



PROPERTY DESCRIPTION

Introducing a unique commercial space with a coveted downtown Melbourne location at 528 E New Haven Ave, Melbourne, FL, 32901. This property, formerly a hair salon, offers a rich history in the beauty and wellness industry, making it an ideal choice for businesses seeking a similar ambiance. The inclusion of washer and dryer hookups adds practicality and convenience, catering to businesses that require on-site laundry facilities. With its prime downtown setting, this space presents an exceptional opportunity for businesses to thrive in a bustling, vibrant community. Don't miss the chance to establish your business in this distinguished location.

PROPERTY HIGHLIGHTS

- Highly visible location with excellent foot traffic.
- Formerly a hair salon with existing infrastructure.
- Versatile layout suitable for retail use.
- Modern design with ample natural light.
- Washer and dryer hookups for added convenience.
- Dedicated parking for employees.
- Close proximity to downtown amenities and attractions.
- Attractive storefront with potential for signage.
- Easy access for customers and deliveries.

OFFERING SUMMARY

Lease Rate:	\$5,000 per month (Gross)
Number of Units:	10
Available SF:	2,500 SF
Lot Size:	0.37 Acres
Building Size:	9,039 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	870	2,645	21,463
Total Population	1,738	6,376	51,724
Average HH Income	\$57,768	\$57,999	\$82,100

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Additional Photos

528 E New Haven Ave
For Lease



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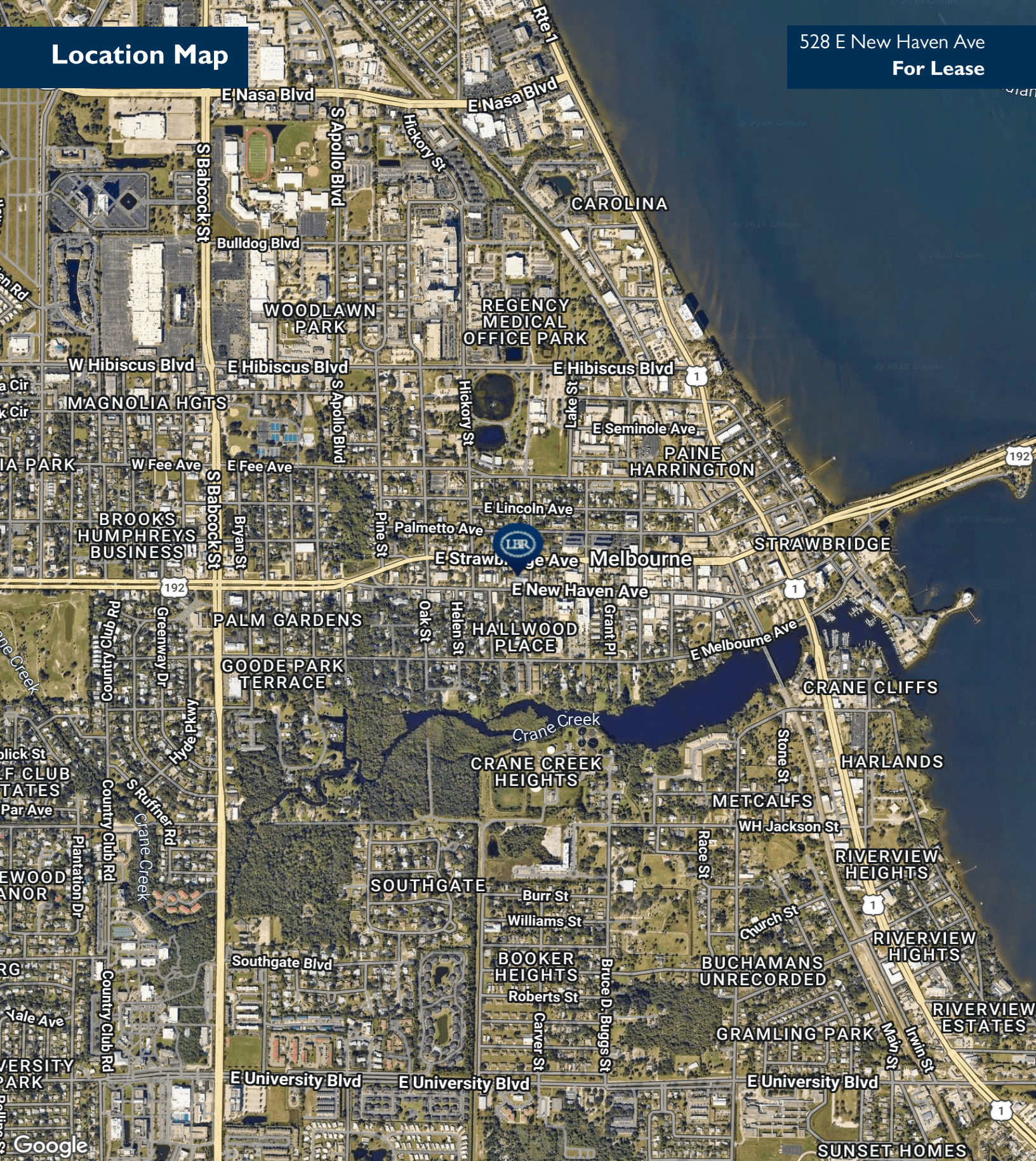
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Location Map

