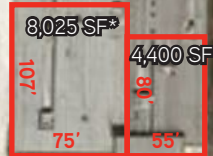


# FOR LEASE

## 2730 | W NEW HAVEN AVENUE MELBOURNE, FL 32904

### REDEVELOPMENT OPPORTUNITY

JORGE RODRIGUEZ, CCIM  
EXECUTIVE MANAGING DIRECTOR | RETAIL SERVICES  
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/W New Haven Ave. - 43,000 AADT

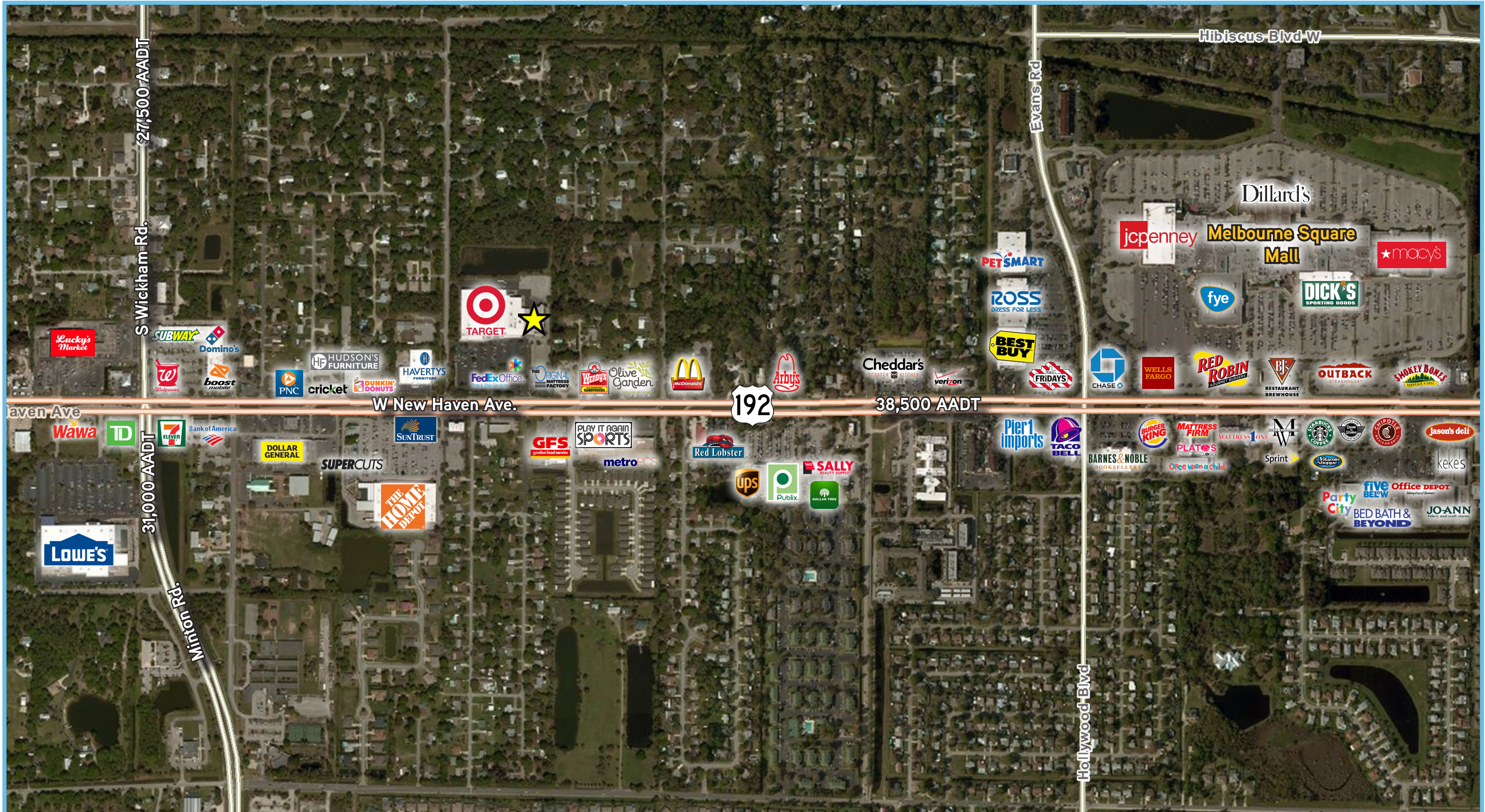
Colliers  
INTERNATIONAL

\*Subject to change



W NEW HAVEN AVENUE  
MELBOURNE, FL 32904

# FOR LEASE







**2730** | W NEW HAVEN AVENUE  
MELBOURNE, FL 32904

**FOR LEASE**



## Property Highlights

- › Redevelopment opportunity adjacent to Target
- › Junior anchor and small shop opportunity
- › Owner would consider leasing the existing 22,842 SF junior box
- › Dock-high loading area at the front of the store (optional)
- › Service bays in the rear could be available as part of the redevelopment project
- › Pylon and facade signage available
- › Surrounded by national retailers and restaurants
- › Some of the highest concentration of household income in the Melbourne MSA
- › Near Melbourne Square Mall with anchors such as Macy's, JC Penney, Dick's Sporting Goods & Dillards

## Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population	7,125	46,976	125,797
Total Households	2,900	20,220	54,019
Avg. HH Income	\$63,187	\$60,634	\$55,730
Median Age	44.2	46.5	44.9
Daytime Population	7,377	45,514	93,059