



OFFICE BUILDING **FOR SALE**    **\$1,100,000**

# 300 E NEW HAVEN AVE

Melbourne, FL 32901

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## PROPERTY DESCRIPTION

Prominent Multi-Tenant Office Building - LOCATION ! LOCATION ! LOCATION !

Gateway to Charming Downtown Melbourne At the Arched Welcome Sign

Two Story Building - Multi-Tenant or Single Tenant Full Building Use

Private Offices and Open Work Areas

Kitchen / Break Area

Parking Lot in Front of Building

Brick Siding Over Wood Frame

Ceramic Tile Roof

Interior Has Wood Paneling and First Floor Red Carpeting , A Prominent Feature in Interior Design in the 80's.

Design approaches offer numerous ways to transform this retro element into a stylish focal point that complements contemporary aesthetics.

## PROPERTY HIGHLIGHTS

- Prime investment opportunity or End User
- Spacious 4,886 SF building
- Consists of 2 separate units
- Established in 1986
- Versatile CI zoning
- Strategic Melbourne location
- 11 STRIPED PARKING SPACES INCLUDING HANDICAPPED

## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,100,000 |
| Number of Units: | 2           |
| Lot Size:        | 0.27 Acres  |
| Building Size:   | 4,886 SF    |

## DEMOGRAPHICS

|                   | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 385       | 1,340     | 3,761    |
| Total Population  | 624       | 2,355     | 8,454    |
| Average HH Income | \$50,113  | \$51,260  | \$63,465 |

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## Additional Photos



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## Second Floor



## Second Floor



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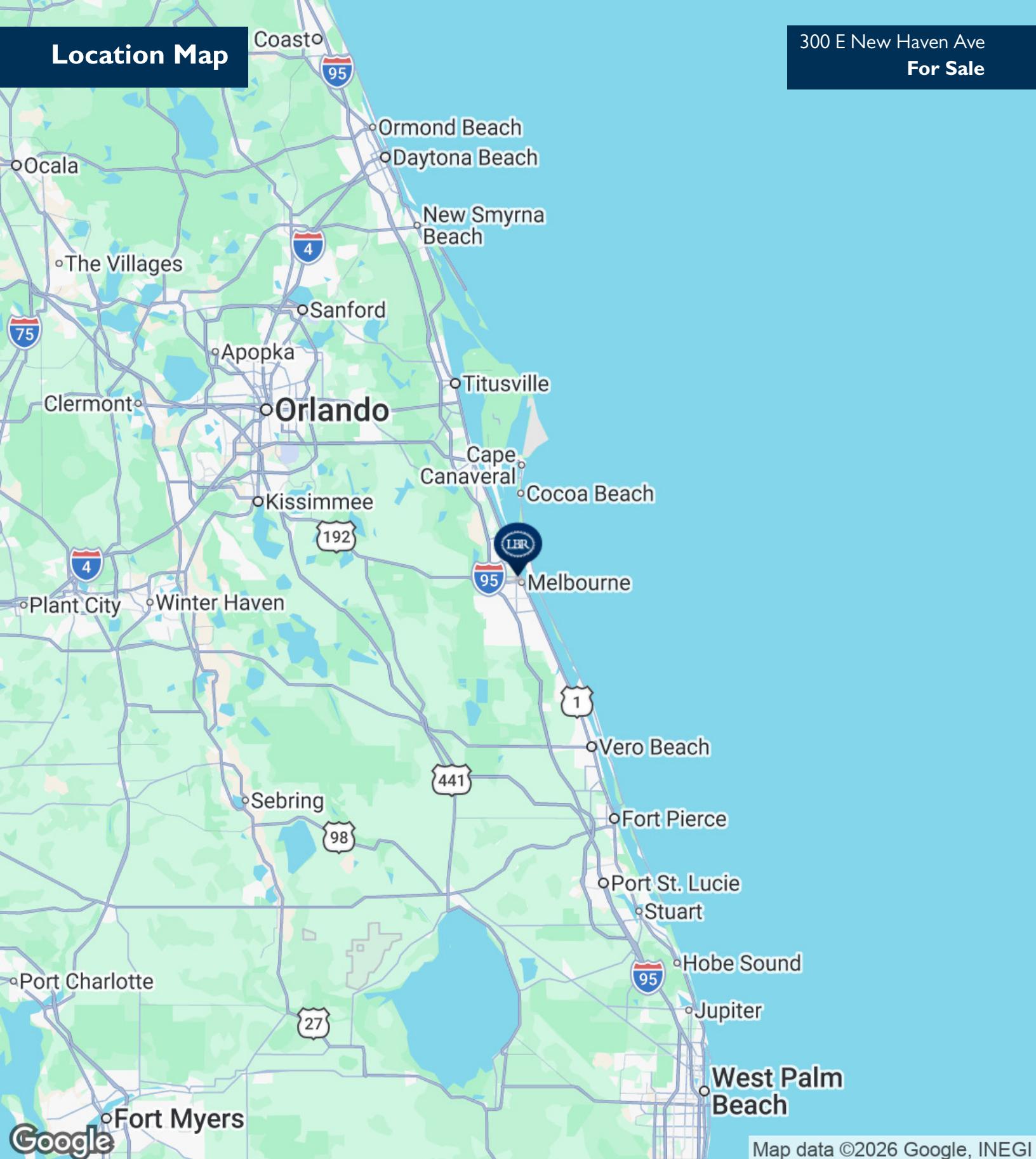
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## Location Map

