



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:	\$40 SF/yr (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

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Interior Photos

2405 W New Haven Ave
For Lease



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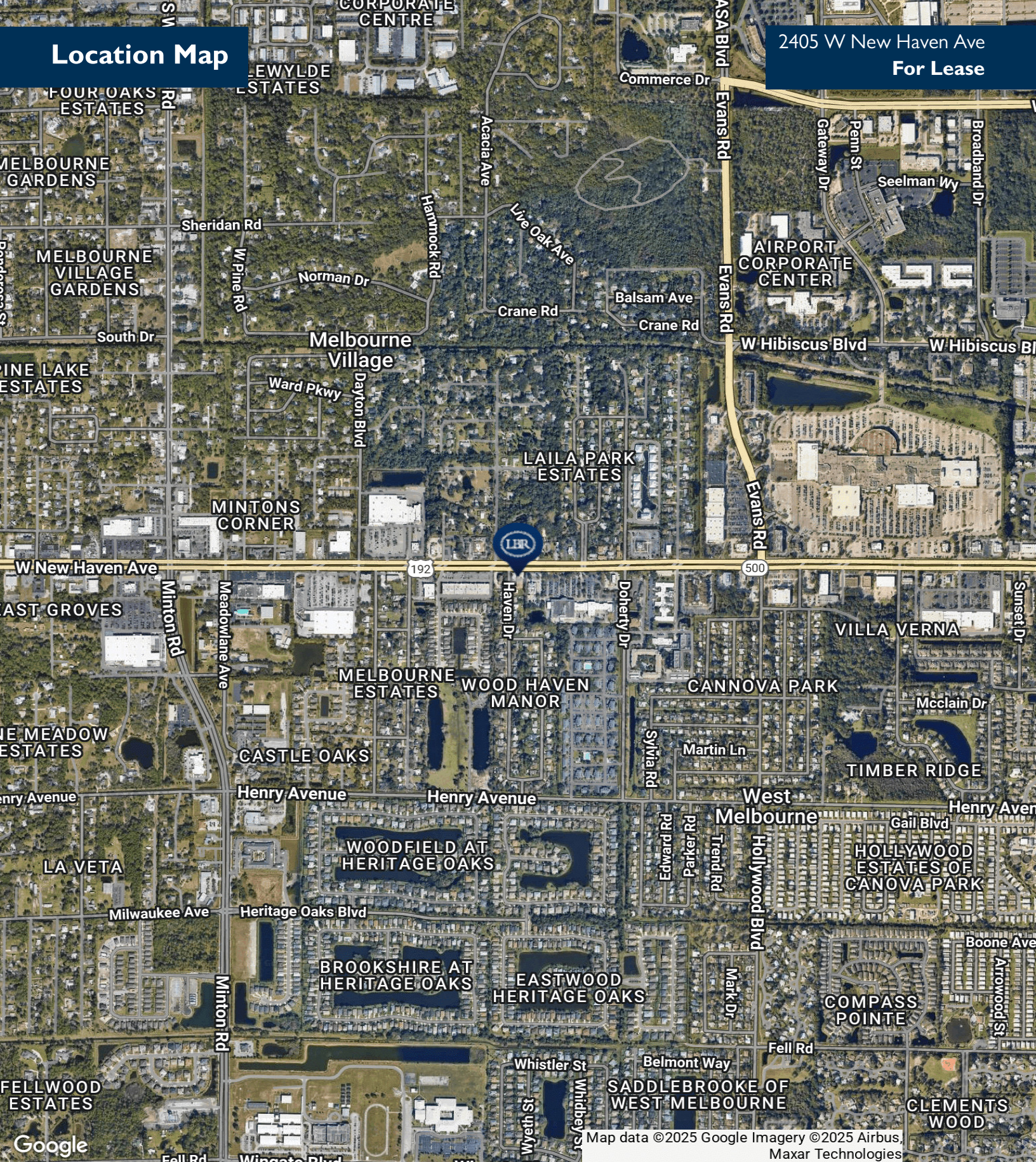
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Location Map

