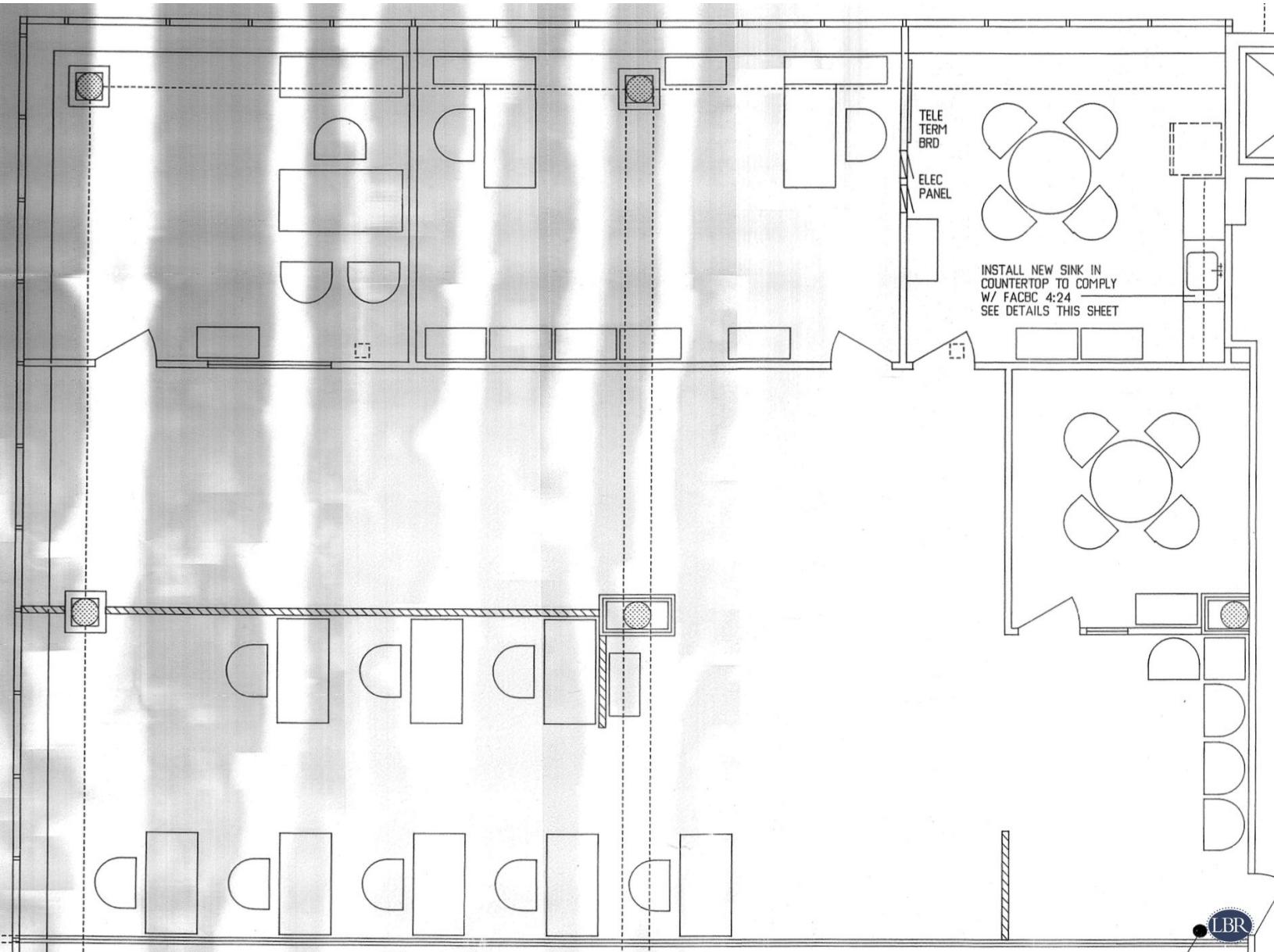
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