528 E New Haven Ave
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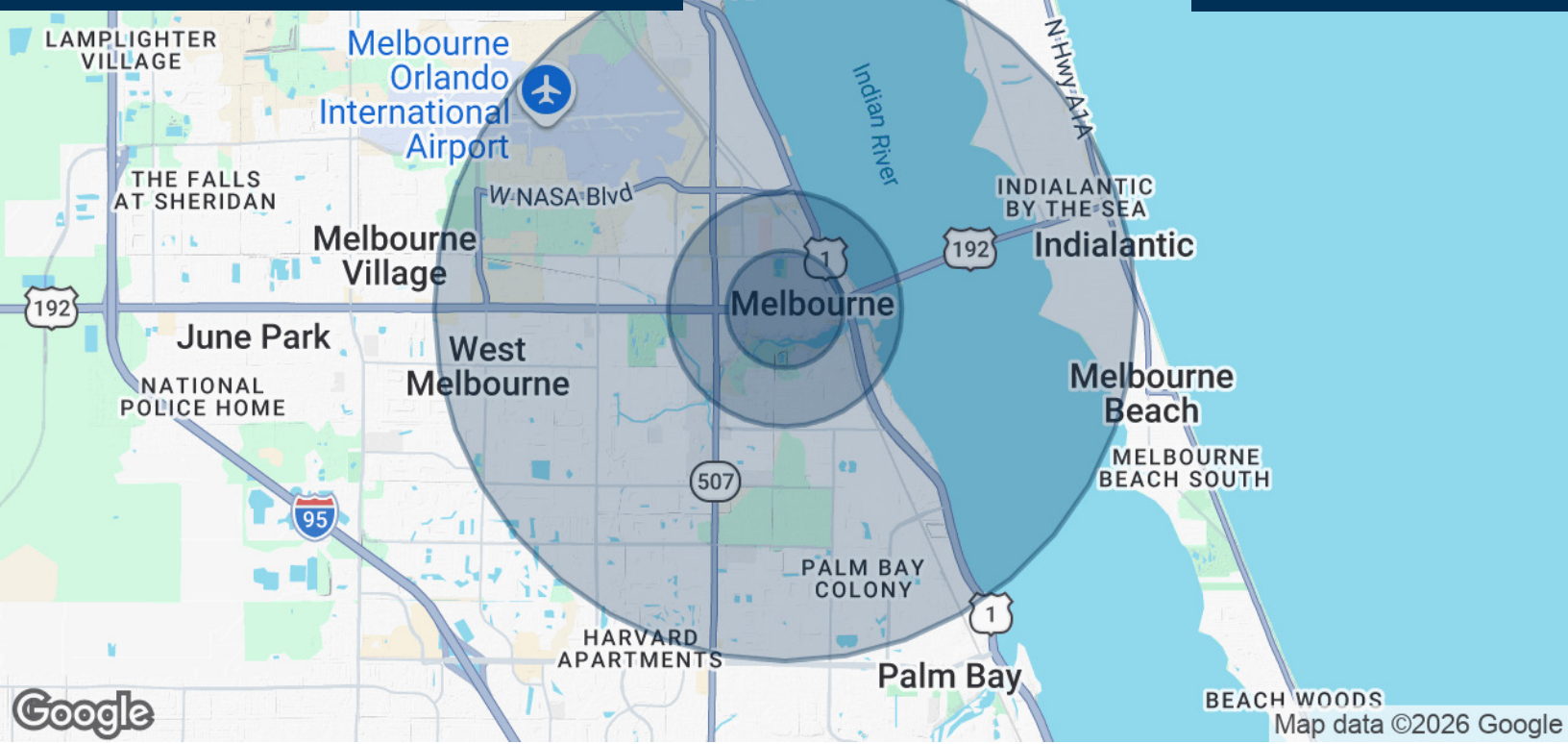
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Demographics Map & Report

528 E New Haven Ave
For Lease



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,738	6,376	51,724
Average Age	48.7	40.9	42.9
Average Age (Male)	42.5	36.6	38.8
Average Age (Female)	52.3	46.0	47.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	870	2,645	21,463
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$57,768	\$57,999	\$82,100
Average House Value	\$337,114	\$301,906	\$333,276

2023 American Community Survey (ACS)

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