300 E New Haven Ave

**For Sale**



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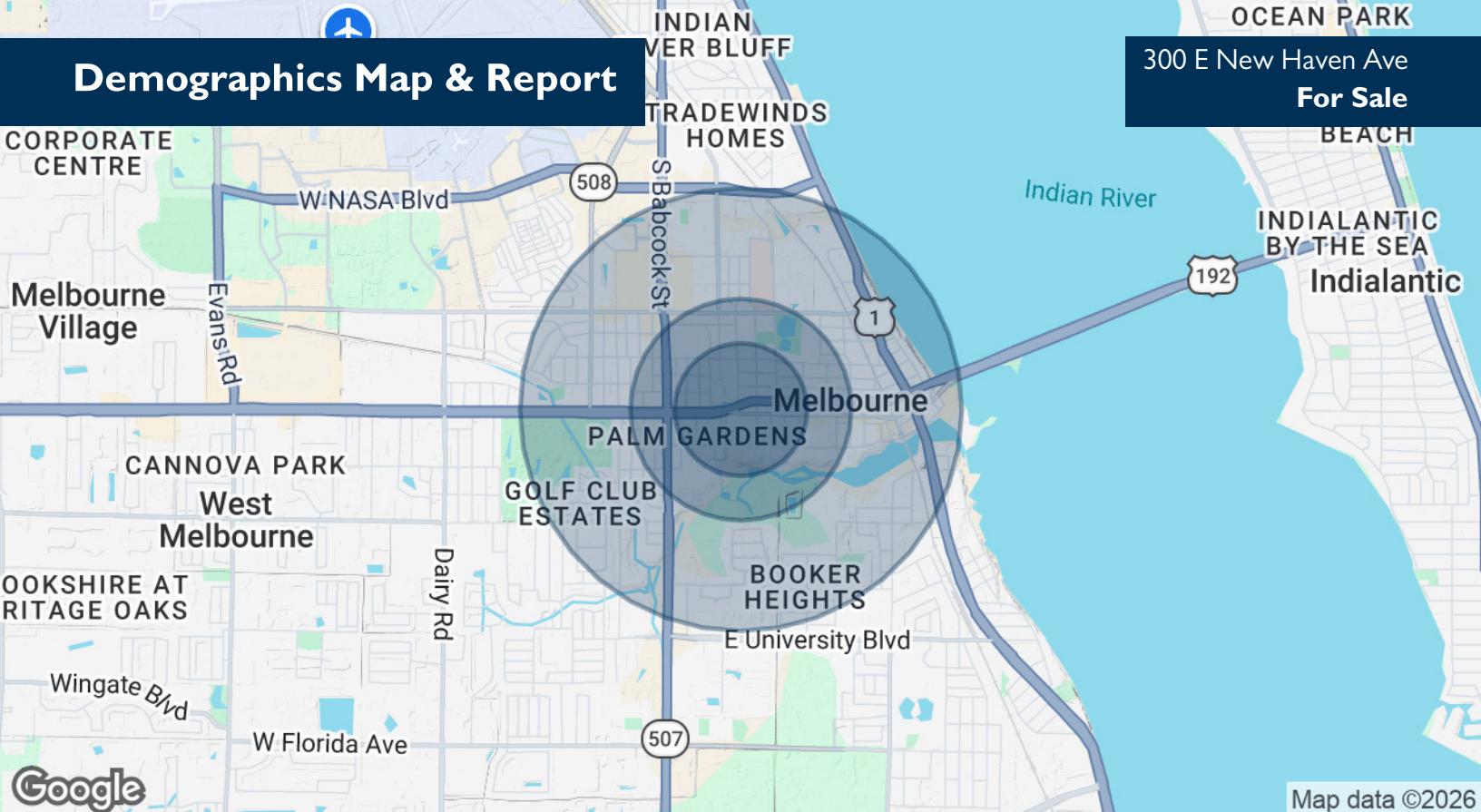
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# Demographics Map & Report

300 E New Haven Ave  
For Sale



Map data ©2026

## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 624       | 2,355     | 8,454  |
| Average Age          | 55        | 52        | 47     |
| Average Age (Male)   | 51        | 48        | 44     |
| Average Age (Female) | 57        | 55        | 50     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 385       | 1,340     | 3,761     |
| # of Persons per HH | 1.6       | 1.8       | 2.2       |
| Average HH Income   | \$50,113  | \$51,260  | \$63,465  |
| Average House Value | \$375,011 | \$345,174 | \$290,220 |

Demographics data derived from AlphaMap

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