



## 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 (\$6.23/sf NNN)
Available SF:	1,386 - 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

## ROB BECKNER, SIOR

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Rob@TeamLBR.com

## HAYDEN BROUILLETTE

Office Sales and Leasing Associate  
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Hayden@teamlbr.com



## LEASE INFORMATION

Lease Type:	\$6.23/sf NNN	Lease Term:	Negotiable
Total Space:	1,386 - 3,837 SF	Lease Rate:	\$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#303	Available	2,679 SF	\$6.23/sf NNN	\$16.00 SF/yr
#304	Available	3,837 SF	\$6.23/sf NNN	\$16.00 SF/yr
#306	Available	1,386 SF	\$6.23/sf NNN	\$16.00 SF/yr
#310	Available	2,956 SF	\$6.23/sf NNN	\$16.00 SF/yr

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# Additional Photos

Melbourne Financial Center  
For Lease



Suite 304



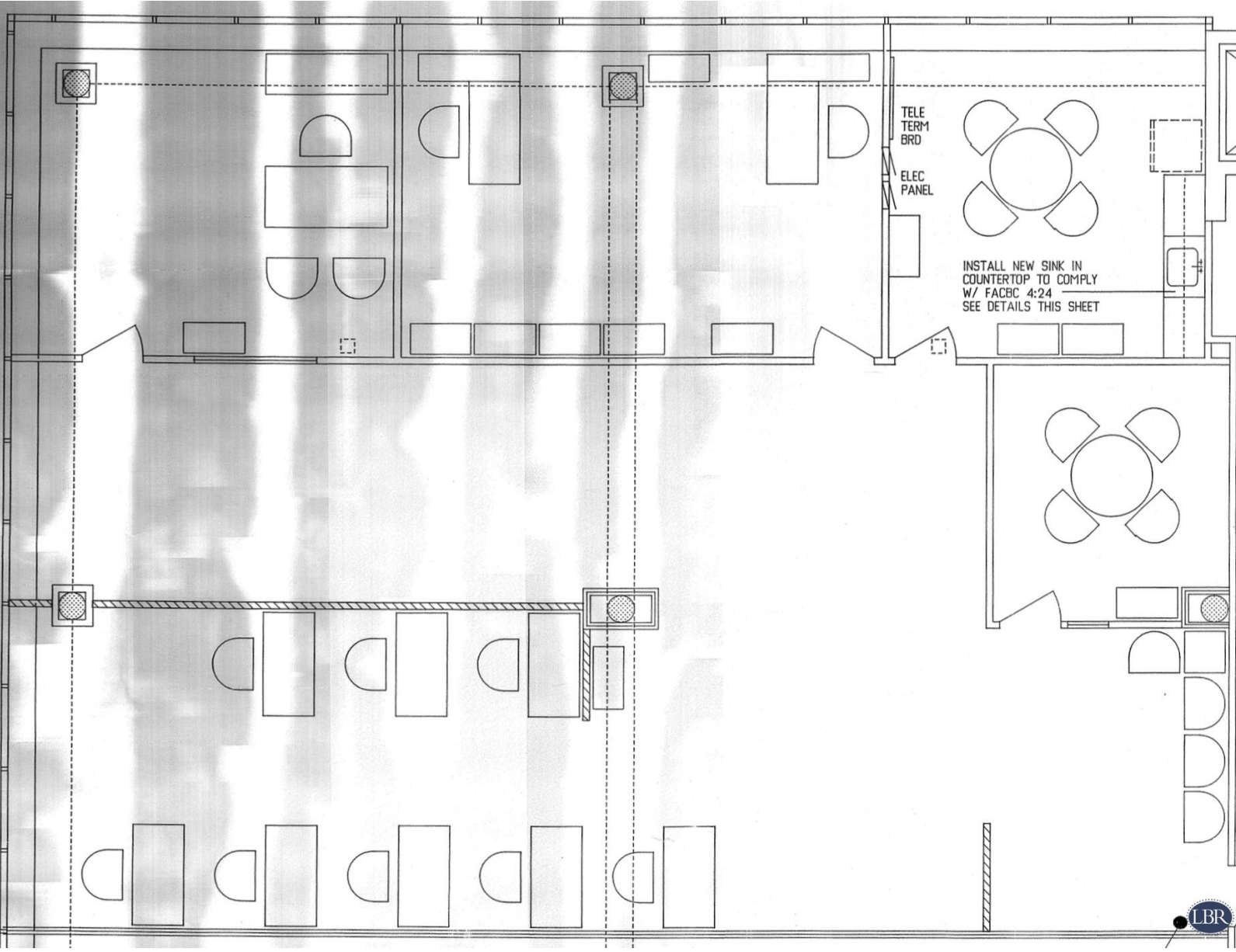
Suite 304

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Suite 303

**ROB BECKNER, SIOR**

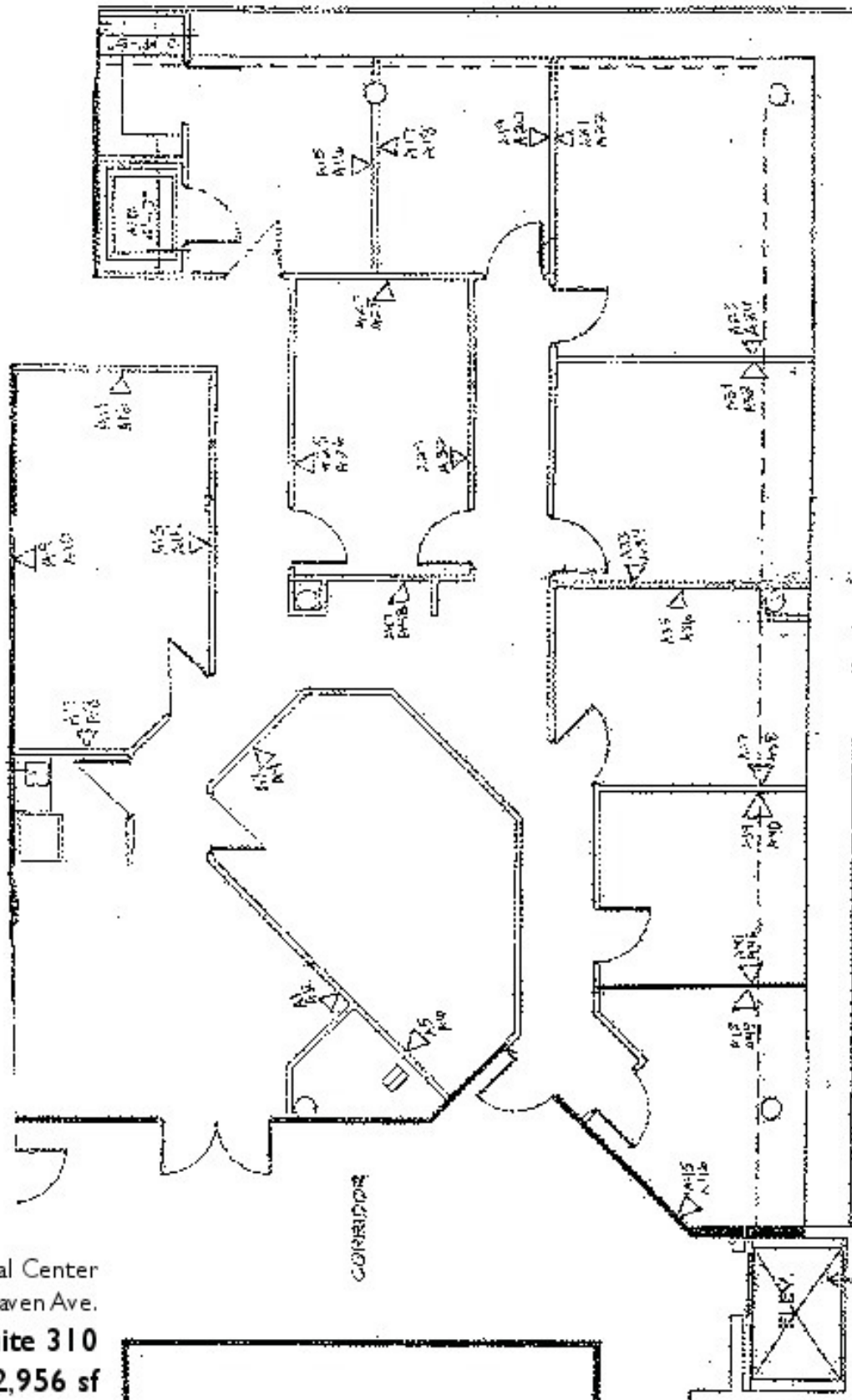
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Melbourne Financial Center  
1990 W. New Haven Ave.  
**Suite 310**  
**2,956 sf**

