

Metro West Plaza

2994-3054 W. New Haven Avenue, West Melbourne, FL 32904

Multiple Unit Sizes Available / Centrally Located / High Exposure



OFFERING SUMMARY

Available SF: 1,450 - 3,150 SF

Lease Rate: \$14 - \$18 SF/yr (NNN)
Est \$5.16 PSF OPEX

Acreage: 4.87 Acres

Facility SF: 63,900 SF

Zoning: City of West Melbourne
Commercial New Haven
(C-NH)

PROPERTY OVERVIEW

Unit 3008: 3,150 SF (35' x 90' +/-). Open Configuration, 2 Restrooms, Storage
Unit 3018: 1,500 SF. Waiting Room, 4 Plumbed Exam Rooms, 1 Office, 2 Restrooms
Unit 3024: 1,450 SF (26.5' x 55' +/-). Open Configuration. Drop Ceiling. 2 Restrooms
Utilities: City Water/Sewer, FPL Electric (All Individually Metered)
205 Paved/Striped/Illuminated Common Parking Spaces
Approximately 37,000 VPD on New Haven + 25,500 VPD on Wickham Road

LOCATION OVERVIEW

Located in the heart of West Melbourne approximately halfway between Interstate 95 & Dairy Road. Close proximity to the Melbourne International Airport, Melbourne Square Mall, Downtown Melbourne, and all of the other shopping, dining, schools, and beaches that the area has to offer. Surrounding businesses include Home Depot, Lowe's, Target, Winn-Dixie, and Publix to name a few. Make this the future home for your business today!

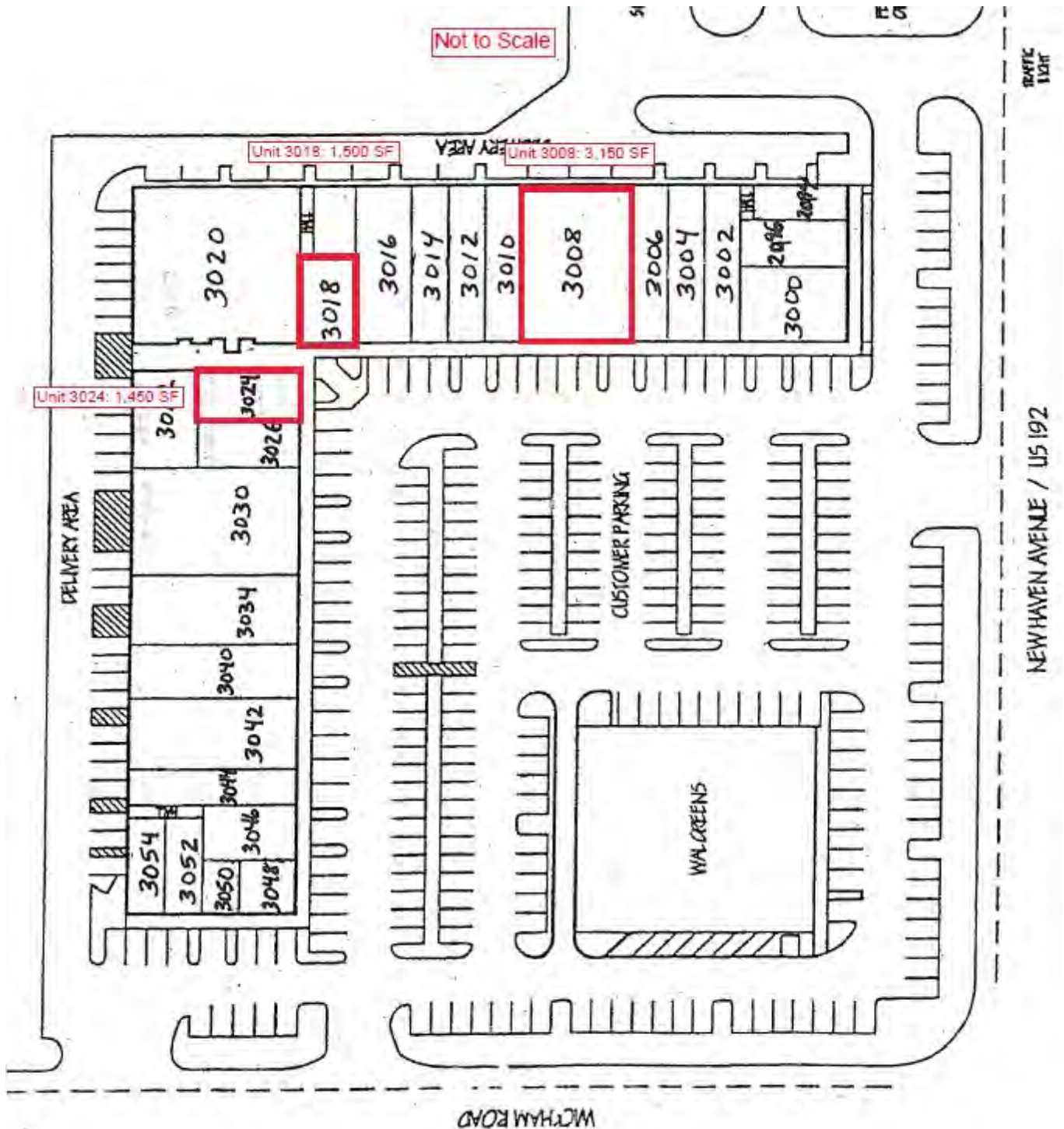
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SIOR

Individual Members
Michael S. Ullian
Zachary M. Ullian

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Unit 3008 Photos (3,150 SF)



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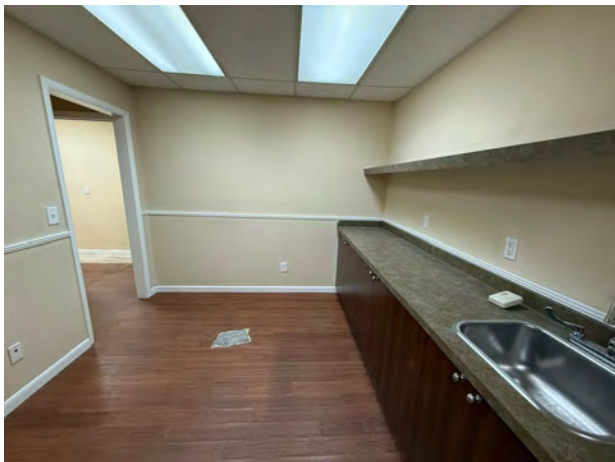


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Unit 3018 Photos (1,500 SF) - Former Dental Office



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Unit 3024 Photos (1,450 SF)



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Surrounding Businesses



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