



PROPERTY DESCRIPTION

This versatile property offers a highly visible location in a dynamic business corridor, ensuring maximum exposure for your enterprise. This address is ideal for retail, office, or service-oriented businesses seeking to make a statement. With ample parking and high foot traffic, this property is designed to accommodate the diverse needs of today's businesses. Don't miss the chance to align your brand with this sought-after location and elevate your commercial presence in West Melbourne.

LOCATION DESCRIPTION

Property is located on the corner of New Haven Ave and Haven Dr. in West Melbourne.

Excellent visibility with multiple entrances for easy access.

High traffic area.

OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (\$5.00/sf NNN)
Available SF:	5,600 SF
Lot Size:	0.88 Acres
Building Size:	5,600 SF
Year Built:	2007

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,201	24,671	59,364
Total Population	8,007	59,155	140,989
Average HH Income	\$97,650	\$89,371	\$84,263

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com



Interior Photos

2405 W New Haven Ave
For Lease



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Interior Photos



2405 W New Haven Ave
For Lease



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



JEFFERY T. ROBISON, CCIM

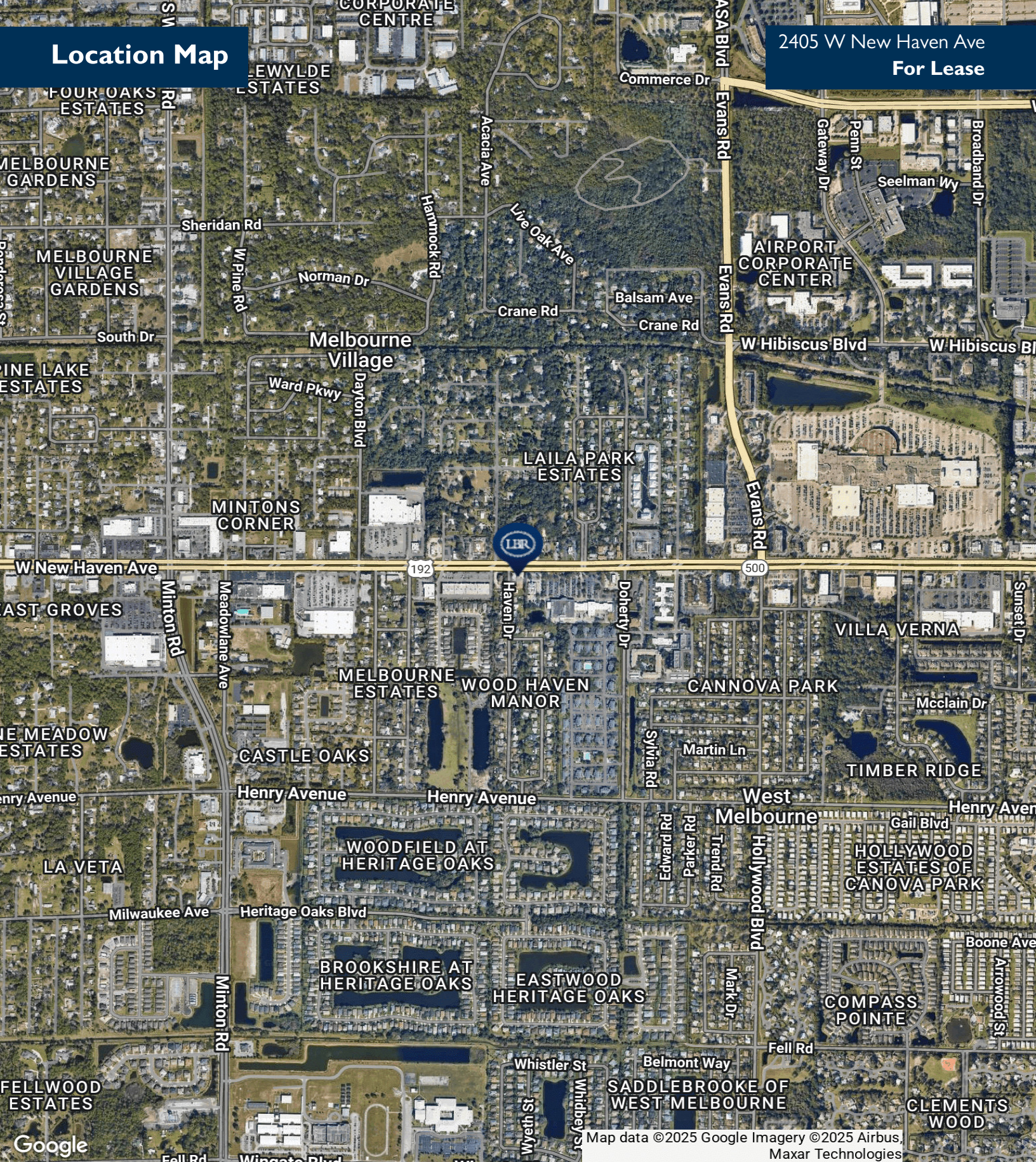
President | Broker
 321.722.0707 x13
 Jeff@TeamLBR.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

