

FOR LEASE

# SECOND FLOOR OFFICE SPACE AVAILABLE

3125

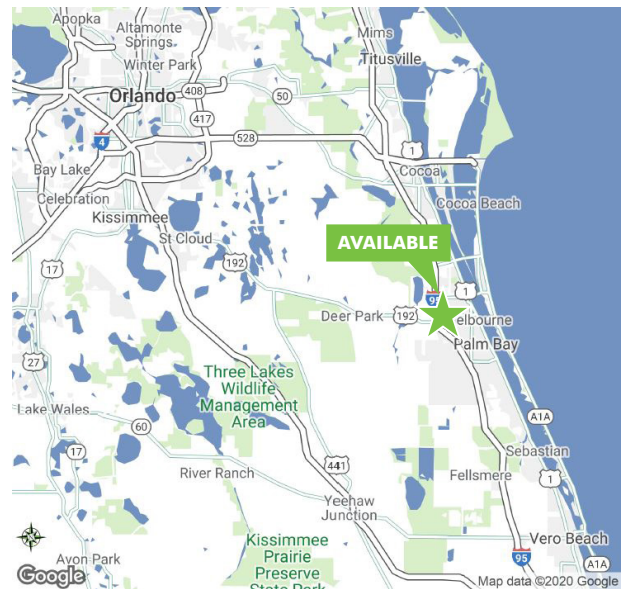
WEST NEW HAVEN AVENUE

Melbourne, FL 32904



## PROPERTY FEATURES

- + Approximately 3,331 square foot second floor office space
- + Located in the heart of Melbourne's dense population base
- + Excellent visibility and access from heavily trafficked W New Haven Avenue (39,500 AADT) and Minton Road (66,500 AADT)
- + Excellent co-tenancy with Wawa and Lowe's
- + Nearby area retailers include Target, The Home Depot, Publix and Melbourne Square Mall



## CONTACT US

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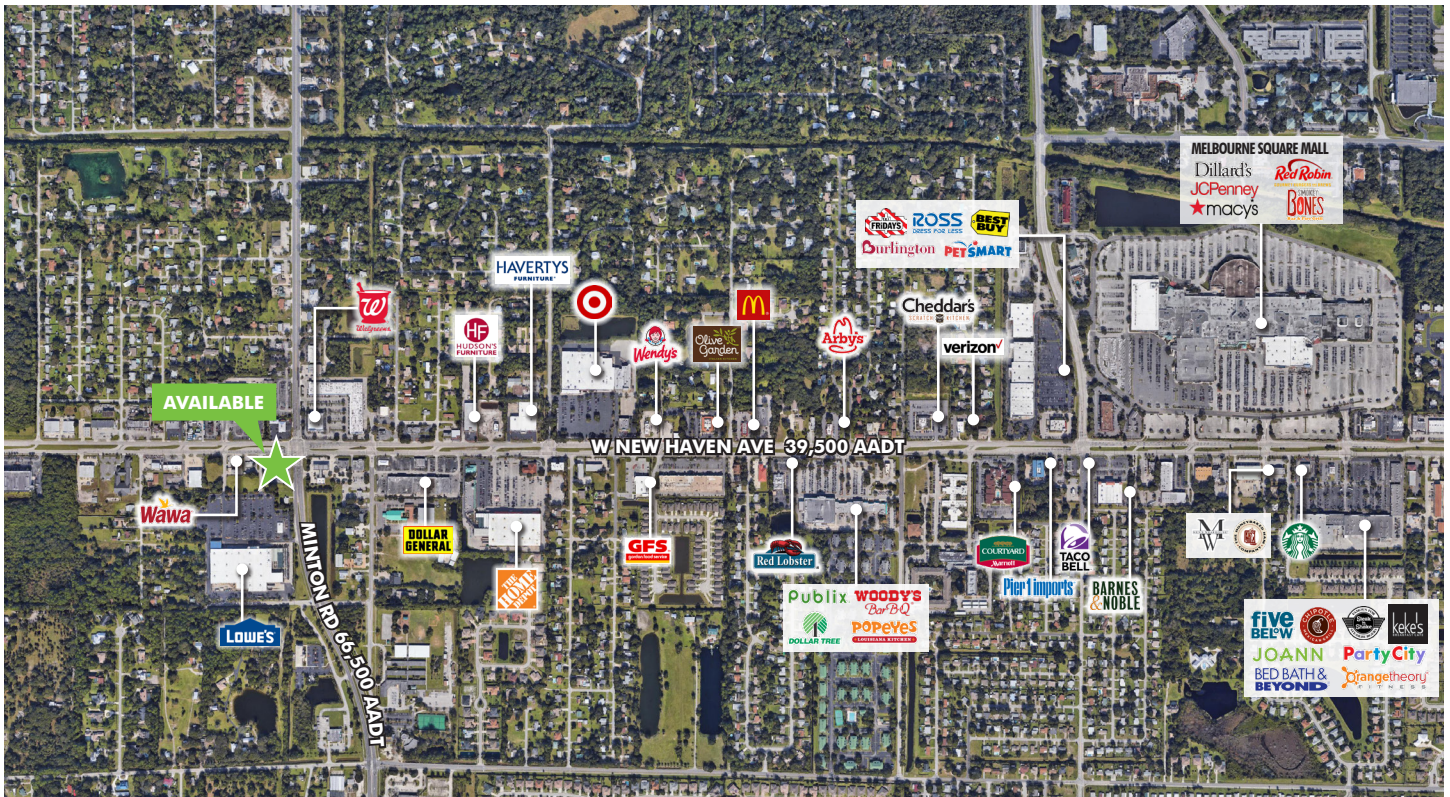
**CBRE**

