



COMMERCIAL
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SALES

EXCLUSIVE OFFERING



EXCLUSIVE OFFERING

Exclusive Offering by JM Real Estate for the sale of 3800 W New Haven Avenue in Melbourne, Florida. Situated on 192 a Melbourne major thoroughfare connecting I-95 to beachside. 192 is an extremely high traffic location with significant major retailers. This single tenant building is perfectly located and highly visible with prominent digital signage.

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CONFIDENTIALITY AGREEMENT

Confidentiality: The party(s) whom have been provided the information contained herein acknowledge that all information and materials are confidential and may not be used for any purpose other than evaluation. The party(s)'s dissemination of any information and materials provided by JM Real Estate, Inc., will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with this particular property. The party(s) whom this information was distributed and said party shall not make the report available to any other individuals or entities without the express written approval of JM Real Estate, Inc. The party(s) shall not disclose this report or any of the information contained herein to any other party or entity.

Non-Disclosure: The party(s) agree not to disclose to any other person the fact that any discussions or negotiations are taking place with regard to the Property, the actual or potential terms, conditions, or facts involved in any such discussions or negotiations.

Non-Circumvention: The party(s) agree not to contact the Property Owner, landlord, tenants, employees, or customers except through JM Real Estate, Inc. The party(s) further agree not to circumvent or interfere with JM Real Estate, Inc.'s contract with owner/landlord in any way.

Verification of Data: No representation is made by JM Real Estate, Inc., as to the accuracy of the information and materials provided. No warranty or representation with respect to the material facts, pro forma projections, budgets, size or square footages of the Property, the presence or absence of potentially hazardous substances nor the compliance with any governmental regulations. No warranty or representation is made as to the financial stability of the tenants, nor to the business prospects of the tenants nor to any tenant's intention to continue occupancy within the subject Property, if applicable. The party(s) agree to thoroughly review and independently verify the information and materials provided. JM Real Estate, Inc., advises the party(s) to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated.



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OVERVIEW

3800 W NEW HAVEN
MELBOURNE, FL 32904

- Free Standing Building Located on Melbourne's Major Thoroughfare US 192 Connecting I-95 to US-1 and Beachside
- Excellent Location: High Visibility, Ample Parking and Abundant Traffic, Only 1 Mile to I-95
- Near Major Retailers Including Sam's Club, Tractor Supply, Northern Tool, Ashley, Baer's, and Kane's Furniture Stores, and Much More!
- Faces 192/W New Haven Road with 165' of Frontage and High Traffic Counts of 34,209 Vehicles Daily
- Constructed in 1988 of Brick on Metal with 15 FT Rear Bay Door, Insulated Metal Roof, 4" Concrete Floors, Fire Sprinkler, BU-1 General Retail
- +/-16,526 SF on 1.29 Acre Lot



