

EXECUTIVE SUMMARY

Downtown Melbourne Bar/Restaurant for Lease • 918 E New Haven Ave Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 7,500 SF

Lease Rate: Negotiable

Lot Size: 0.21 Acres

Year Built: 1924

Zoning: C-C3

PROPERTY OVERVIEW

For lease in Downtown Melbourne is a 2nd generation Bar & Restaurant with full kitchen, inside bar, and outside patio.

Interior restaurant also includes adjacent former pizza shop with streetfront window and all equipment.

Located in the heart of the area, the location has high visibility and has building specific parking behind the property.

It's also a short walk from the public parking garage giving it plenty of access.

LOCATION OVERVIEW

In the heart of Melbourne Downtown the property is surrounded by shopping, office, restaurants and nightclubs.

Property benefits from new downtown projects:

- * Highline Apartments which has 171 apartments and ground floor for retailers
- * Hotel Melby which features over 150 rooms with a State-of-the-Art Rooftop space which has a lounge with outdoor terrace, event space and fitness center
- * Planned development of 197 Multifamily units at the corner of Orange Court & Melbourne Avenue
- * 2 additional mixed-use projects within 5 minute walking distance of the property

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

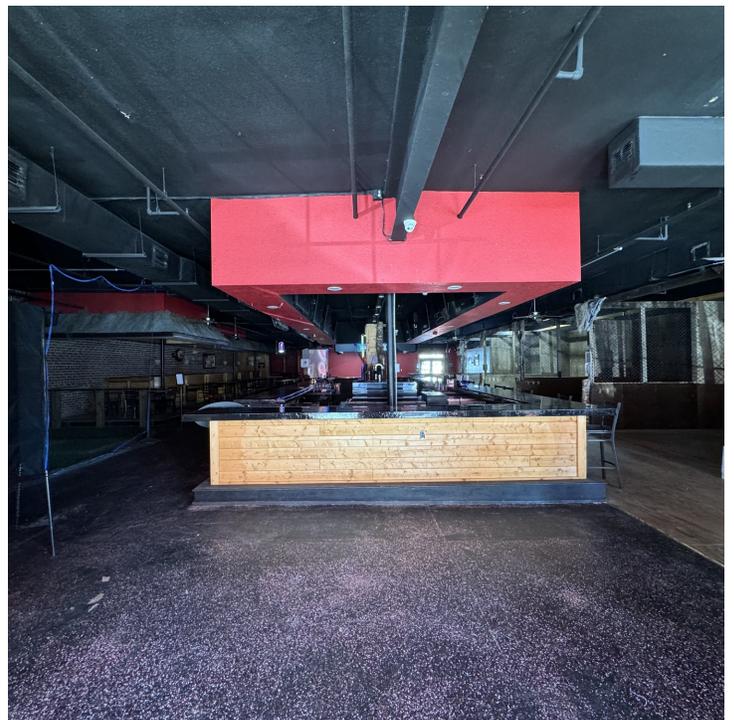
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

Downtown Melbourne Bar/Restaurant for Lease • 918 E New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

Downtown Melbourne Bar/Restaurant for Lease • 918 E New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

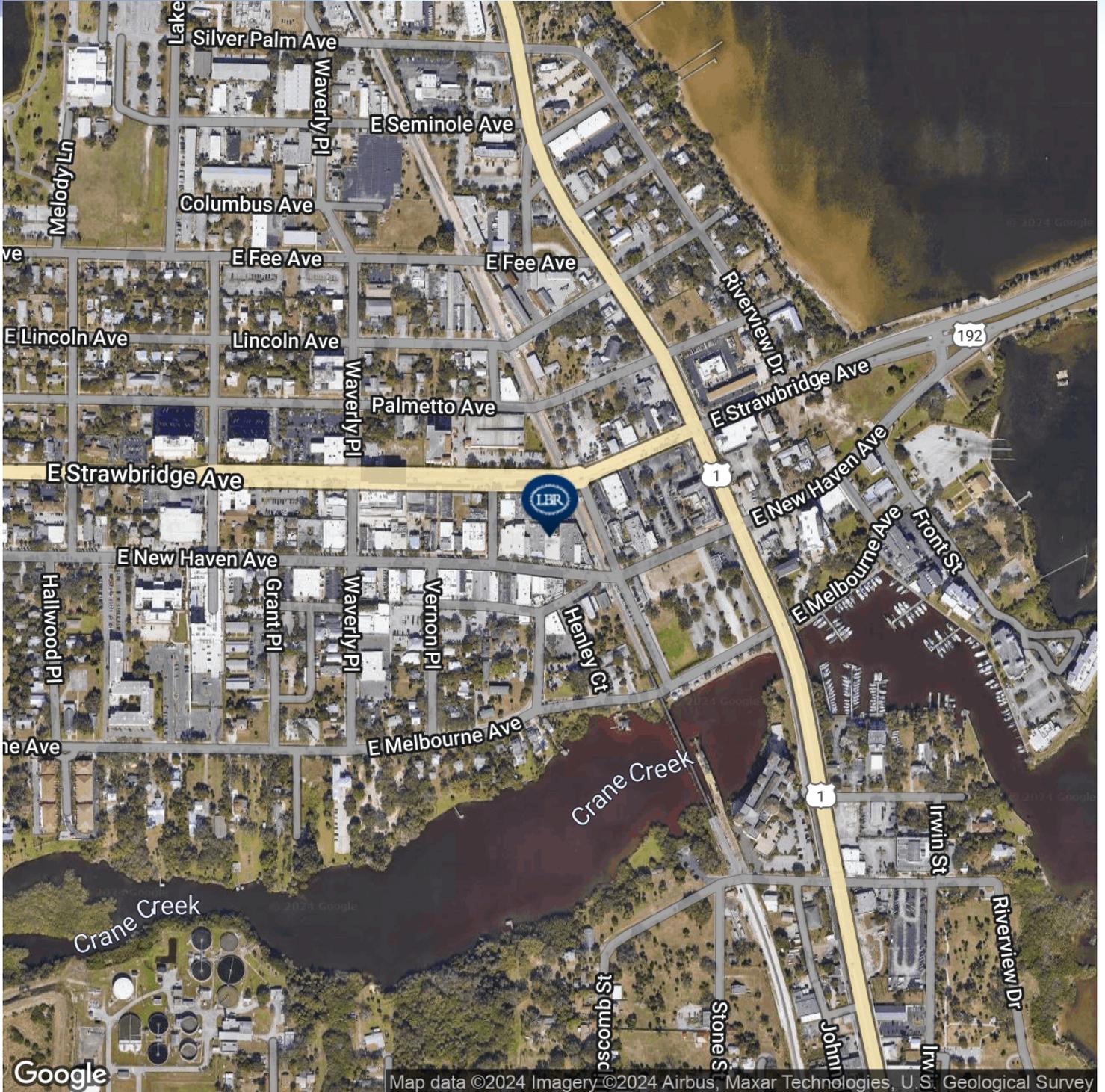
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

