

# EXECUTIVE SUMMARY

Melbourne Financial Center • 1990 W New Haven Ave Melbourne, FL 32904



## OFFERING SUMMARY

<b>Available SF:</b>	2,683 - 2,956 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (\$4.98/sf NNN)
<b>Lot Size:</b>	2.36 Acres
<b>Year Built:</b>	1985
<b>Building Size:</b>	45,000 SF
<b>Zoning:</b>	CP
<b>Market:</b>	Brevard

## PROPERTY OVERVIEW

- \*Property is a three-story professional office building consisting of 45,000± sf.
- \*The building has two elevators, two external staircases to the second floor and more than ample parking.
- \*Common areas are fully renovated.
- \*Various floor plans available, ample parking, easy access, near shopping and restaurants.

## LOCATION OVERVIEW

NE Corner of Evans Rd and US 192

Hub Zone

Conveniently located on a major artery DISTANCES:

- 2 miles to Babcock St.
- 2.7 miles to Melbourne Int'l Airport
- 3 miles to US 1
- 3.7 miles to I-95

### ROB BECKNER, SIOR

Principal  
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### Lightle Beckner Robison, Inc.

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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

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# AVAILABLE SPACES

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**Lease Rate:** \$16.00 SF/YR (\$4.98/SF NNN)      **Total Space:** 2,683 - 2,956 SF  
**Lease Type:** NNN      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
#105	Office Building	\$16.00 SF/YR	\$4.98/sf NNN	2,683 SF	Negotiable
#310	Office Building	\$16.00 SF/YR	\$4.98/sf NNN	2,956 SF	Negotiable