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## PROPERTY AERIAL



2019 Estimated Demographics	1 mile	3 mile	5 mile
Population	5,765	42,562	133,816
Average Household Income	\$70,009	\$71,182	\$62,742
Median Household Income	\$52,951	\$54,535	\$47,332
Daytime Population (Employees)	4,256	31,355	71,972
Businesses	480	2,802	7,131

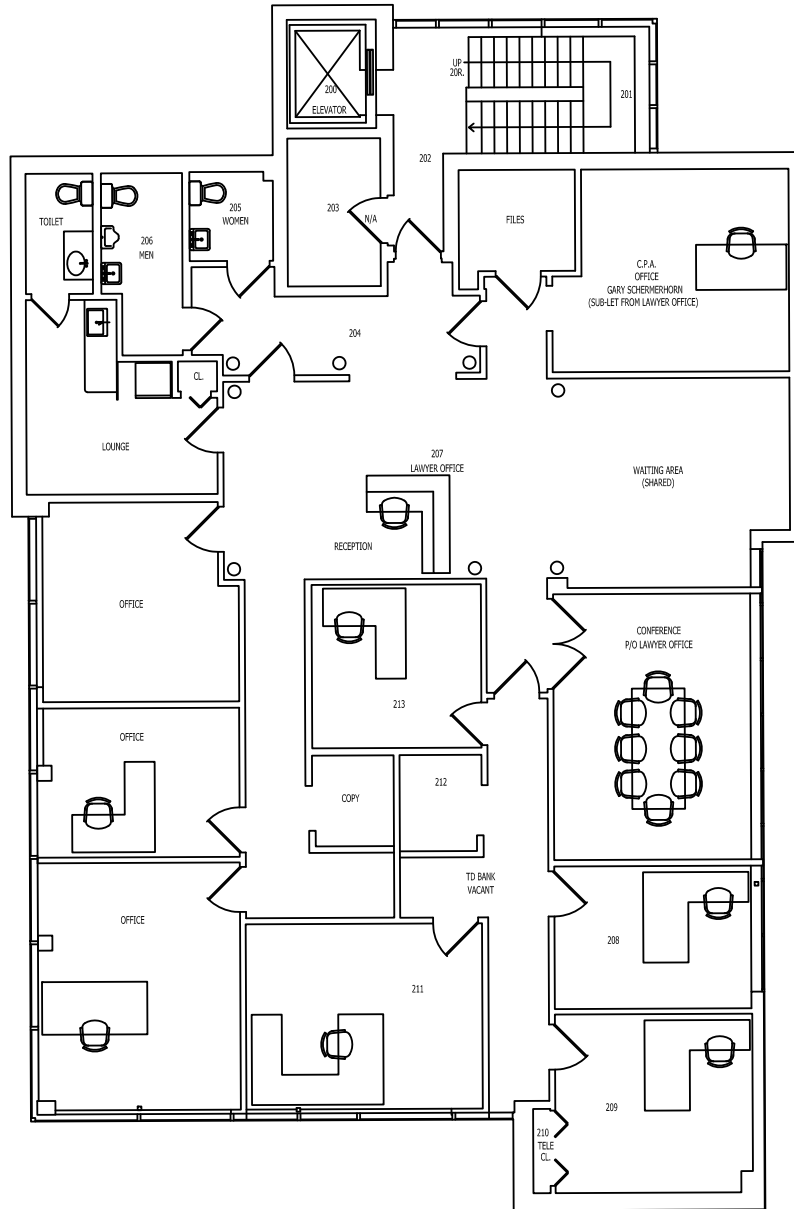
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## FLOOR PLAN



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