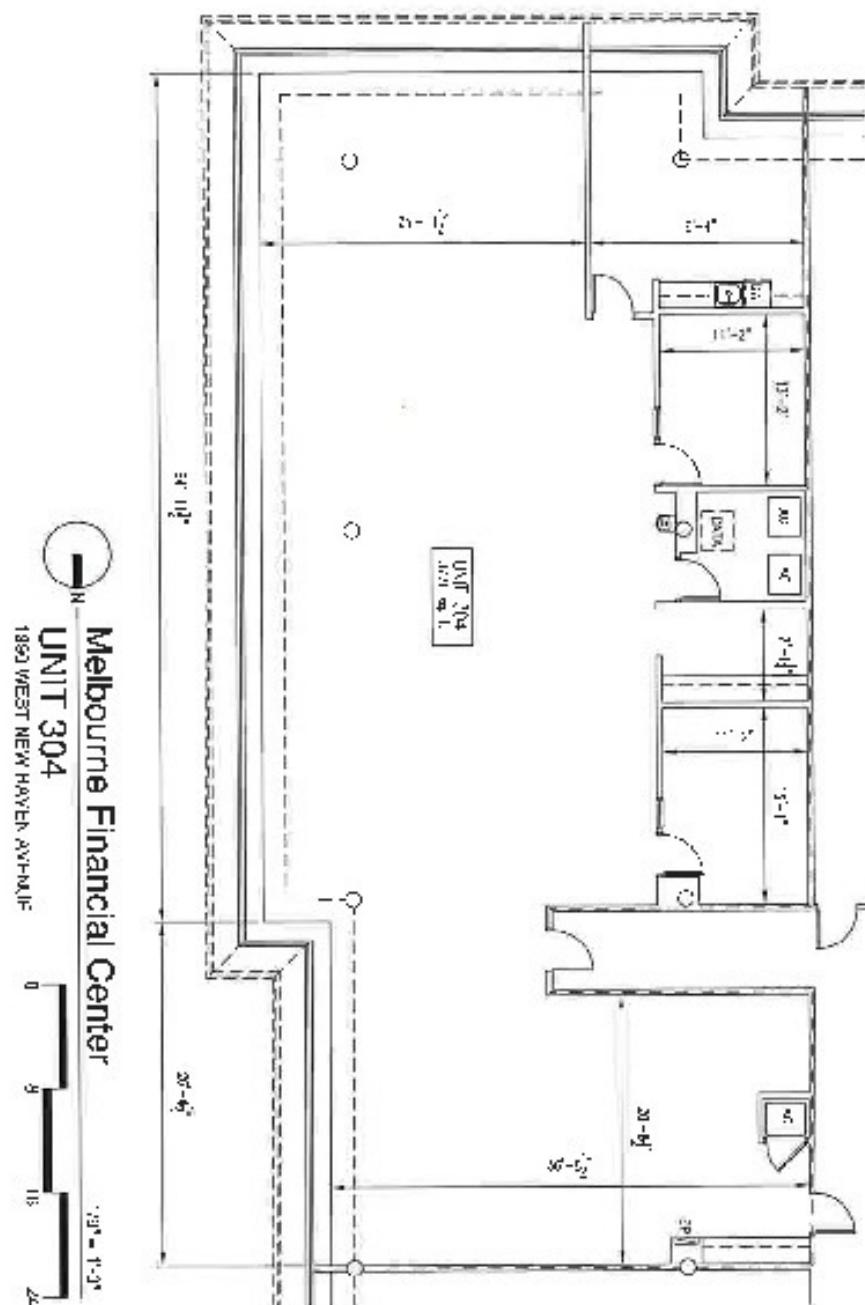


