

1955 *W* *New Haven Ave*



MARKETED IN ASSOCIATION WITH PARASELL, INC.
A LICENSED FLORIDA BROKER #CQ2059597

- ±12,500 TO 30,000 SF AVAILABLE FOR LEASE + GROUND LEASE OPPORTUNITIES
- LOCATED IN MELBOURNE'S MAIN RETAIL NODE
- DIRECTLY ACROSS THE STREET FROM MELBOURNE SQUARE MALL
- ± 50,000 VPD AND MULTIPLE EASY ACCESS POINTS



1955 W NEW HAVEN AVENUE, WEST MELBOURNE, FLORIDA

1955 West New Haven Ave

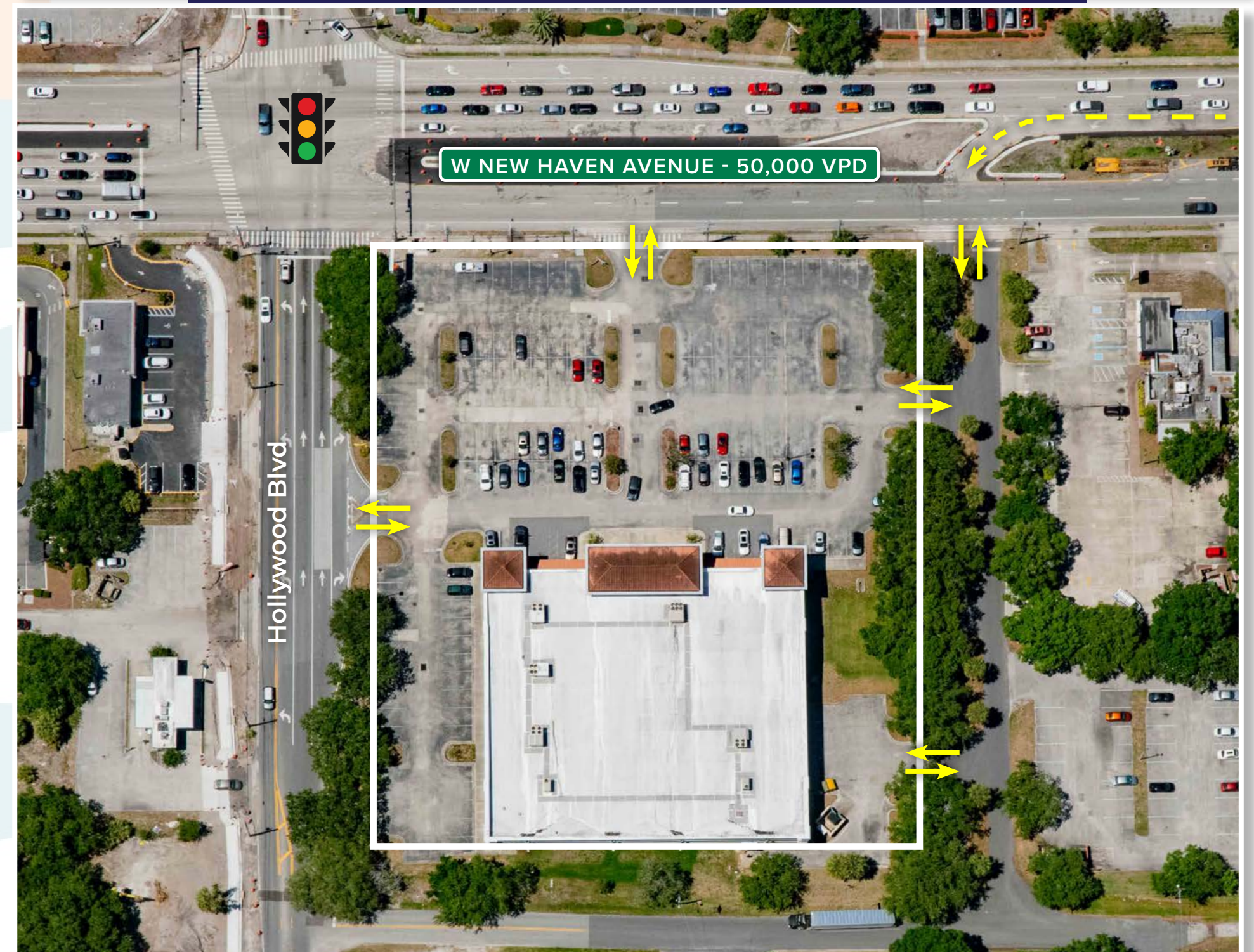
Flexible Big-Box and Ground Lease Opportunity in West Melbourne's Primary Retail Corridor