Offered at \$4,875,000



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SNAP SHOT

ADDRESS

3800 W New Haven
Melbourne, FL
32904

BUILDING AREA

+/-16,526 SF

NUMBER OF BUILDINGS

1

NUMBER OF STORIES

1

YEAR BUILT

1988

FRONTAGE

165' on W New
Haven

NUMBER OF USERS

Single Tenant

LAND AREA

+/-1.29Acres

PARKING

40 Surface
Spaces

PHYSICAL ATTRIBUTES

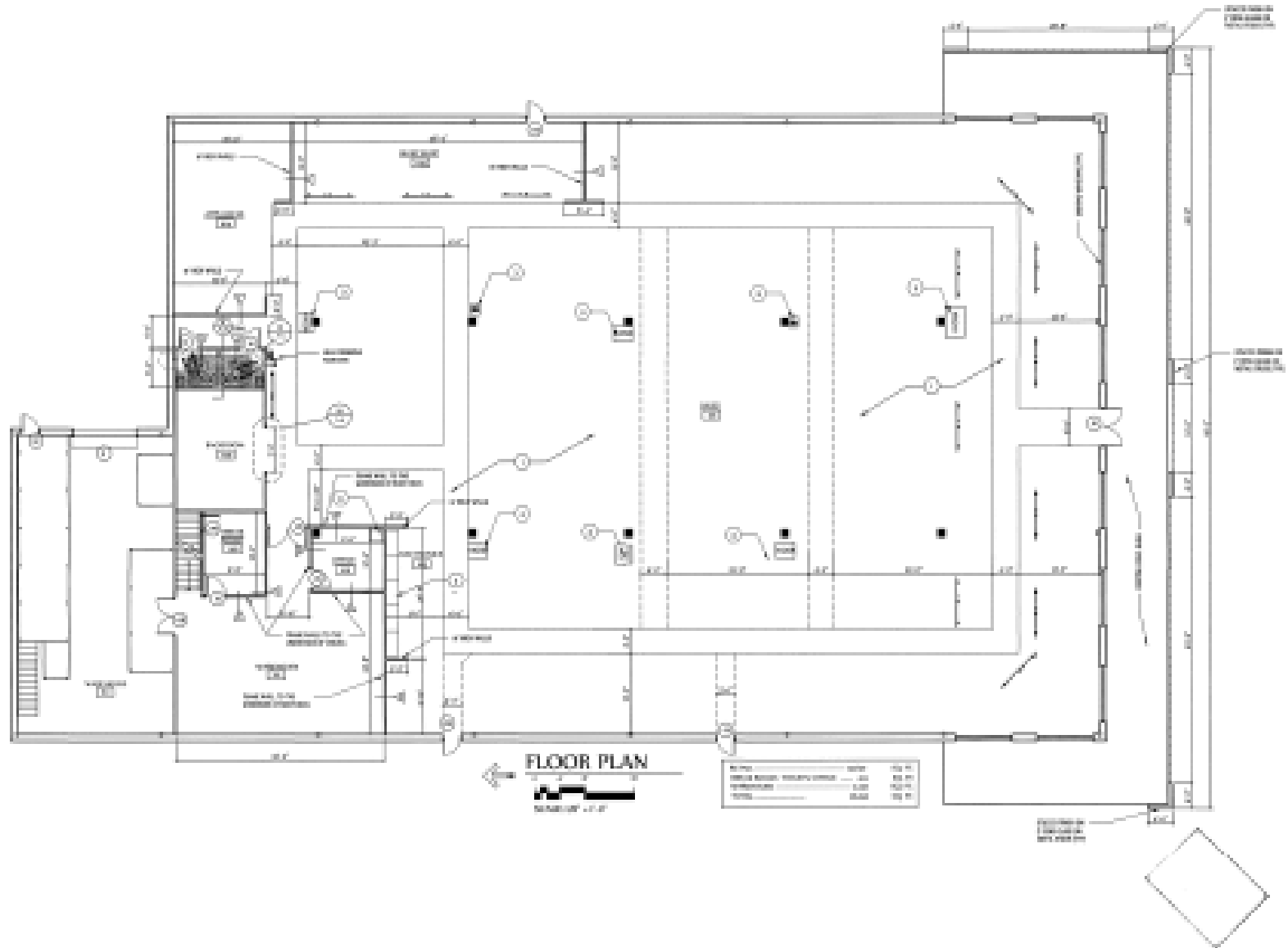
3800 W NEW HAVEN
MELBOURNE, FL 32904

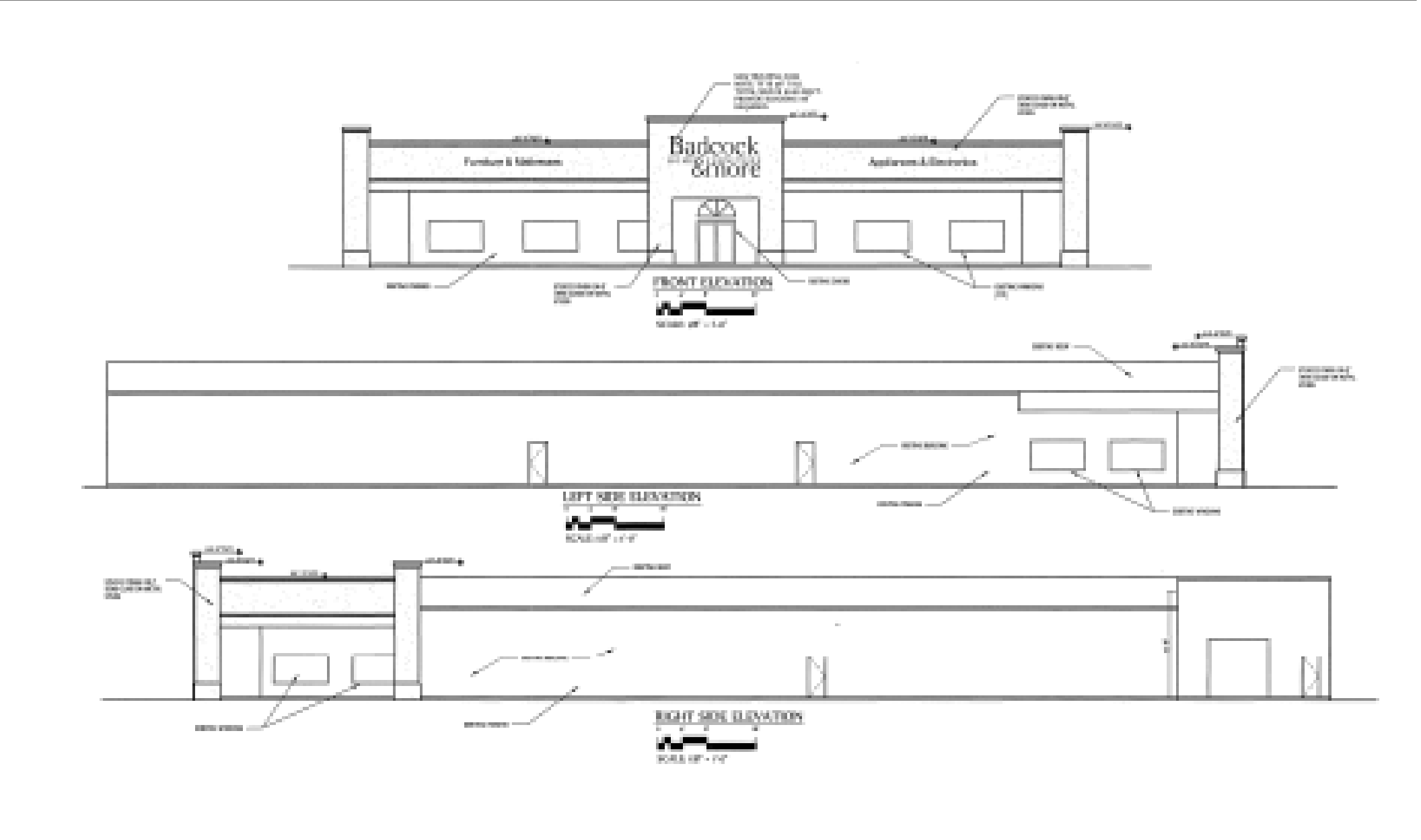
| | |
|---------------------------|--|
| <u>Site Address:</u> | 3800 W New Haven Ave., Melbourne, FL 32904 |
| <u>Parcel ID:</u> | 28-36-01-00-256 |
| <u>County:</u> | BREVARD |
| <u>Taxing District:</u> | 5300 - UNINCORP DISTRICT 5 |
| <u>Property Use:</u> | 1100 - RETAIL STORE - 1 UNIT |
| <u>Square Feet:</u> | 16,526 |
| <u>Total Acres:</u> | 1.29 |
| <u>Parking Lot:</u> | CONCRETE |
| <u>Occupancy:</u> | VACANT |
| <u>Construction Type:</u> | BRICK & WOOD FRAME |
| <u>Roof Type:</u> | SHEET METAL - STEEL TRUSS RIGID |
| <u>Year Built</u> | 1988 |