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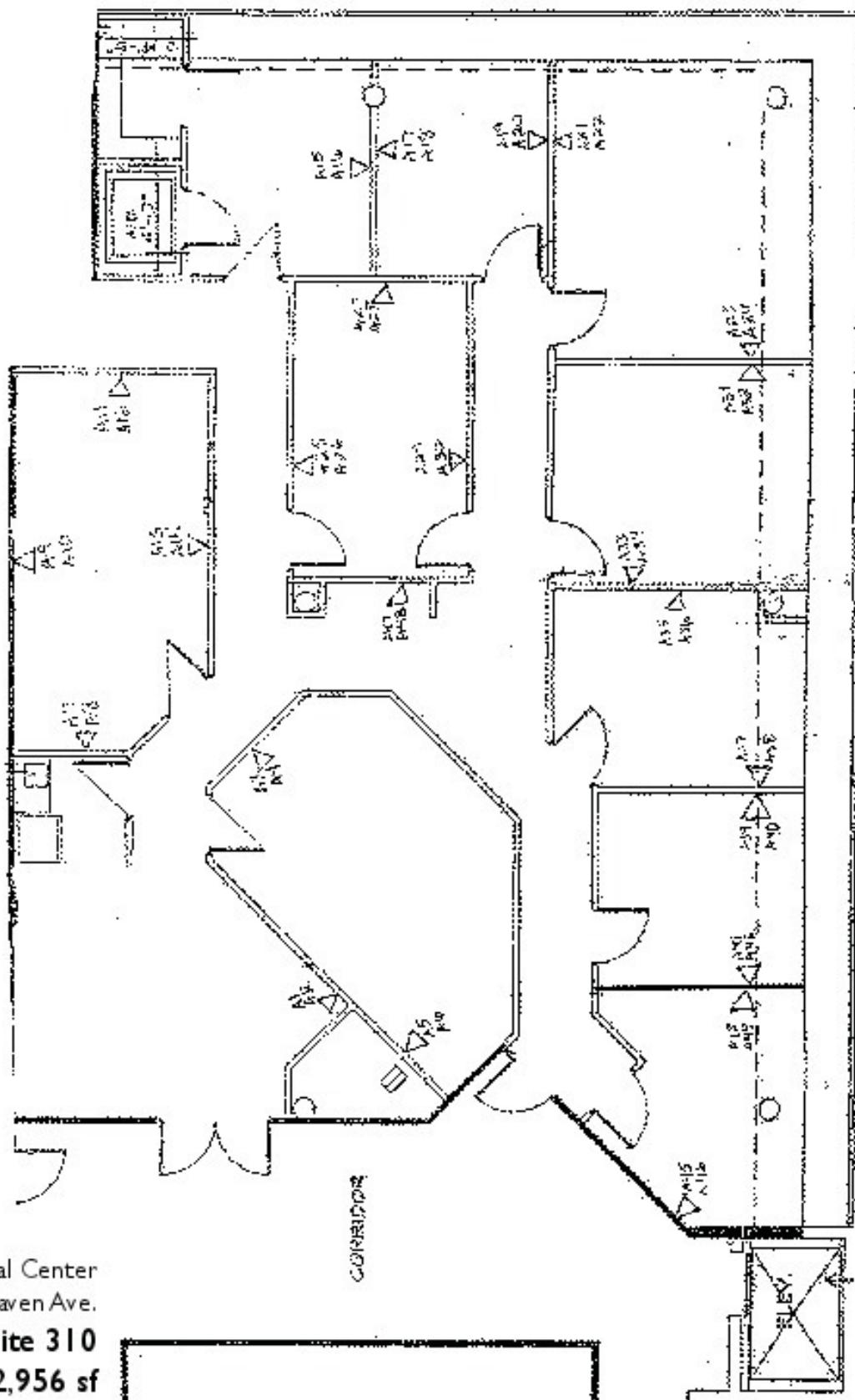