1955 W New Haven Avenue offers a highly visible leasing opportunity along US 192, West Melbourne's primary retail corridor. The property is located at a signalized intersection, positioned directly across from Melbourne Square, and is surrounded by national retailers, benefiting from $\pm$ 50,000 vehicles per day.

Its proximity to I-95, Melbourne Orlando International Airport and the Space Coast's growing employment base provides access to a broad regional customer base and continued residential and commercial growth.



Adjacent Tenancy - Foot Traffic Rankings by Chain (Nationwide)



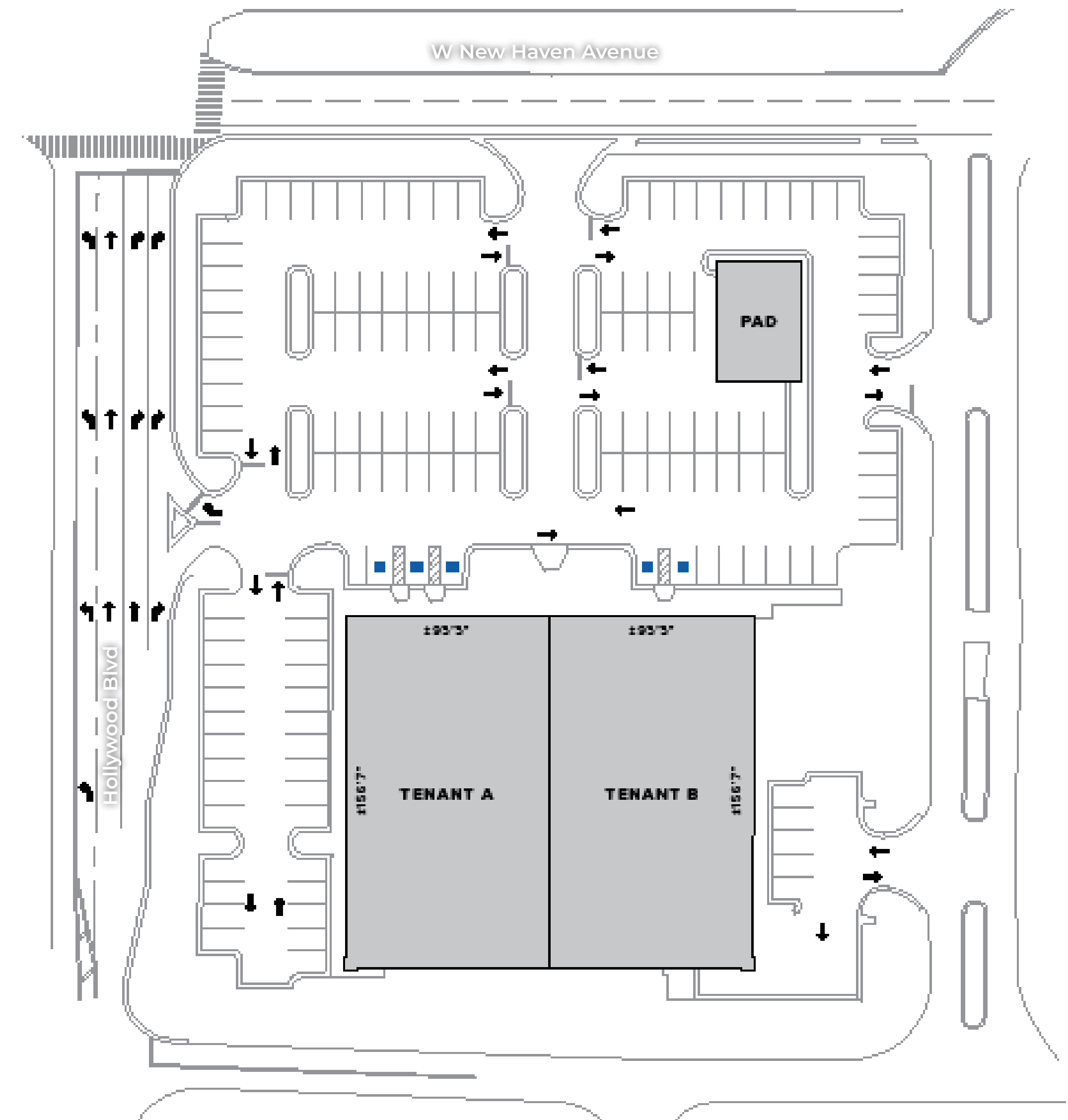
Flexible Leasing & *Redevelopment Options*