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FLOOR PLAN





AERIAL VIEW - NEARBY RETAILERS









AERIAL VIEW

3800 W NEW HAVEN AVENUE
MELBOURNE, FL 32904



AERIAL VIEW

3800 W NEW HAVEN AVENUE
MELBOURNE, FL 32904





OFFERING MEMORANDUM | 3800 W NEW HAVEN



WAREHOUSE/SYSTEMS

3800 W NEW HAVEN AVENUE

MELBOURNE, FL 32904



OFFERING MEMORANDUM | 3800 W NEW HAVEN





OFFERING MEMORANDUM | 3800 W NEW HAVEN



EAGLE VIEW

3800 W NEW HAVEN AVENUE

MELBOURNE, FL 32904

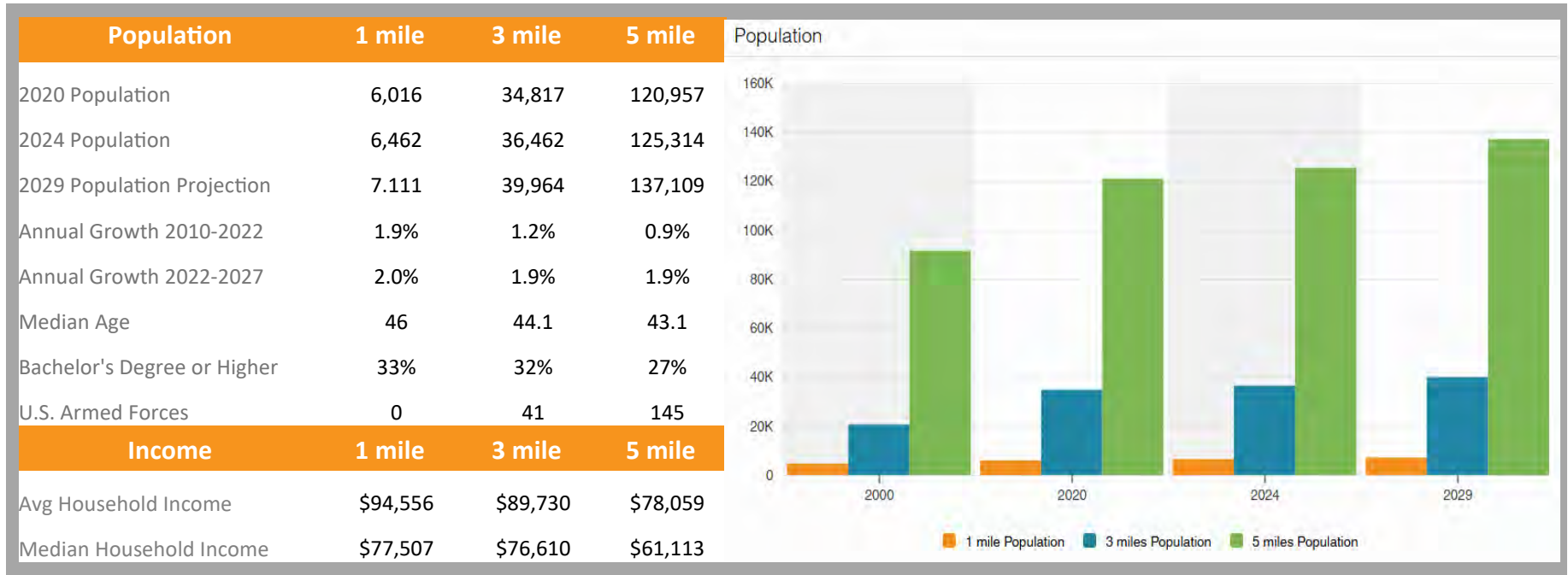


OFFERING MEMORANDUM | 3800 W NEW HAVEN



DEMOGRAPHICS

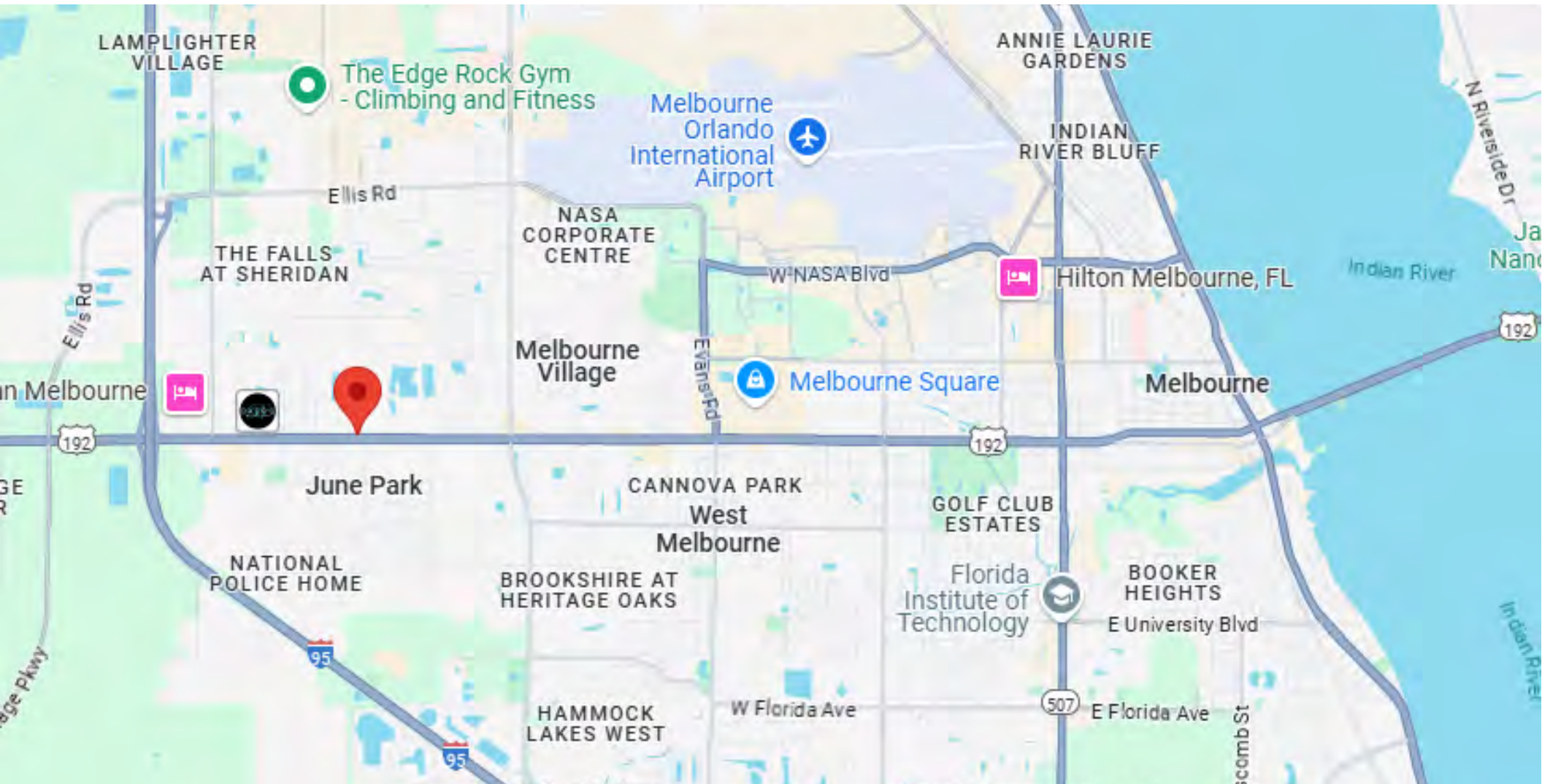
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AREA MAP

3800 W NEW HAVEN
MELBOURNE, FL 32904



Melbourne, Florida - The Harbor City

ABOUT MELBOURNE

The City of Melbourne is the economic engine of Brevard County, capitalizing on high-tech industries, location on the Space Coast and our established relationships with the region's educational and research leaders. Melbourne's historic downtowns provide ever increasing entertainment options and unique retail choices. Melbourne's unparalleled natural amenities and a strong sense of community stewardship make the City one of the best places to live, work and raise a family.

The City of Melbourne is located in southern Brevard County, southeast of Orlando on Florida's east coast. It sits astride the Indian River Lagoon, with a large portion of the City located on Florida's mainland, and a portion located on a barrier island. The Indian River Lagoon separates the mainland from the beachside barrier island. [View an interactive map of the City of Melbourne.](#)

The current population of the City of Melbourne is 87,638 (Source: Bureau of Economic and Business Research, 2023).

