

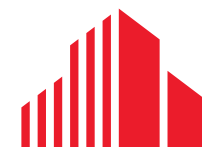
RETAIL KIOSK ALSO AVAILABLE



FOR LEASE \$28.00/SF NNN

±1,775 SF RETAIL SPACE

**924-936 E NEW HAVEN AVE
MELBOURNE, FL 32901**



**CUSHMAN &
WAKEFIELD**

±1,775 SF RETAIL SPACE

924-936 E NEW HAVEN AVE, MELBOURNE, FL 32901

Offering Summary

Address: 924-936 E New Haven Ave, Melbourne, FL 32901

Available Size: ±1,775 SF

Lease Rate: ±1,775 SF - \$28.00/SF NNN
Kiosk - \$500/Month

Key Highlights

Premier Retail Opportunity in Historic Downtown Melbourne

Now available, approximately 1,775 square feet of retail space at 924 E. New Haven Avenue offers an exceptional opportunity to establish your business in one of Brevard County's most active and desirable commercial districts. Positioned along the highly traveled New Haven Avenue corridor, the space benefits from outstanding visibility, strong pedestrian traffic, and a vibrant downtown atmosphere.

Surrounded by Growth & Everyday Demand

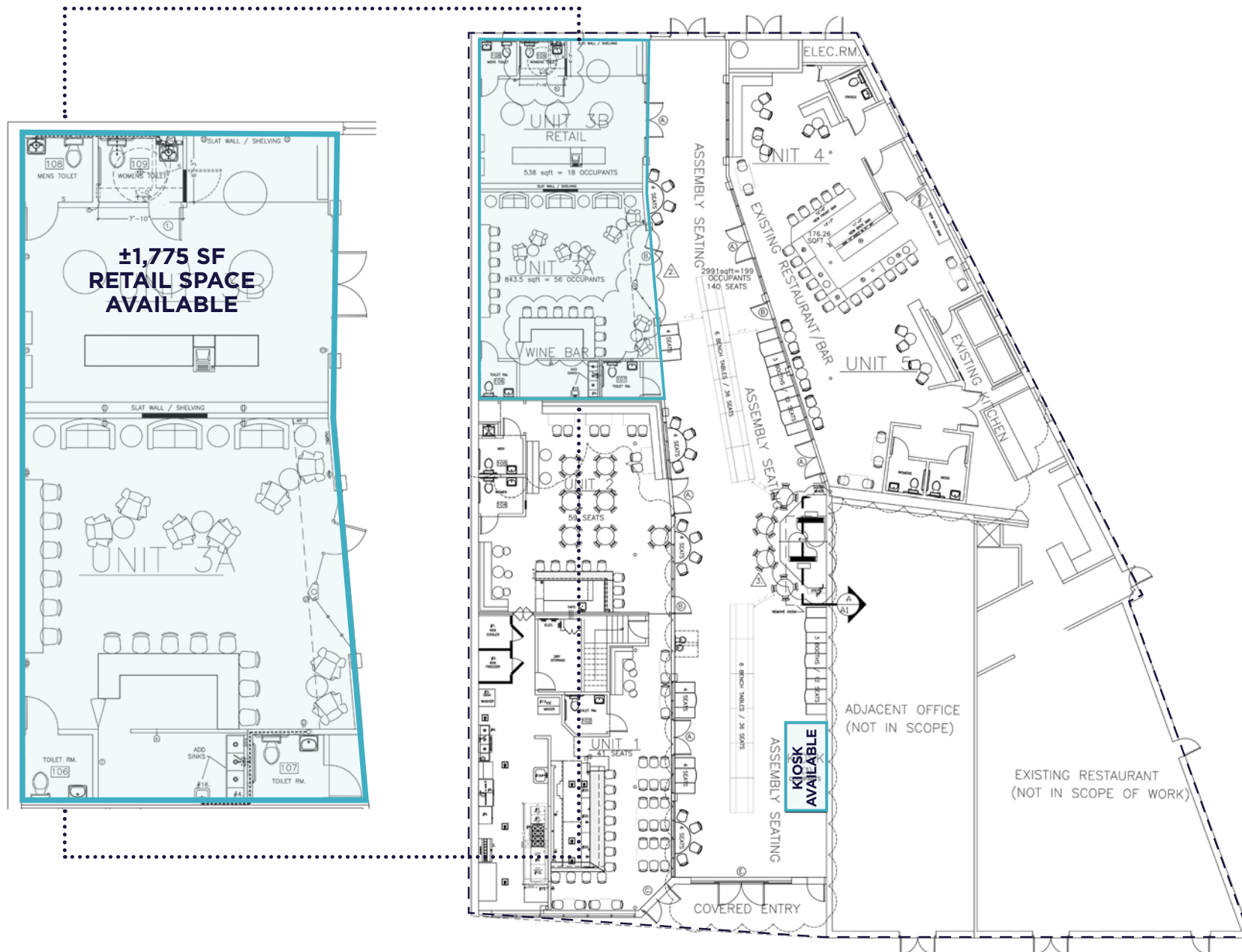
Located in the heart of Historic Downtown Melbourne, the property is surrounded by an established mix of popular restaurants, boutiques, entertainment venues, professional services, and new residential development. With more than 100,000 residents within a five-mile radius and above-average household incomes, the area continues to experience increasing demand driven by ongoing investment, redevelopment, and a growing customer base.