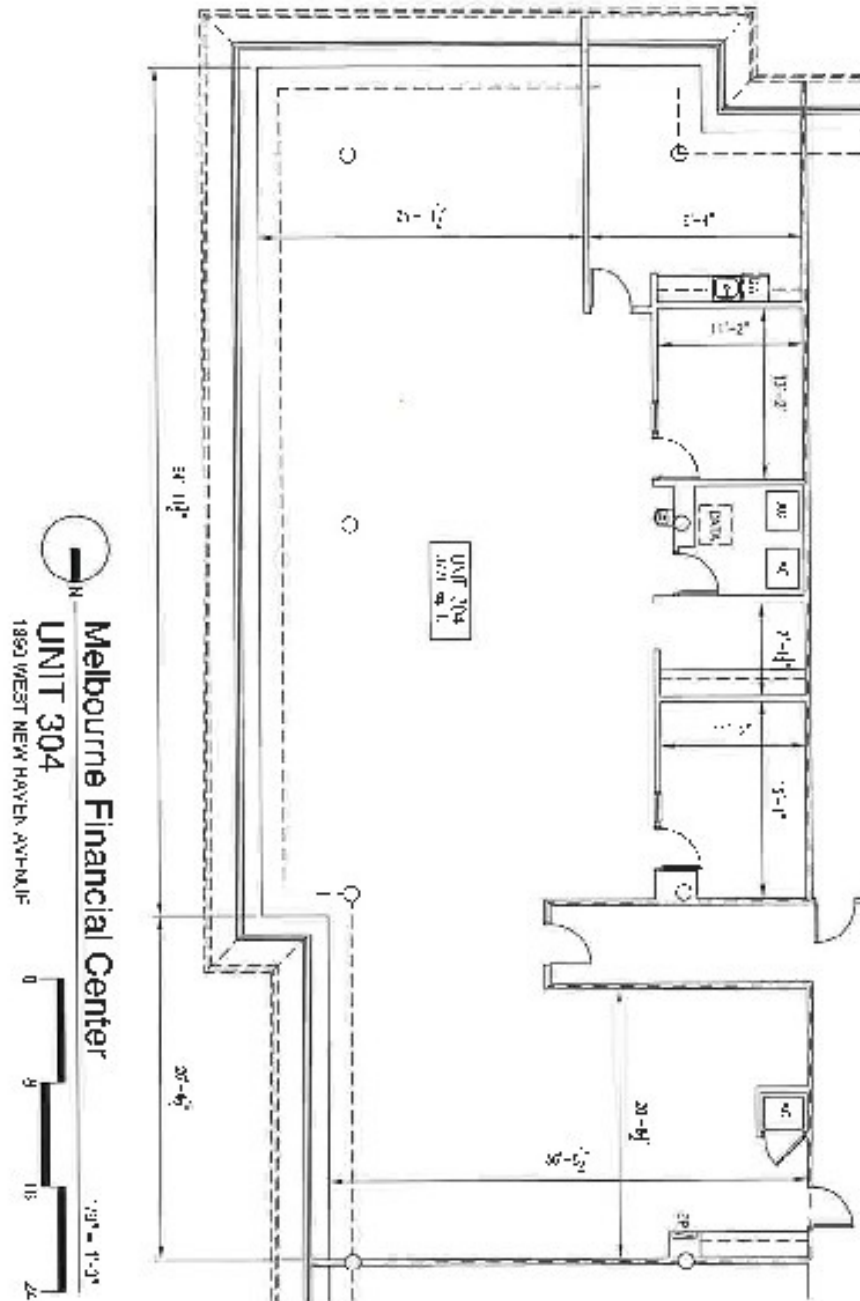
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