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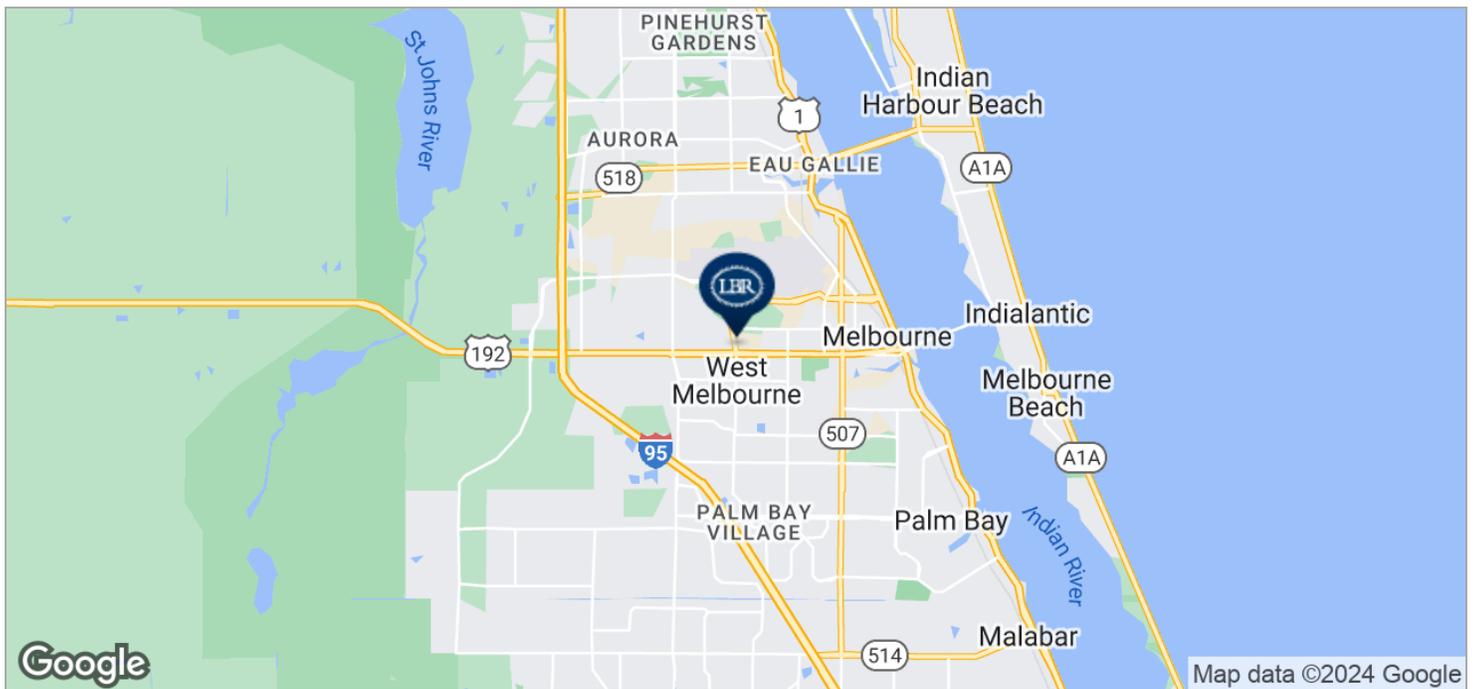
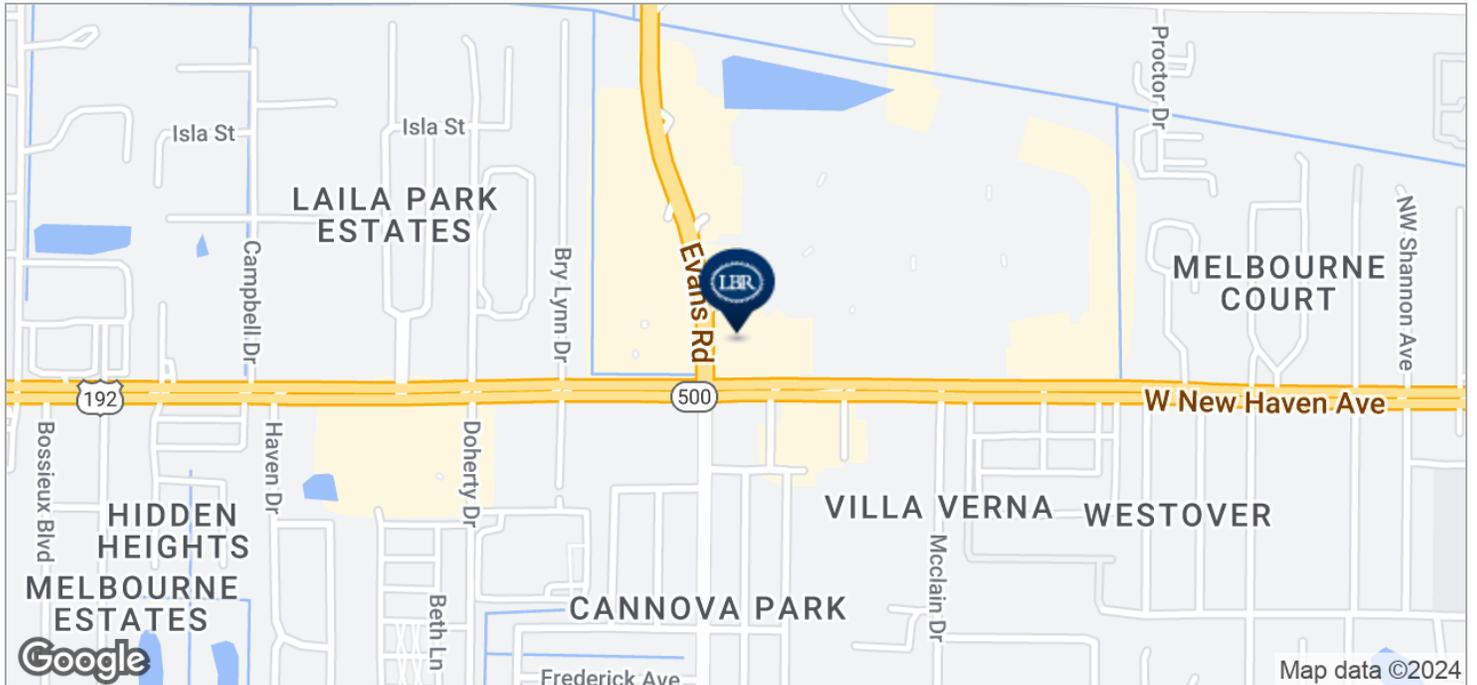
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# LOCATION MAPS