Ideal for a Variety of Retail & Service Users

This highly visible retail location provides an outstanding opportunity for retailers, specialty shops, salons, wellness concepts, professional services, showrooms, or experiential businesses seeking a walkable, high-energy location. With excellent street presence and a premier downtown address, the space offers businesses the opportunity to capitalize on one of Melbourne's most dynamic and continually evolving commercial destinations.

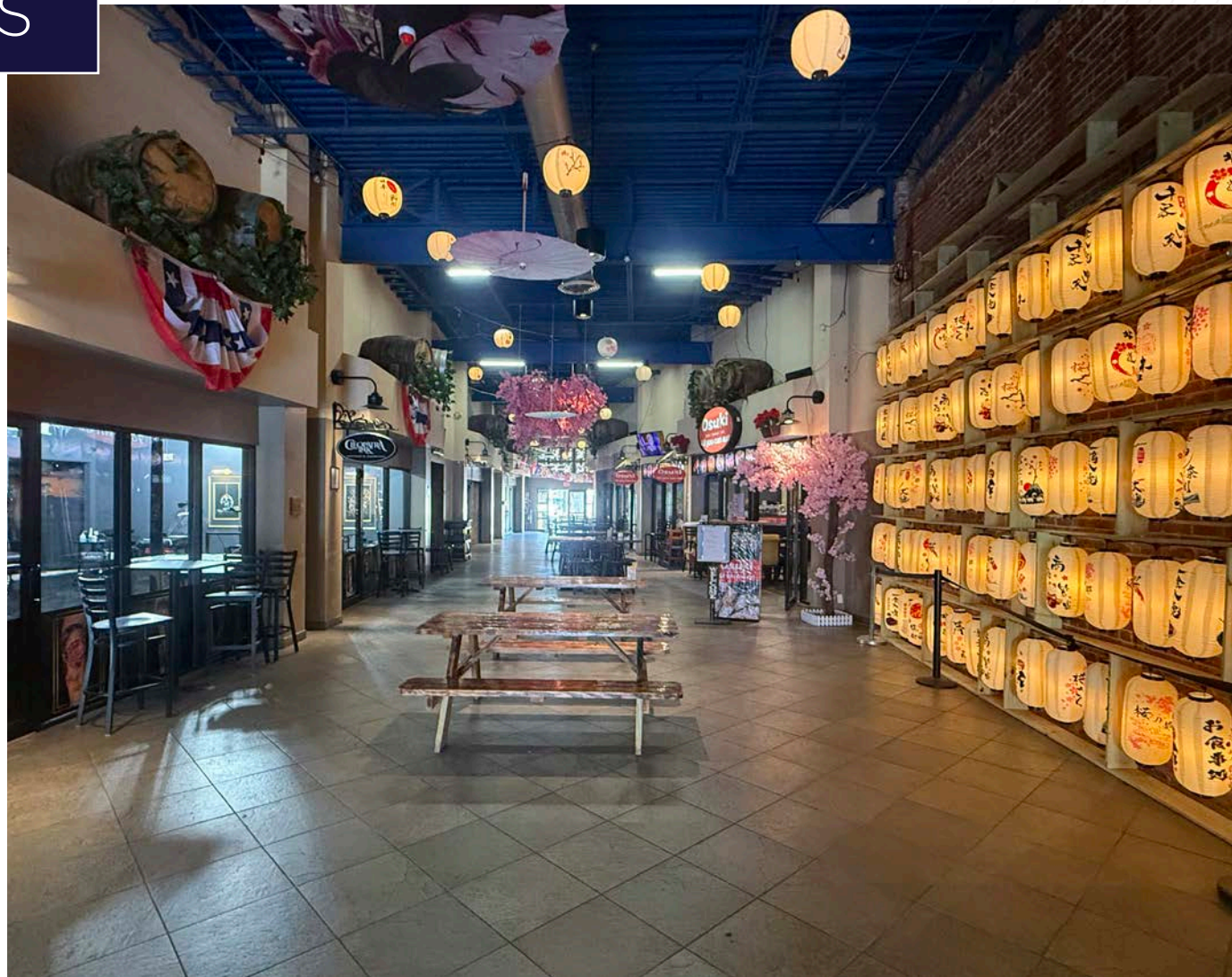


SITE PLAN





PROPERTY PHOTOS



PROPERTY AERIAL



36,500 AADT

11,000 AADT

STRAWBRIDGE AVE

E NEW HAVEN AVE



AREA DEMOGRAPHICS

KEY MARKET METRICS



132,467

Population
(5 mile Radius)



\$98,407

Average Household Income
(5 mile Radius)



7,828

Businesses
(5 mile Radius)



