



# HIGHLINE RETAIL SPACE

635 E NEW HAVEN AVE, MELBOURNE , FL 32903

MIXED-USE PROPERTY FOR LEASE

**CASSANDRA HARTFORD**

Owner

321.300.4773

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## PROPERTY DESCRIPTION

Welcome to the Highline, an exceptional 6,000+/- sq ft retail space situated in the heart of Historic Downtown Melbourne. This prime location promises an unparalleled opportunity for your business to flourish in a vibrant and dynamic environment.

Ideally located on E New Haven Avenue, at the base of the esteemed Highline Apartments—a 171-unit Class A high-rise residential community—this space offers prime visibility, with both abundant parking and superb pedestrian access within the bustling downtown landscape.

## OFFERING SUMMARY

Lease Rate:	\$36.00 SF / year (NNN)
Number of Units:	3
Available SF:	6,262 SF
Lot Size:	0.1 Acres
Tenant Improvement Allowance	TBD

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,841	9,105	23,387
Total Population	5,561	19,035	48,139
Average HH Income	\$40,000	\$45,851	\$58,577

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Historic Downtown is a destination and boasts an impressive array of 288 businesses within a one-mile radius, amplifying your brand's exposure amidst a diverse tapestry of 45 dining establishments, 47 shopping venues, 9 unique experiences, and a multitude of professional offices. The district is adorned with 18 captivating murals, 6 art galleries, and 2 theaters, creating an immersive and culturally rich ambiance, drawing customers from throughout Brevard County.

With a population of 169,000 residents within a 15-minute drive, boasting an average household income of \$85,883 (projected to reach \$99,247 by 2028, according to US Census - Esri forecasts), this area attracts a diverse audience—from young and well-compensated 'knowledge-economy' professionals and families to affluent retirees—ensuring a consistent flow of potential customers.

Beyond its immediate surroundings, this location serves as a gateway to endless opportunities:—A short commute to the bustling campus of the Florida Institute of Technology, hosting 6,500 students eager to explore the offerings of Historic Downtown.

- Proximity to over 200 tech and aviation firms, fueling the area's economic growth and fostering a thriving business ecosystem.
- A mere 5-minute drive from the Melbourne Orlando International Airport, catering to over 300,000 European travelers annually, offering a significant customer base.
- Conveniently positioned within an hour's reach of major attractions like Disney and Theme Parks, appealing to tourists and locals alike.
- Approximately 30 minutes away from the Kennedy Space Center, SpaceX, and Blue Origin, providing a unique draw for enthusiasts and visitors interested in space exploration.

The Highline in Historic Downtown Melbourne isn't just a location—it's an unparalleled opportunity to position your business at the center of a vibrant, diverse, and thriving community, poised for continued growth and success. Join us and thrive in this extraordinary setting where business meets opportunity.