2405 W New Haven Ave
For Lease



JEFFERY T. ROBISON, CCIM

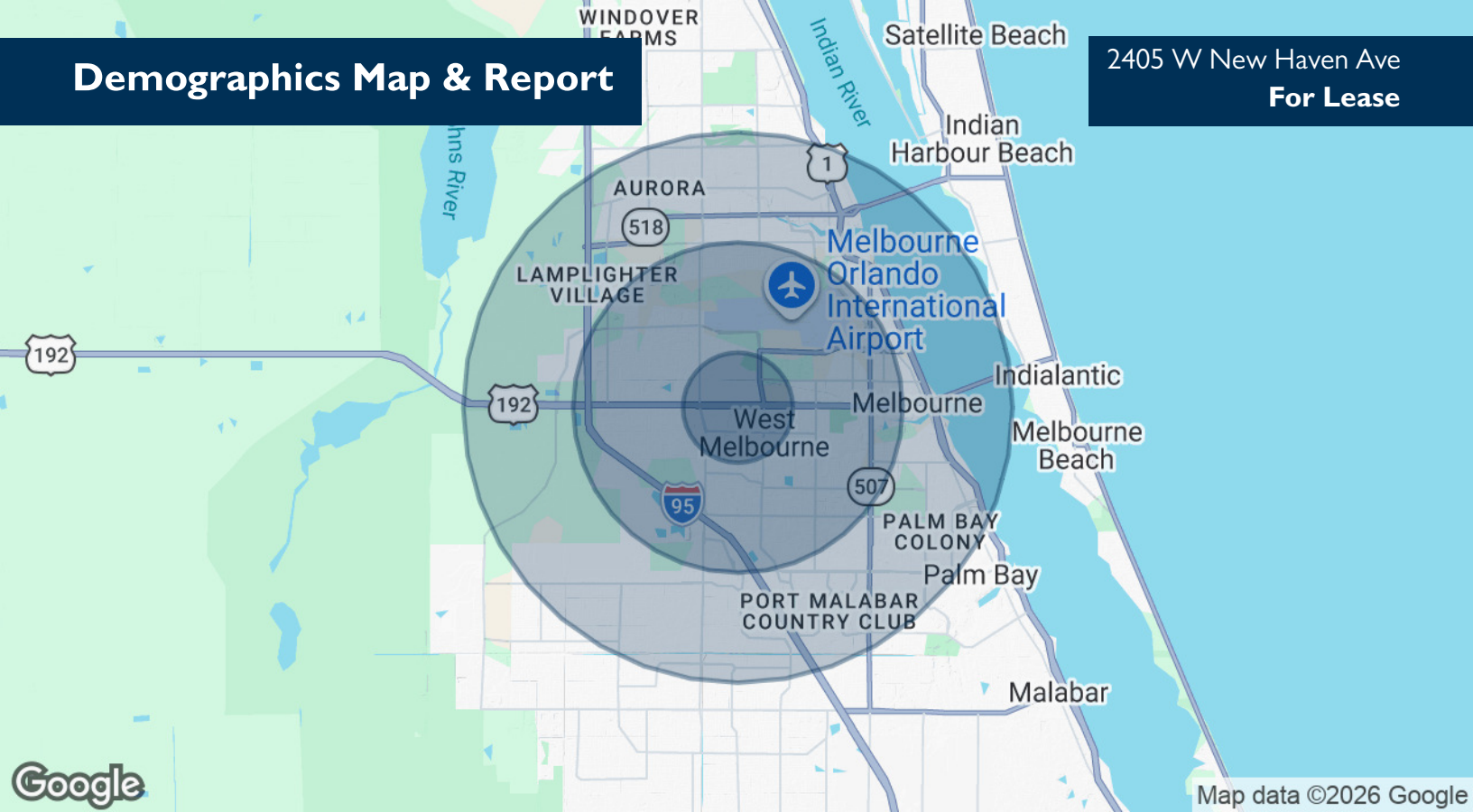
President | Broker
321.722.0707 x13
Jeff@TeamLBR.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Demographics Map & Report

2405 W New Haven Ave
For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,007	59,155	140,989
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,201	24,671	59,364
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$97,650	\$89,371	\$84,263
Average House Value	\$352,126	\$331,256	\$307,158

Demographics data derived from AlphaMap

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.