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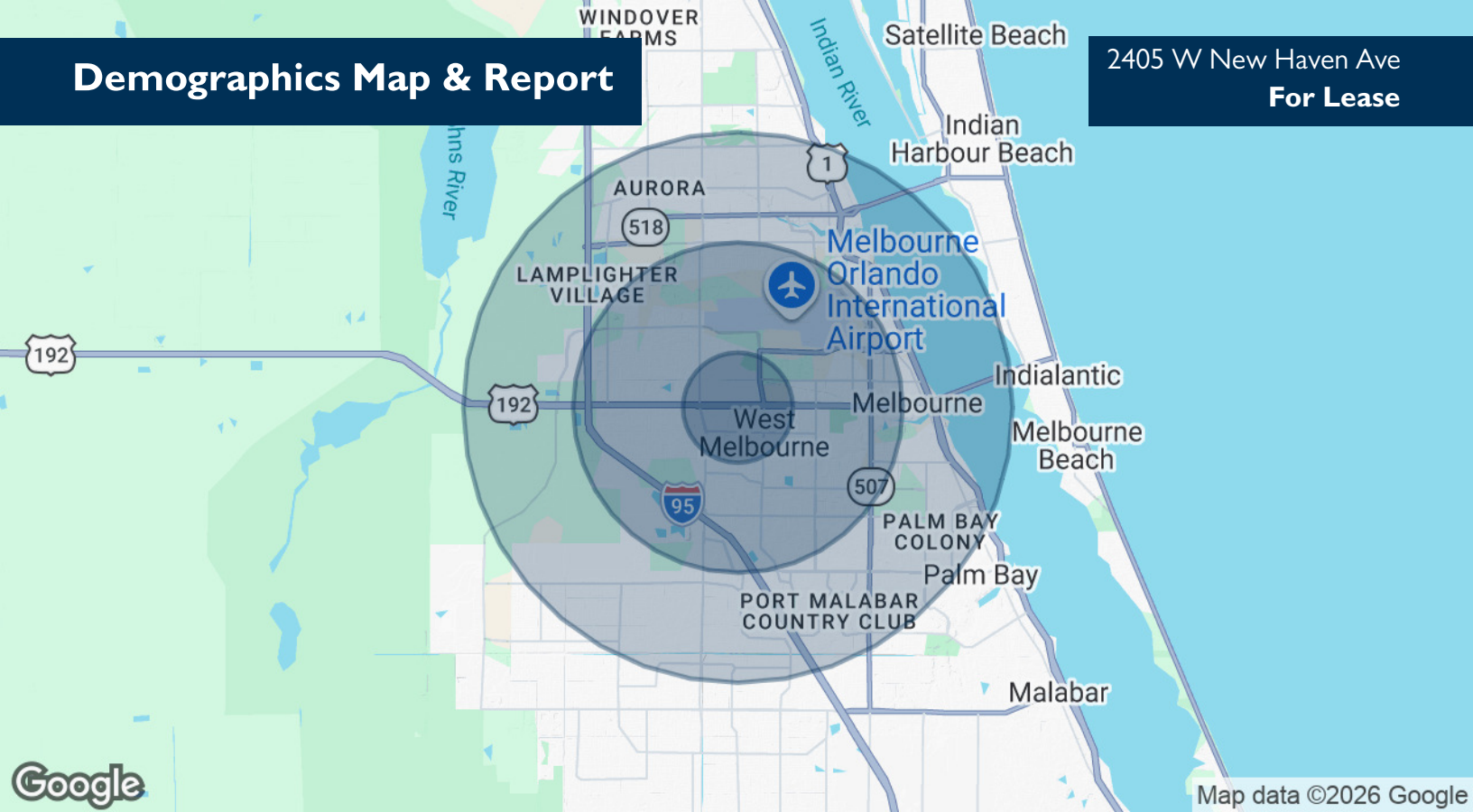
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Demographics Map & Report

2405 W New Haven Ave
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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

2020 American Community Survey (ACS)

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