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Melbourne Financial Center  
1990 W. New Haven Ave.

**Suite 310**  
**2,956 sf**

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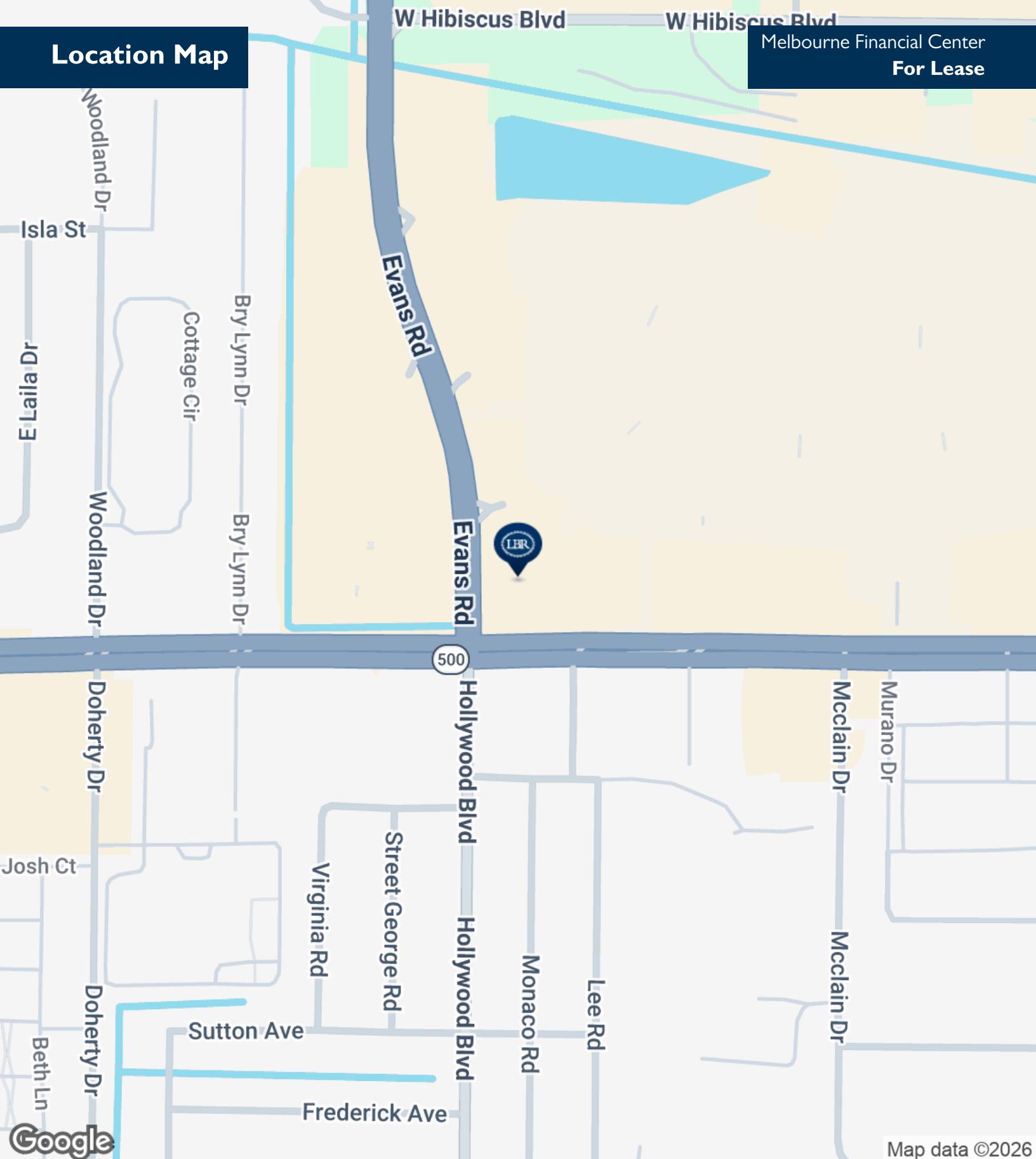
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## Location Map