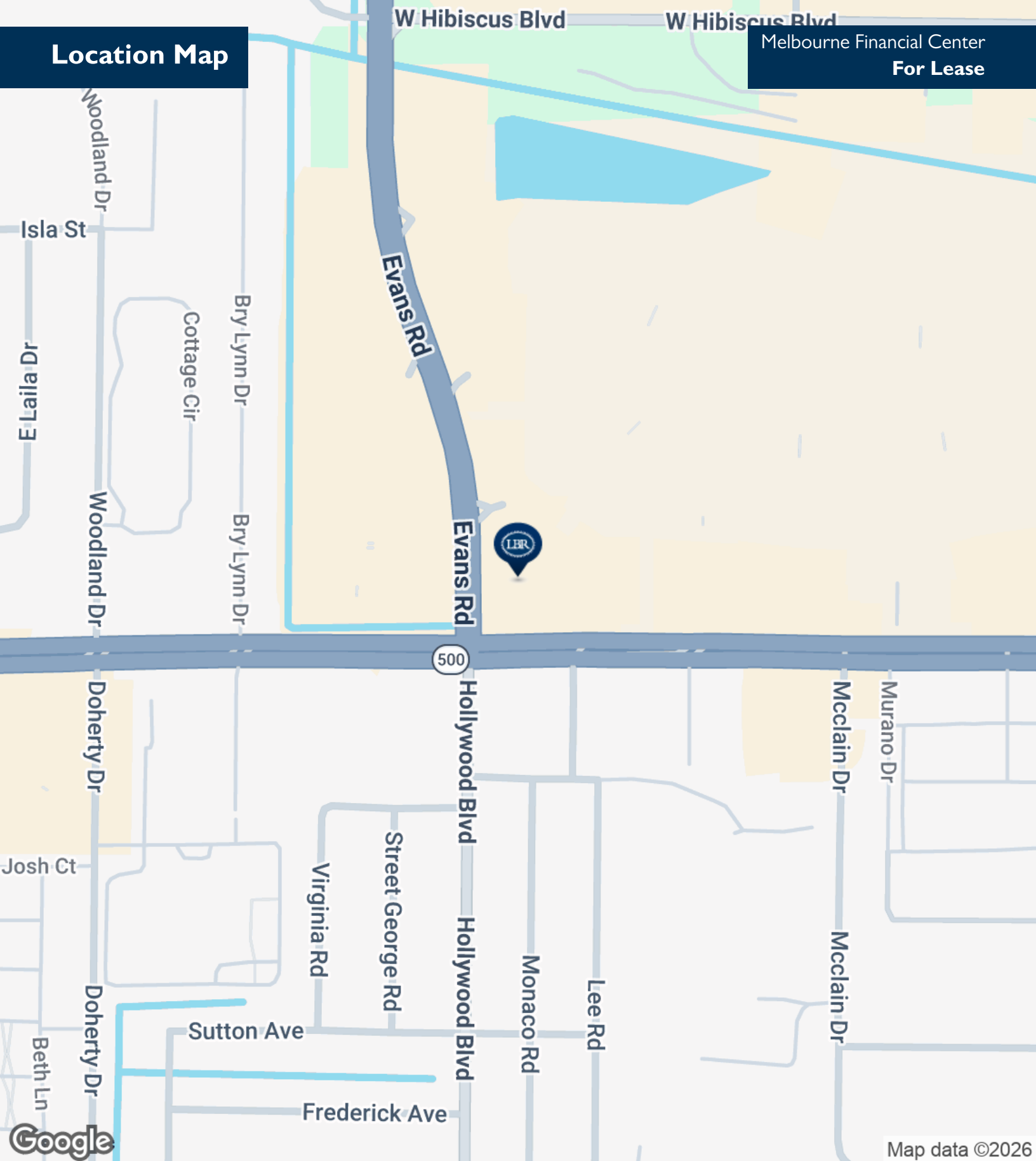
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# Location Map