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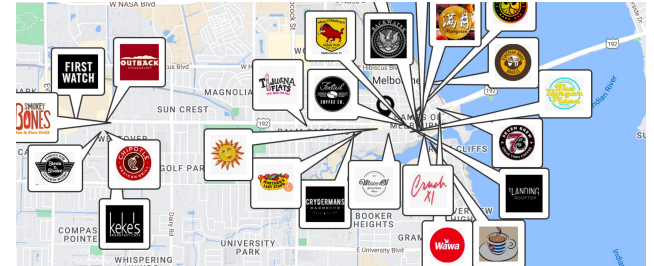
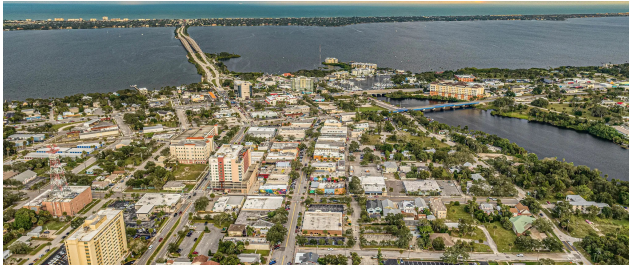
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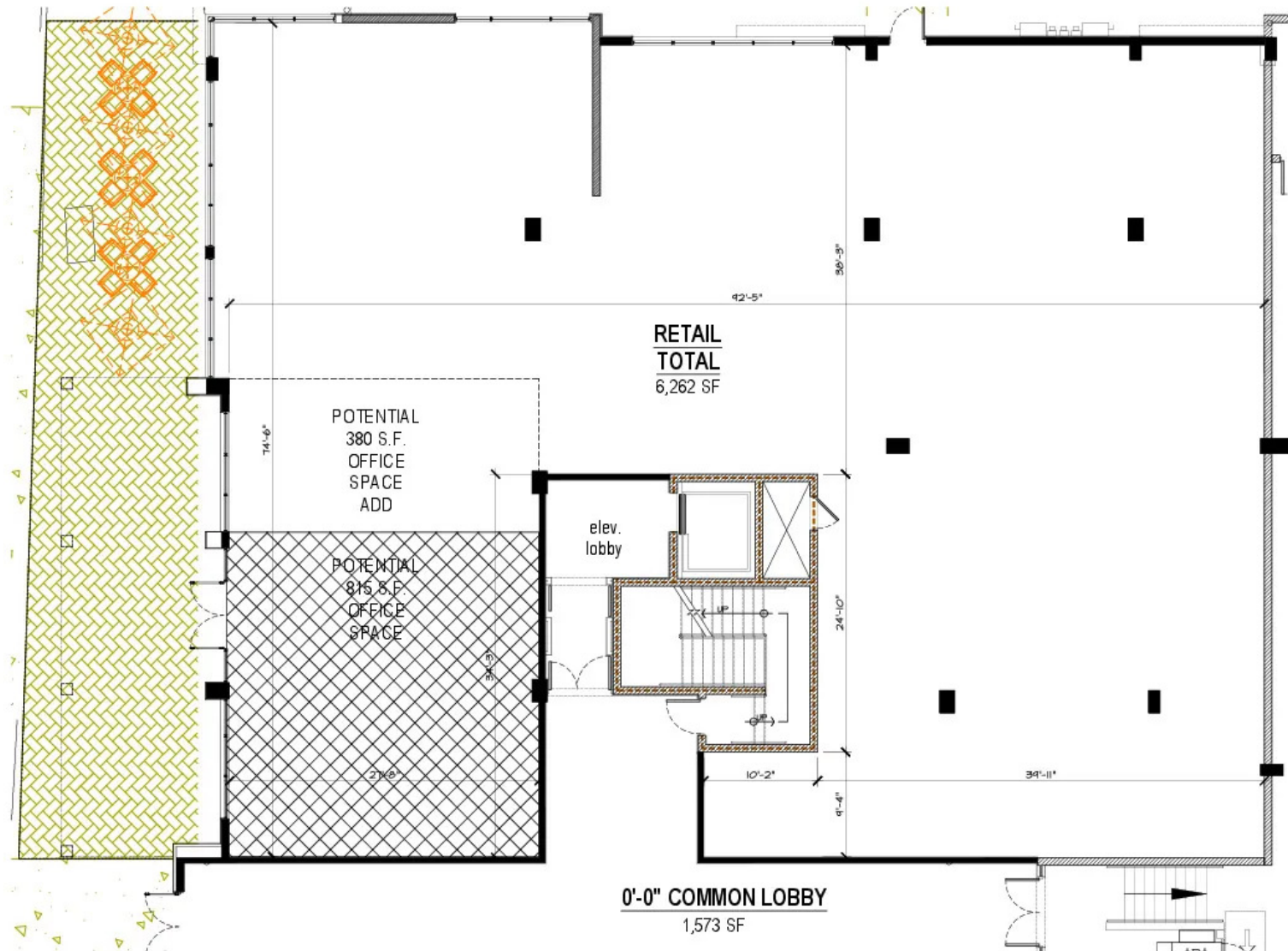
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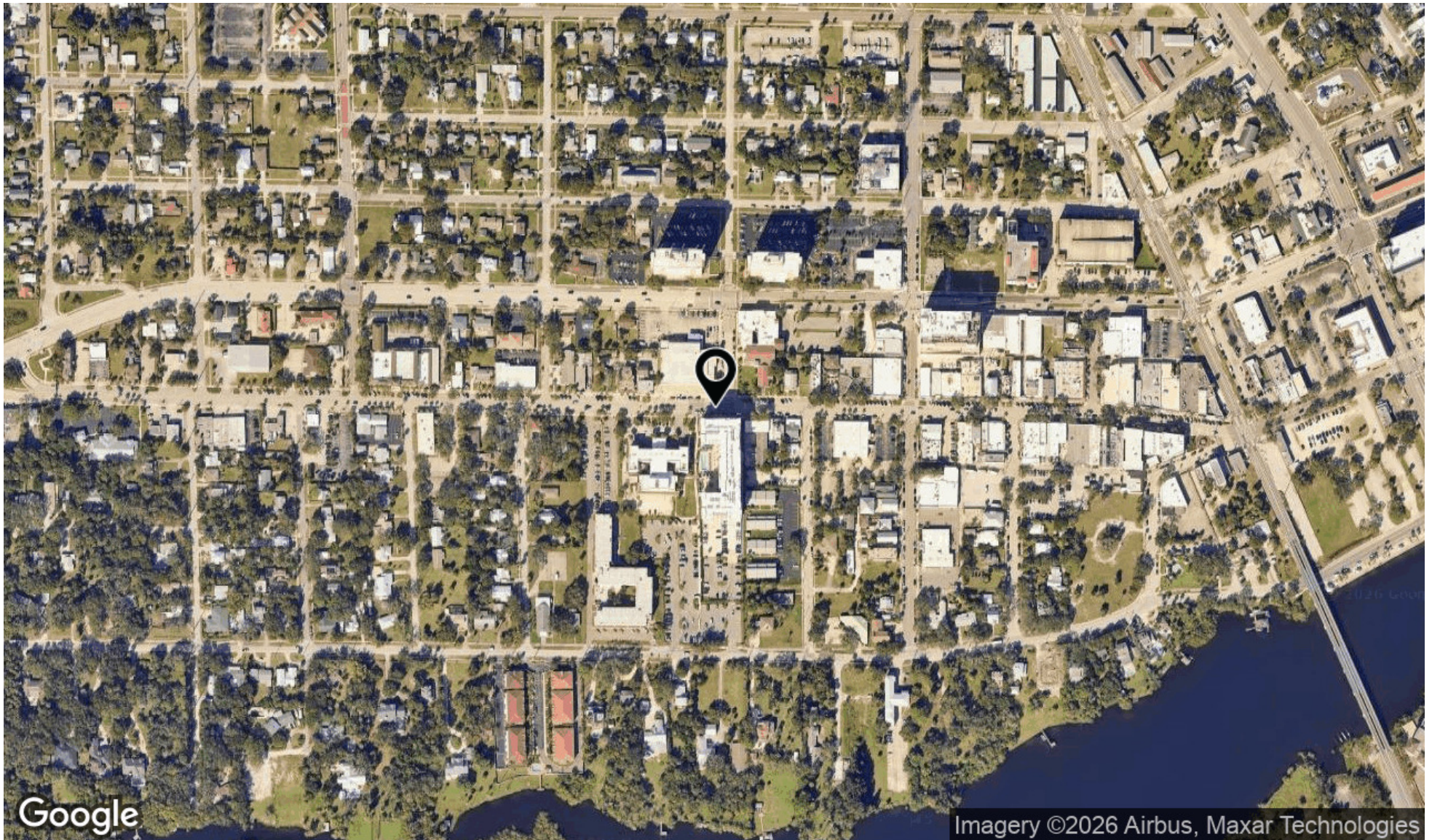
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# Business Summary

