

RETAIL PROPERTY FOR SALE

I-95 & US 192 RETAIL PROPERTY

4650 W. New Haven Ave., Melbourne, FL 32904

12,180± sf total • 4.16± Acres

SALE PRICE • \$1,250,000



This highly desirable property is strategically located on a high-growth retail corridor just east of the I-95 and US 192 interchange!

- Visible from I-95
- Ample parking
- Signalized intersection
- 260' ± fronting I-95
- High traffic counts
- Currently serves as a country bar
- Entrance off US 192 and Dike Rd.
- Pylon sign at US 192 & Building signage

Two parcels are included in this sale:

Parcel ID: 28-36-03-00-00009.1-0000.00	2.71± acres	12,180± sf Building
Parcel ID: 28-36-03-00-00013.0-0000.00	1.45± acres	
Zoned: BU-1, Brevard County		

Also available for purchase – 4 COP Liquor License

The information provided on this property is confidential in nature. No one should discuss the information provided with any operators, managers, employees or any other party associated with the operation of this business or property without the express written consent of the owner or owner's representative.



LIGHTLE BECKNER ROBISON
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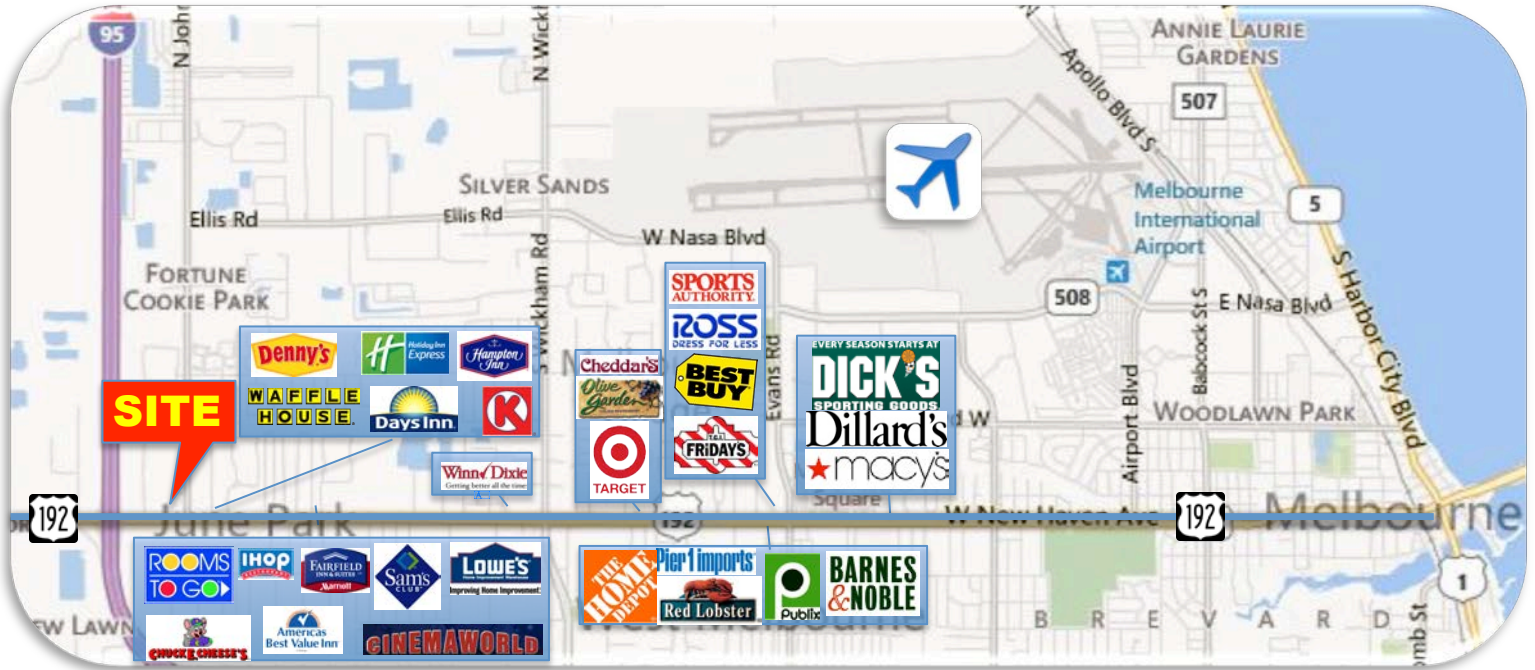
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