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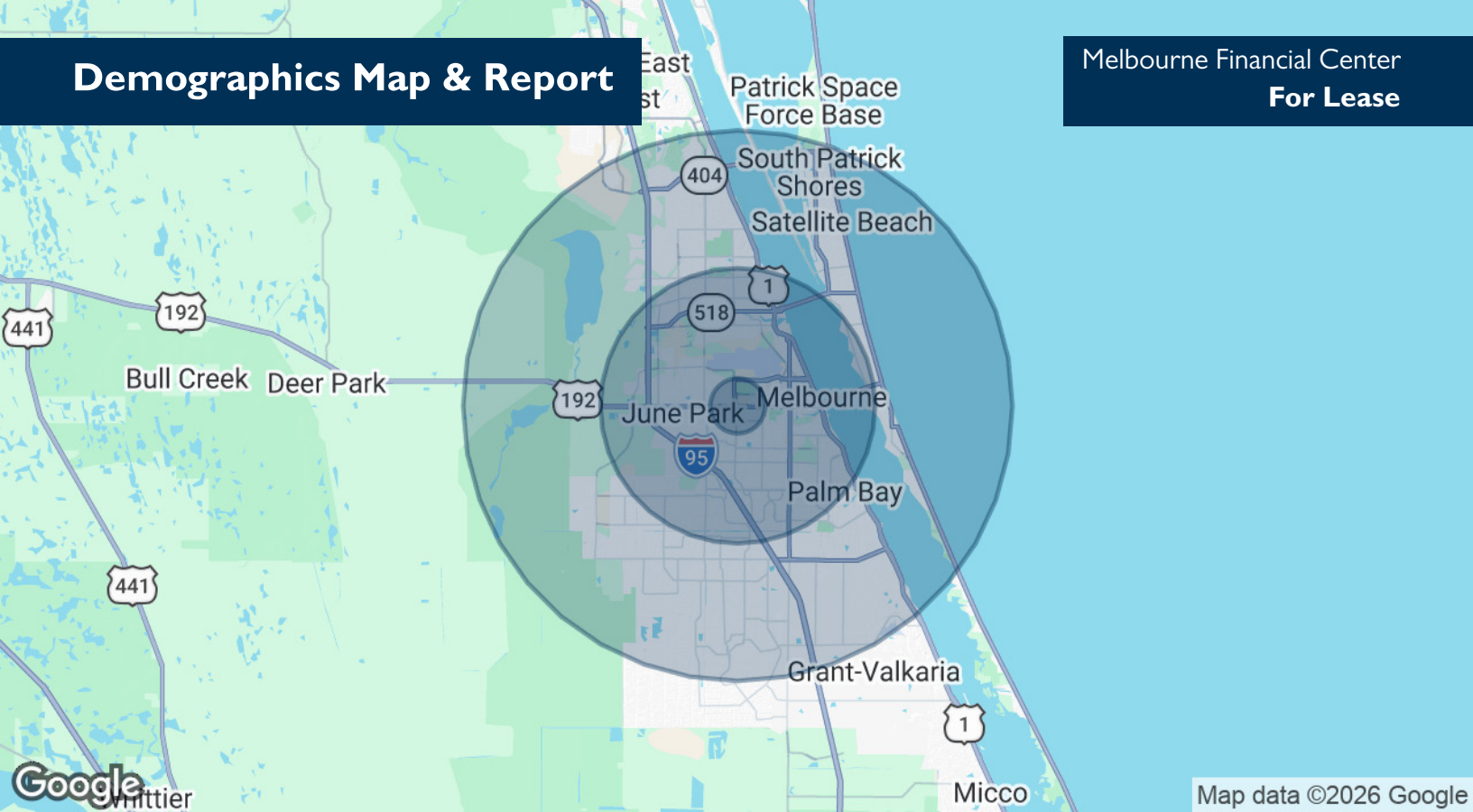
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# Demographics Map & Report

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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