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For Lease



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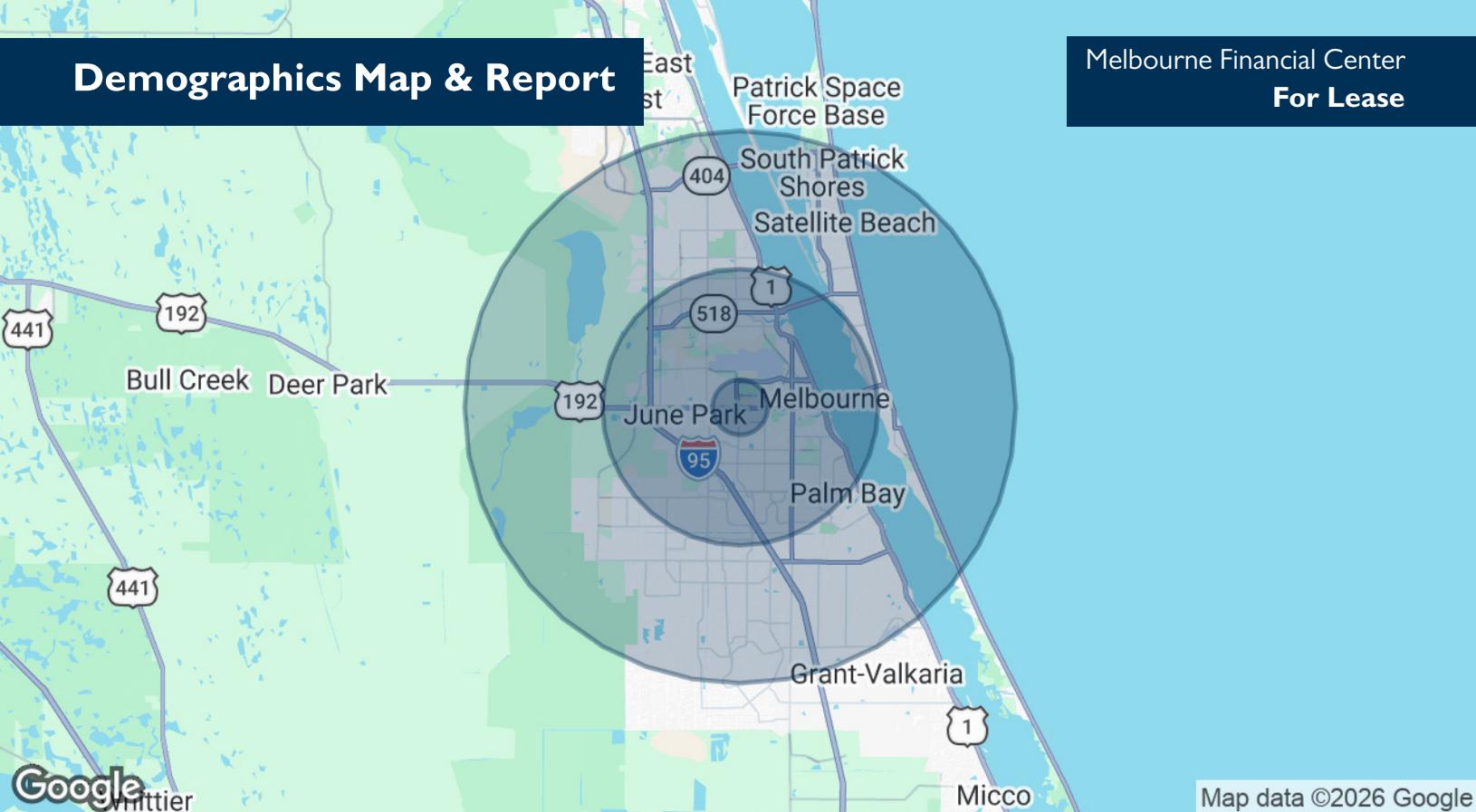
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# Demographics Map & Report

Melbourne Financial Center  
For Lease



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,465  | 130,816 | 286,710  |
| Average Age          | 44.7   | 43.5    | 43.5     |
| Average Age (Male)   | 43.4   | 40.7    | 41.8     |
| Average Age (Female) | 46.0   | 45.7    | 45.0     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| 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 |

2020 American Community Survey (ACS)

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