

FOR LEASE

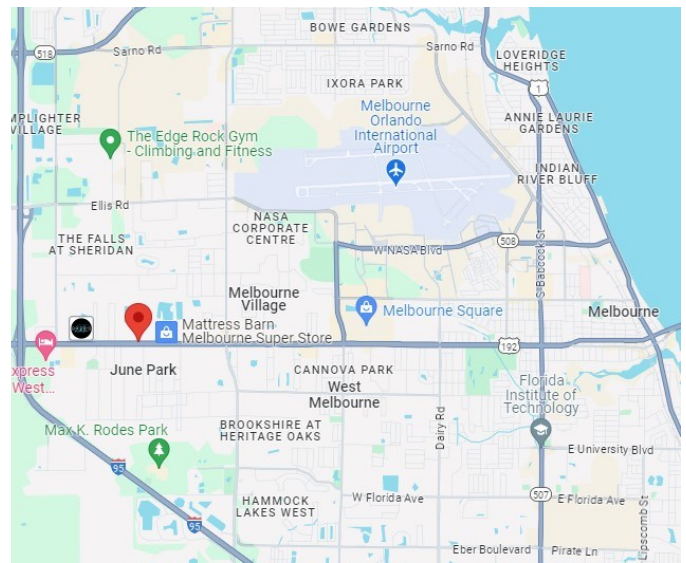
SINGLE TENANT RETAIL/FLEX

3800 W New Haven, Melbourne, FL 32904

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- 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
- 16,826 SF on 1.29 Acre Lot
- Great for Retail or R&D Tech Flex Space
- \$12.50/SF/YR + \$2.26/SF/YR NNN



Nicole Reed

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	6,142	37,155	124,588
2028 Pop Projection	6,307	39,095	129,325
Annual Growth 2023-2028	0.5%	1.0%	0.8%
Median Age	48.2	47	44.5
Bachelor's or Higher	30%	30%	25%
Avg Household Income	\$94,862	\$85,080	\$72,128

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COMMERCIAL
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LEASING
SALES

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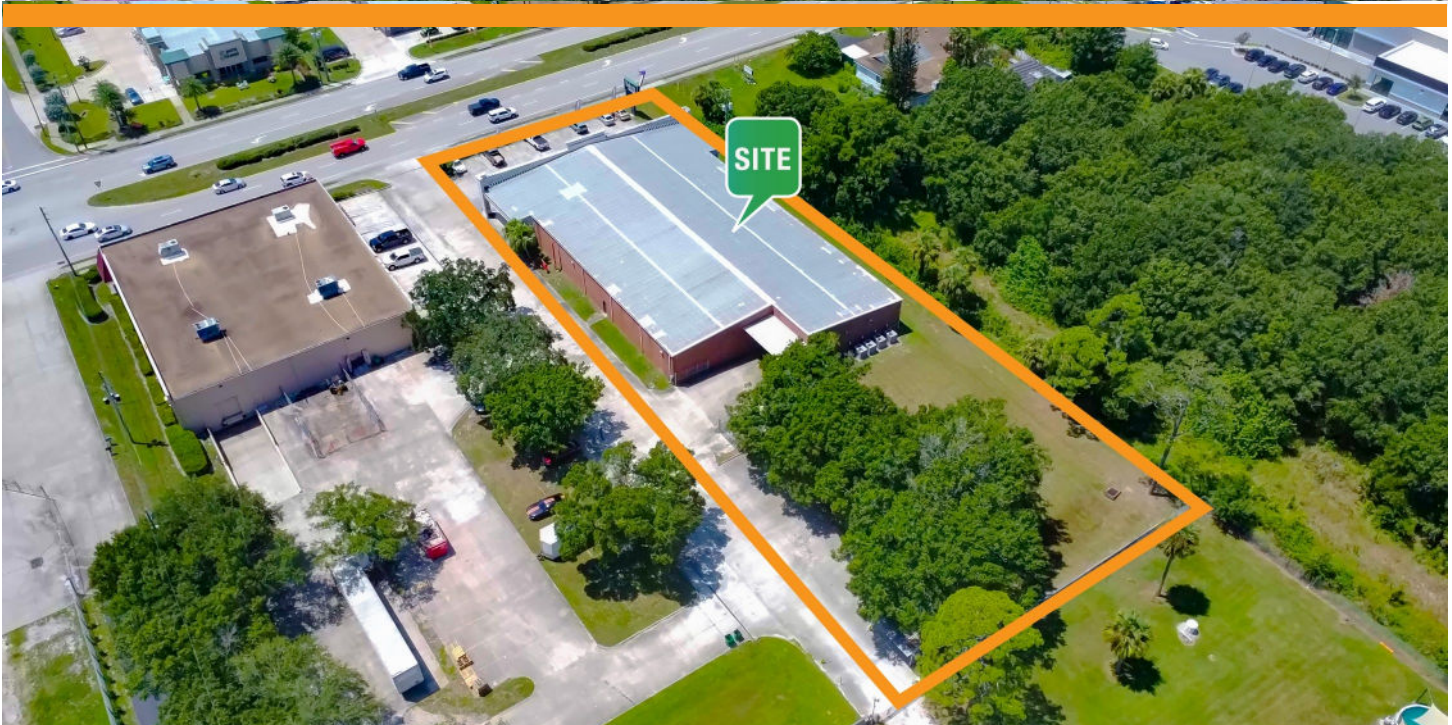
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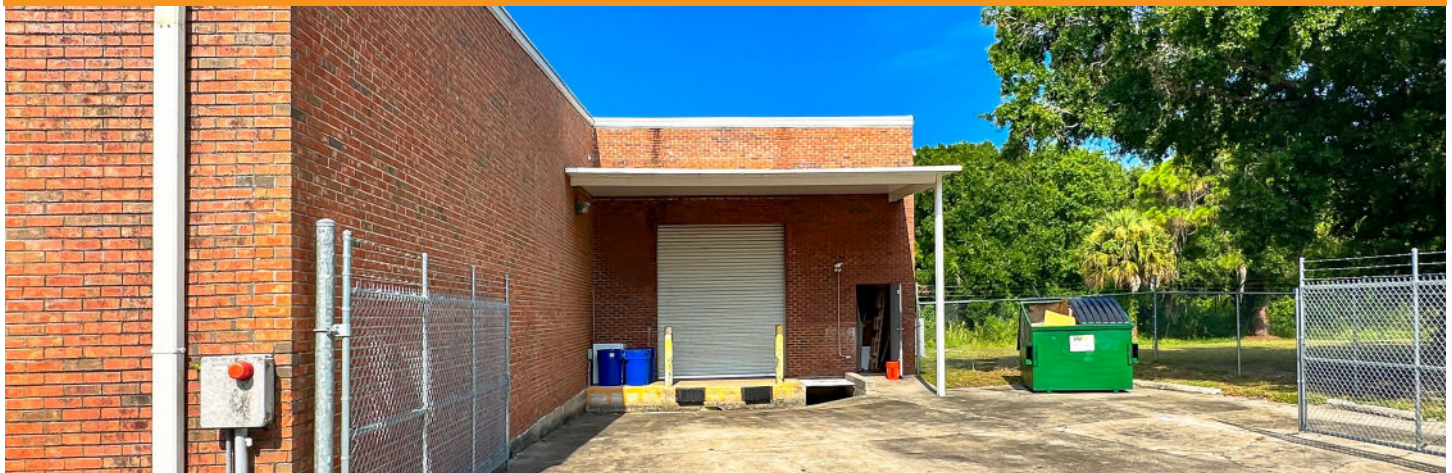
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