The City of Melbourne is 51.54 square miles/32,983.56 acres in size as of March 2024.



LOCATION / ACCESSIBILITY

CENTRAL LOCATION ON FLORIDA'S SPACE COAST



LOCATION

- In the heart of Central Florida's High Tech Corridor
- In the top 3 (of 360) metropolitan areas in the U.S for concentration of electrical engineers
- More than 500 manufacturing firms in Brevard County (the Space Coast)
- Foreign Trade Zone (FTZ #136) facilities at Port Canaveral, Orlando-Melbourne International Airport, Space Coast Regional Airport, Spaceport Commerce Park and Tate Industrial Park
- Florida Institute of Technology, top ranked research university and international student population
- Eastern Florida State College, with training and credentialing programs, able to be tailored for companies



FLORIDA'S SPACE COAST

- Three international airports in under an hour
- Fast access to Jacksonville, Miami, Orlando and Tampa
- 5th Most Concentrated High-Tech WORKFORCE in the U.S.
- Marine transportation capabilities (major cruise and cargo at Port Canaveral)
- Quintamodal county, including Florida East Coast Railway and space launch capabilities



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ABOUT BREVARD COUNTY

Why the Space Coast?

The birthplace of American space exploration and the hub of Florida's space industry, Brevard County boasts generations of high-tech talent along with the largest share of STEM-related jobs in Florida. Situated in the middle of major space, air, sea, road and rail corridors, Florida's Space Coast offers an attractive tax and wage climate enticing a variety of industries. Home to several colleges and universities, including the renowned Florida Institute of Technology, the Space Coast encompasses 72 miles of pristine beach and an average temperature of 73 degrees. Florida's Space Coast is an alluring location to live, work and play.

Ranked as the #1 place to live in Florida by U.S. News & World Report, Florida's Space Coast is your giant leap to possibilities. The Space Coast offers the right operating climate by combining low operating costs, aggressive and targeted incentives, and a coveted workforce. It is where quality of life soars among a strong diversified economy. A place where space exploration is in our history, but also in our future, while over 500 manufacturers produce and imagine the impossible. Take one small step for your giant leap and explore the possibilities on Florida's Space Coast.

Top Rankings

Most highly concentrated high-tech economy in Florida – Milken Institute, 2019

Second highest performing large city in the U.S. – Milken Institute, 2021

Third best wage growth in the U.S. – Milken Institute, 2021

Top Business Location of Large Workforce States

Florida ranks #4 in the State Tax Climate Index, surpassed only by Alaska, Wyoming and South Dakota. The State Business Tax Climate Index compares corporate income, individual income, sales, unemployment insurance and property taxes. -2022 State Business Tax Climate Index, The Tax Foundation.

Cost Advantages

Ideal Tax Structure

RANKED #1 Tax Climate

Tax Climate Florida has the #1 Tax Climate in the Southeast for Business – The Tax Foundation, 2018

Low Cost Of Doing Business

RANKED #2 State for Business – Chief Executive Magazine, 2018

Incentivized Property Tax Rates that can produce a 0% effective tax rate on your business investments.

Affordable Labor Costs

A right-to-work state, Florida's high-tech wage is approximately 20% lower than the national average, with the Space Coast's wage structure generally lower than other population centers in Florida.

When it comes to moving employees or attracting new ones, a good work-life balance is key to employee satisfaction, and that's an area where Florida's Space Coast delivers big. Our forward-thinking, vibrant population enjoys a full menu of lifestyle options, including diverse housing options, outdoor recreation, a growing arts scene, endless dining options, and proximity to major tourism centers of Central Florida – not to mention our dozens of rocket launches per year.

More than a great place to live, more than business friendly, the Space Coast is business ready. Whether you are a start-up or a Fortune 100 company, the Space Coast offers the right operating climate by combining low operating costs, aggressive and targeted incentives, and a coveted workforce – producing one of the very best site-location choices in the United States. Take the giant leap to Florida's Space Coast and see why it is a great place to work and play.

Source Space Coast EDC: [Why the Space Coast - Economic Development Commission of Florida's Space Coast](#)

ECONOMIC ADVANTAGES

