



3800 W New Haven Ave
Melbourne, FL 32904
Single Tenant Retail/Flex Building

\$3,600,000

Offered For Sale

16,826 SF

Building Size

34,209 VPD

Traffic Count

1.50 AC

Lot Size

PROPERTY HIGHLIGHTS

- Located on US 192 Connecting I-95 to US-1
- High Visibility, Signage, Ample Parking
- 165' Frontage, 34,209 Vehicles Daily
- 16,826 SF on 1.5 Acres, Single Tenant
- 39 Parking Spaces, 1 Loading Dock
- Investment or Owner-User Opportunity
- Near Sam's Club, Tractor Supply & More
- 1 Mile to I-95 & St. John's Heritage Pkwy
- Brick on Metal, 15 FT Rear Bay Door
- Fire Sprinkler, 4" Concrete Floors
- Retail, Showroom, Distribution, or R&D Flex
- Ashley, Baer's, Kane's Furniture Nearby

Nicole Reed

Broker Associate | JM Real Estate, Inc.

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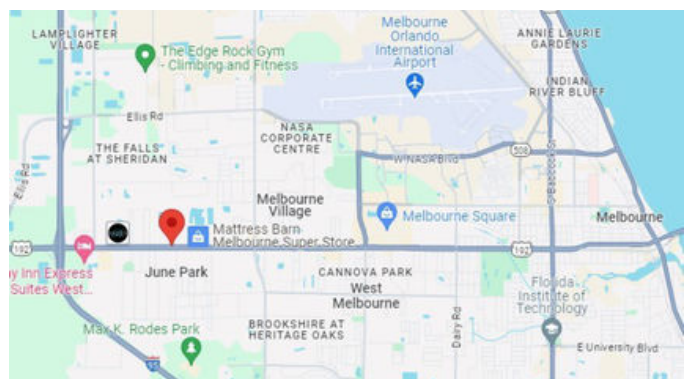
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DEMO GRAPHICS	1 mile	3 mile	5 mile
2025 Population	6,142	37,155	124,588
2028 Pop Projection	6,307	39,095	129,325
Annual Growth 2025-	0.5%	1.0%	0.8%
2028 Median Age	48.2	47	44.5
Bachelor's or Higher	30%	30%	25%
Avg Household Income	\$94,862	\$85,080	\$72,128



CONTACT INFORMATION



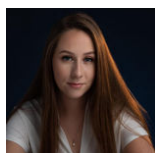
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**SCAN FOR FULL
PROPERTY DETAILS**