Downtown Melbourne Bar/Restaurant for Lease • 918 E New Haven Ave Melbourne, FL 32901



J. BLAKE ROBISON
Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

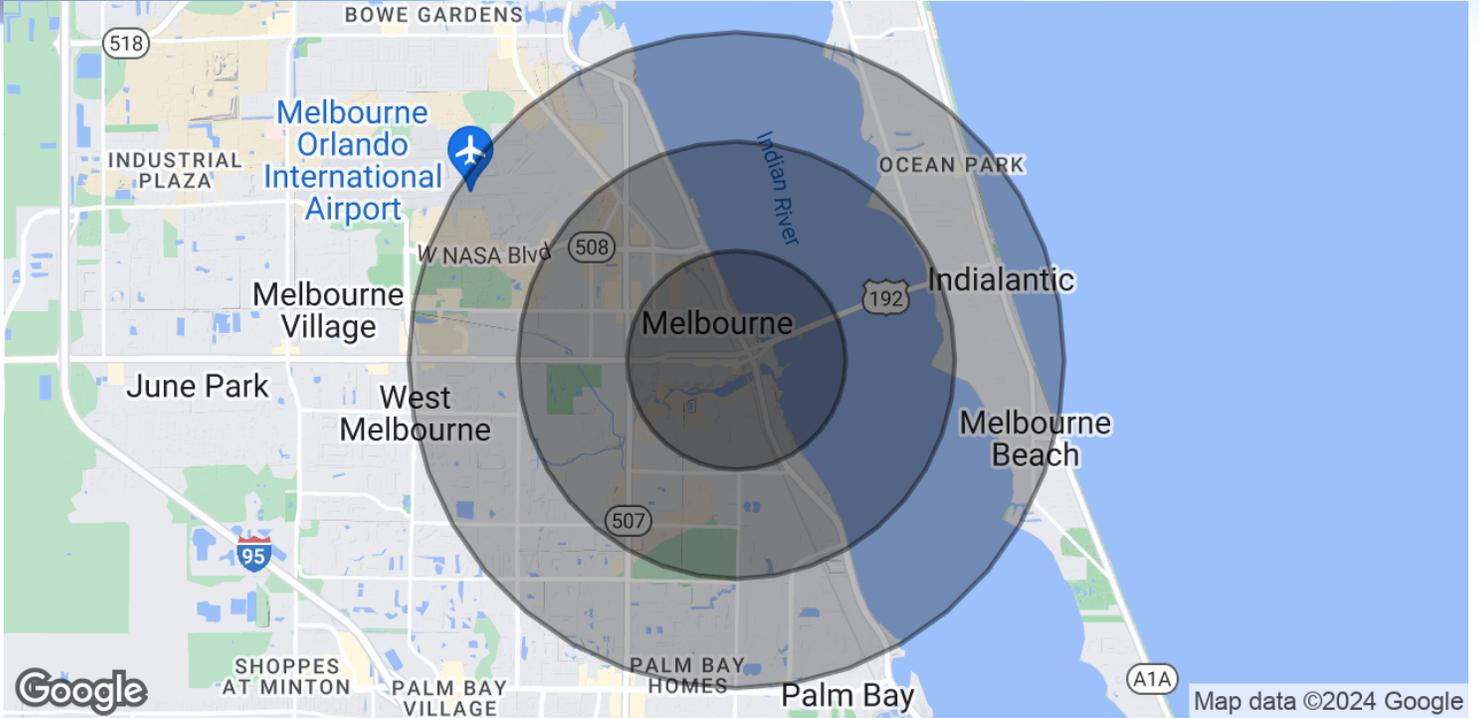
VITOR DE SOUSA, CCIM
Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP & REPORT

Downtown Melbourne Bar/Restaurant for Lease • 918 E New Haven Ave Melbourne, FL 32901



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,706	17,726	46,365
Average Age	48.1	40.2	43.4
Average Age (Male)	42.4	37.9	42.1
Average Age (Female)	51.8	44.0	46.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,563	8,471	22,677
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$40,561	\$47,053	\$60,082
Average House Value	\$222,142	\$203,061	\$216,080

* Demographic data derived from 2020 ACS - US Census

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.