701 E New Haven Ave  
 701 E New Haven Ave, Melbourne, Florida, 32901  
 Drive time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 28.07837  
 Longitude: -80.60952

Data for all businesses in area	5 minutes				10 minutes				15 minutes			
Total Businesses:	1,813				5,855				10,344			
Total Employees:	20,036				52,871				91,827			
Total Residential Population:	11,991				74,760				169,342			
Employee/Residential Population Ratio (per 100 Residents)	167				71				54			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	28	1.5%	70	0.3%	118	2.0%	431	0.8%	252	2.4%	997	1.1%
Construction	91	5.0%	626	3.1%	382	6.5%	2,191	4.1%	817	7.9%	4,896	5.3%
Manufacturing	32	1.8%	449	2.2%	140	2.4%	3,215	6.1%	285	2.8%	5,953	6.5%
Transportation	38	2.1%	707	3.5%	118	2.0%	1,601	3.0%	208	2.0%	2,106	2.3%
Communication	21	1.2%	205	1.0%	56	1.0%	418	0.8%	89	0.9%	784	0.9%
Utility	3	0.2%	19	0.1%	14	0.2%	80	0.2%	31	0.3%	175	0.2%
Wholesale Trade	38	2.1%	657	3.3%	135	2.3%	1,413	2.7%	275	2.7%	2,627	2.9%
Retail Trade Summary	310	17.1%	3,191	15.9%	1,148	19.6%	12,924	24.4%	2,058	19.9%	24,222	26.4%
Home Improvement	11	0.6%	53	0.3%	63	1.1%	656	1.2%	127	1.2%	1,500	1.6%
General Merchandise Stores	12	0.7%	71	0.4%	46	0.8%	1,660	3.1%	83	0.8%	3,331	3.6%
Food Stores	18	1.0%	256	1.3%	98	1.7%	1,002	1.9%	188	1.8%	2,646	2.9%
Auto Dealers & Gas Stations	50	2.8%	1,128	5.6%	154	2.6%	2,208	4.2%	270	2.6%	3,183	3.5%
Apparel & Accessory Stores	26	1.4%	131	0.7%	73	1.2%	487	0.9%	95	0.9%	581	0.6%
Furniture & Home Furnishings	15	0.8%	94	0.5%	94	1.6%	735	1.4%	192	1.9%	1,359	1.5%
Eating & Drinking Places	78	4.3%	1,021	5.1%	304	5.2%	4,438	8.4%	554	5.4%	8,225	9.0%
Miscellaneous Retail	101	5.6%	437	2.2%	316	5.4%	1,738	3.3%	550	5.3%	3,397	3.7%
Finance, Insurance, Real Estate Summary	190	10.5%	1,337	6.7%	607	10.4%	3,681	7.0%	995	9.6%	5,684	6.2%
Banks, Savings & Lending Institutions	23	1.3%	135	0.7%	82	1.4%	747	1.4%	148	1.4%	1,166	1.3%
Securities Brokers	30	1.7%	156	0.8%	79	1.3%	345	0.7%	117	1.1%	477	0.5%
Insurance Carriers & Agents	31	1.7%	398	2.0%	100	1.7%	745	1.4%	156	1.5%	1,074	1.2%
Real Estate, Holding, Other Investment Offices	105	5.8%	648	3.2%	347	5.9%	1,845	3.5%	573	5.5%	2,967	3.2%
Services Summary	803	44.3%	11,120	55.5%	2,300	39.3%	24,024	45.4%	3,934	38.0%	40,350	43.9%
Hotels & Lodging	7	0.4%	206	1.0%	34	0.6%	636	1.2%	62	0.6%	1,011	1.1%
Automotive Services	47	2.6%	265	1.3%	159	2.7%	753	1.4%	309	3.0%	1,219	1.3%
Movies & Amusements	29	1.6%	258	1.3%	107	1.8%	842	1.6%	210	2.0%	1,768	1.9%
Health Services	178	9.8%	4,719	23.6%	430	7.3%	8,169	15.5%	697	6.7%	13,515	14.7%
Legal Services	88	4.9%	478	2.4%	178	3.0%	977	1.8%	237	2.3%	1,233	1.3%
Education Institutions & Libraries	31	1.7%	908	4.5%	86	1.5%	2,665	5.0%	144	1.4%	4,765	5.2%
Other Services	424	23.4%	4,284	21.4%	1,307	22.3%	9,983	18.9%	2,275	22.0%	16,839	18.3%
Government	50	2.8%	1,005	5.0%	110	1.9%	2,020	3.8%	155	1.5%	2,938	3.2%
Unclassified Establishments	209	11.5%	651	3.2%	726	12.4%	872	1.6%	1,245	12.0%	1,096	1.2%
Totals	1,813	100.0%	20,036	100.0%	5,855	100.0%	52,871	100.0%	10,344	100.0%	91,827	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

# Key Facts

701 E New Haven Ave  
Drive time of 15 minutes

## KEY FACTS

169,342

Population



Average Household Size

48.8

Median Age

\$59,029

Median Household Income

## EDUCATION

5.9%

No High School Diploma



27.1%

High School Graduate



32.0%

Some College/  
Associate's Degree



35.0%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



10,344

Total Businesses



91,827

Total Employees

## EMPLOYMENT



64.1%

White Collar



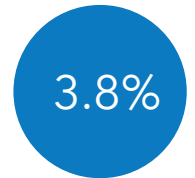
19.3%

Blue Collar



16.6%

Services



Unemployment Rate

## INCOME



\$59,029

Median Household Income



\$38,073

Per Capita Income



\$156,231

Median Net Worth

## 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$200,000+ (5.4%)

Indicator ▲	Value	Diff		
<\$15,000	10.0%	+1.6%		
\$15,000 - \$24,999	10.8%	+1.9%		
\$25,000 - \$34,999	8.5%	+0.5%		
\$35,000 - \$49,999	13.2%	+0.4%		
\$50,000 - \$74,999	16.8%	+1.0%		
\$75,000 - \$99,999	12.3%	-0.5%		
\$100,000 - \$149,999	16.5%	-1.2%		
\$150,000 - \$199,999	6.6%	-1.4%		
\$200,000+	5.4%	-2.2%		

Bars show deviation from 12009 (Brevard County)