The existing $\pm 30,000$ -square-foot building can be demised into spaces ranging from $\pm 12,500$ to $30,000$ square feet, accommodating grocery, fitness, entertainment, specialty retail, service-oriented and other large format concepts.

The site also offers potential for a 1 to 3 acre ground lease or outparcel development, creating additional opportunities for drive-thru, restaurant and service-retail users.



PROPOSED DEMISING PLAN



Potential Tenants



Located within a Bustling Retail Hub,
Surrounded by Prominent National Brands



AIRPORT

MELBOURNE ORLANDO
INTERNATIONAL AIRPORT

Melbourne Square

★ macy's

Dillard's
The Style of Your Life.

DICK'S
SPORTING GOODS

JCPenney

ESPORTA
FITNESS

H&M

Melbourne Shopping Center

Publix

BIG
LOTS!

BEALLS
Outlet

7
ELEVEN

O'Reilly
AUTO PARTS

M
MARATHON

CVS pharmacy

1955
New Haven Ave

Mister
CAR WASH

AutoZone

SMOKEY
BONES
Bar & Fire Grill

OUTBACK
STEAKHOUSE

Bj's
RESTAURANT
BREWHOUSE

HYUNDAI

HealthFirst

Burlington

PET SMART

FIRST WATCH
THE DAYTIME CAFE

CHASE

FRIDAYS

BEST
BUY

Steak
Shake

THE
HONEY BAKED
Ham

AspenDental

MATTRESS FIRM

keke's breakfast cafe

Starbucks

CRUNCH
FITNESS

EVANS ROAD

W NEW HAVEN AVENUE - 50,000 VPD

Shoppes at West Melbourne

ALDI

CHIPOTLE
MEXICAN GRILL

planet
fitness

five BELOW

T-Mobile BARNES & NOBLE

TACO
BELL



Market Overview

A Growing Space Coast Market

West Melbourne is a growing suburban community on Florida's Space Coast. The city is supported by an expanding residential base, strong household incomes and convenient access to major aerospace, defense, healthcare and technology employers. It is part of the Palm Bay–Melbourne–Titusville MSA, which ranked No. 9 nationally in the Milken Institute's 2025 Best-Performing Cities Index, showing the region's strength in employment, wage and tech economic growth.

Incorporated in 1959 in order to prevent the levying of ad valorem taxes and avoid annexation into the City of Melbourne, West Melbourne has historically maintained a more favorable tax environment which may provide an added benefit to local businesses.

The City has witnessed growth that has accelerated in recent years, with the population increasing from approximately 3,050 people in the 1970s and now 25,316 people in 2020. Continued residential and economic growth are reinforcing the city's position as an attractive destination for retailers.

	1-Mile	3-Mile	5-Mile
Estimated Population	9,194	62,402	141,230
Average Household Income	\$77,762	\$72,545	\$70,086
Daytime Employment	9,743	48,410	80,954
Median Home Value	\$228,639	\$215,348	\$196,736

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