19.4%

Population Growth
2010-2026



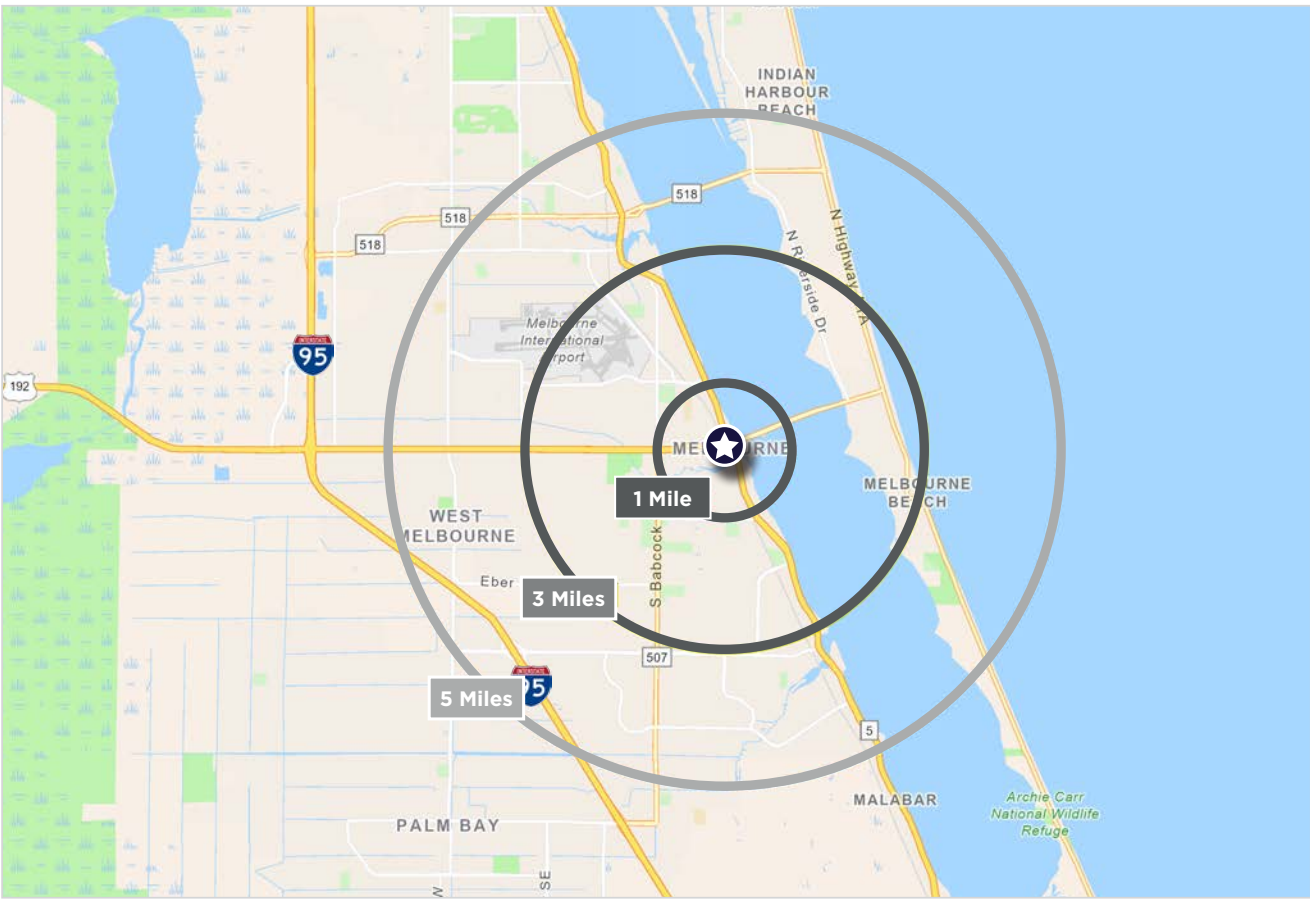
46.9

Median Age
(5 mile Radius)



155,303

Daytime Population
(5 mile Radius)



CONSUMER SPENDING (AVERAGE, 5 MILE RADIUS)



Travel

\$2,940.0



Food at Home

\$6,501.28



Apparel

\$2,045.48



Entertainment

\$3,532.21



Healthcare

\$6,803.16

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
Population	4,926	49,415	132,467
Average Household Income	\$62,719	\$90,715	\$98,407
Median Age	55.1	47.9	46.9

AREA OVERVIEW



Melbourne, Florida

Melbourne is one of the Space Coast's premier commercial and employment centers, strategically located in the heart of Brevard County along Florida's Atlantic Coast. The city benefits from exceptional regional connectivity via Interstate 95, US Highway 1, and Melbourne Orlando International Airport, providing convenient access throughout Central Florida. Supported by a diverse economy anchored by aerospace, advanced manufacturing, healthcare, technology, and education, Melbourne continues to attract new businesses, residents, and investment.

Home to more than 650,000 residents, Brevard County is internationally recognized for its innovation and high-quality workforce, driven by major employers including NASA, L3Harris Technologies, Northrop Grumman, Health First, and Florida Institute of Technology. Continued population growth, expanding residential development, and strong household incomes are fueling demand for retail, office, medical, and service-oriented businesses, making Melbourne one of Florida's most attractive and resilient commercial markets.



IDEAL LOCATION

MELBOURNE IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES AND RICH NATURAL ENVIRONMENT.



LIMITED SUPPLY & CONTROL

CONSTRAINED COASTAL AREA GEOGRAPHY AND CONTROLLED GROWTH LIMIT NEW SUPPLY



STABLE GROWTH & FAVORABLE DEMOGRAPHICS

STEADY POPULATION GROWTH AND DIVERSE DEMOGRAPHICS SUPPORT CONSISTENT RETAIL, HEALTHCARE, AND MIXED-USE DEMAND



BUSINESS-FRIENDLY ENVIRONMENT

INFILL OPPORTUNITY AND BALANCED GROWTH DRIVE MELBOURNE'S APPEAL TO INVESTORS AND DEVELOPERS

RETAIL KIOSK ALSO AVAILABLE



FOR MORE INFORMATION, CONTACT:



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