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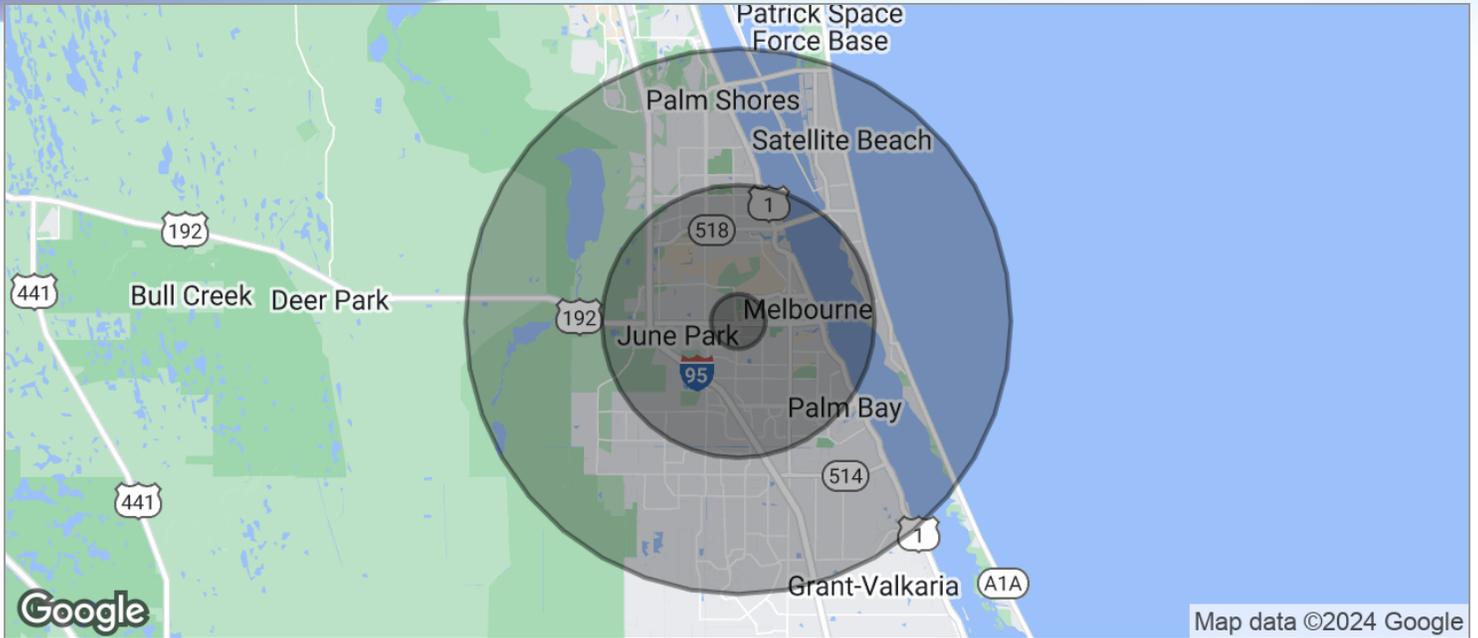
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	5,465	130,816	286,710
MEDIAN AGE	44.7	43.5	43.5
MEDIAN AGE (MALE)	43.4	40.7	41.8
MEDIAN AGE (FEMALE)	46.0	45.7	45.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	2,225	55,231	116,119
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$59,673	\$54,988	\$64,432
AVERAGE HOUSE VALUE	\$196,156	\$171,585	\$228,993

\* Demographic data derived from 2020 ACS - US Census

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