

2543 S HARBOR CITY BLVD

MELBOURNE, FL 32901



RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

2543 S Harbor City Blvd is a freestanding 1,600 SF commercial building on a 0.25 acre C-2 zoned parcel with direct frontage on US-1 in Melbourne, Florida. The building operated as Edelweiss German Restaurant for 25 years before the current ownership began a full interior renovation. The space has been taken to shell condition with new stud framing and new storefront windows in place, and the hood line and select stainless remain from the prior kitchen. The property is offered for lease at \$36.00/SF with delivery condition and tenant improvements negotiable. An incoming tenant inherits a proven food and beverage location with the ability to direct the buildout from shell rather than retrofit a legacy layout.

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (Gross)
Number of Units:	1
Available SF:	1,681 SF
Lot Size:	11,502 SF
Building Size:	1,681 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	326	2,113
Total Population	201	925	5,354
Average HH Income	\$62,674	\$56,483	\$55,367

Owner
CASSANDRA HARTFORD
321.300.4773
cassandra@reachcommercialre.com

REACH Commercial Real Estate
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LOCATION DESCRIPTION

The property fronts S Harbor City Blvd (US-1), the primary north-south commercial artery through Melbourne, carrying 30,000 vehicles per day at the site per FDOT 2025 counts, increasing to 37,500 AADT immediately north toward the downtown core. The site sits under one mile south of Downtown Melbourne and the US-192 Melbourne Causeway, the direct link to the barrier island communities of Indialantic and Melbourne Beach. Florida Beer Company's production brewery and tasting room anchors the block one parcel north. Florida Institute of Technology, awarding more than 2,600 degrees annually, is approximately 1.5 miles southwest. Melbourne Orlando International Airport and the NASA Blvd employment center sit a short drive north on US-1.

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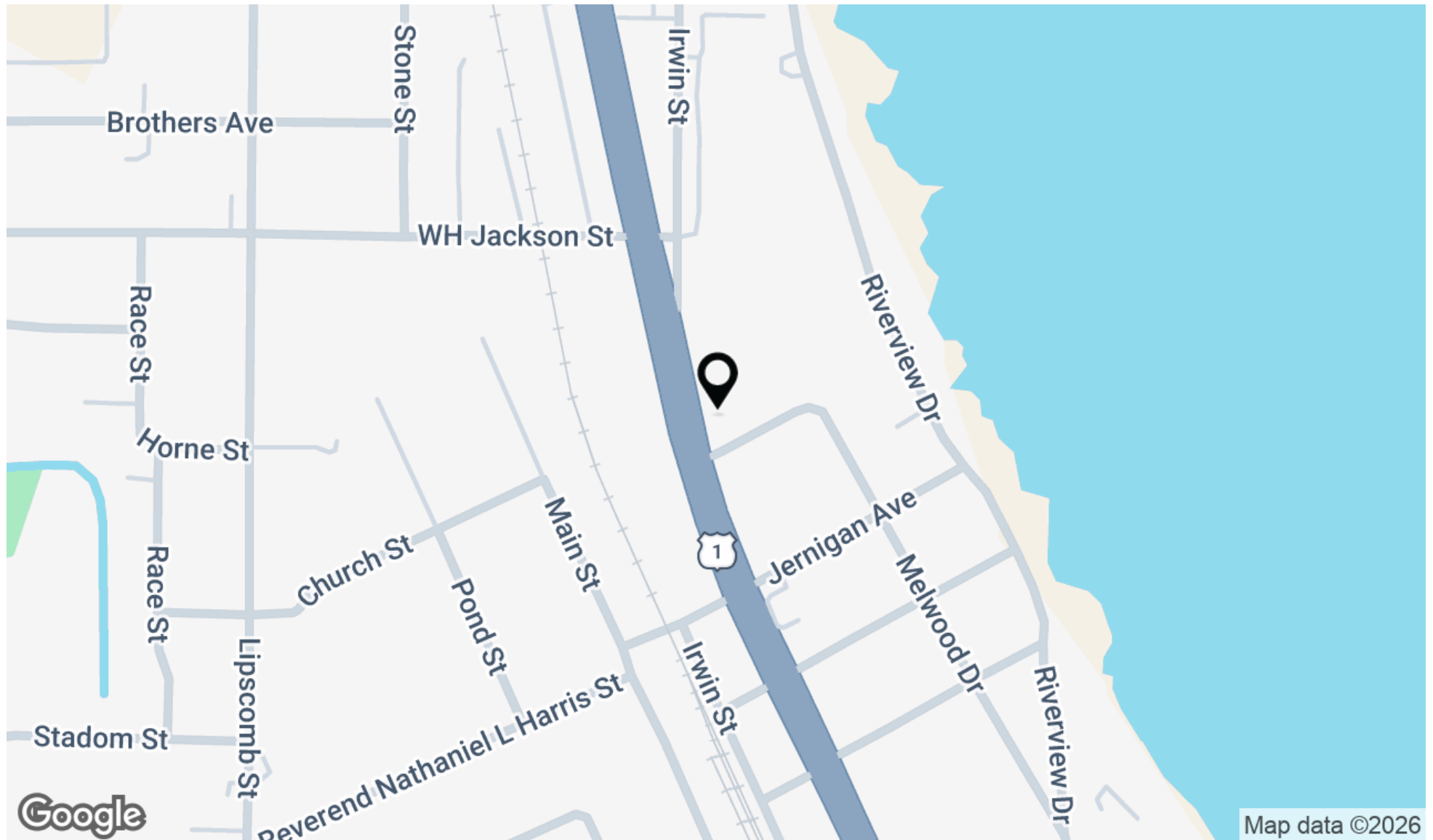
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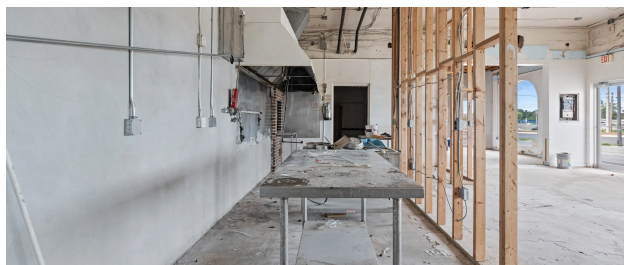
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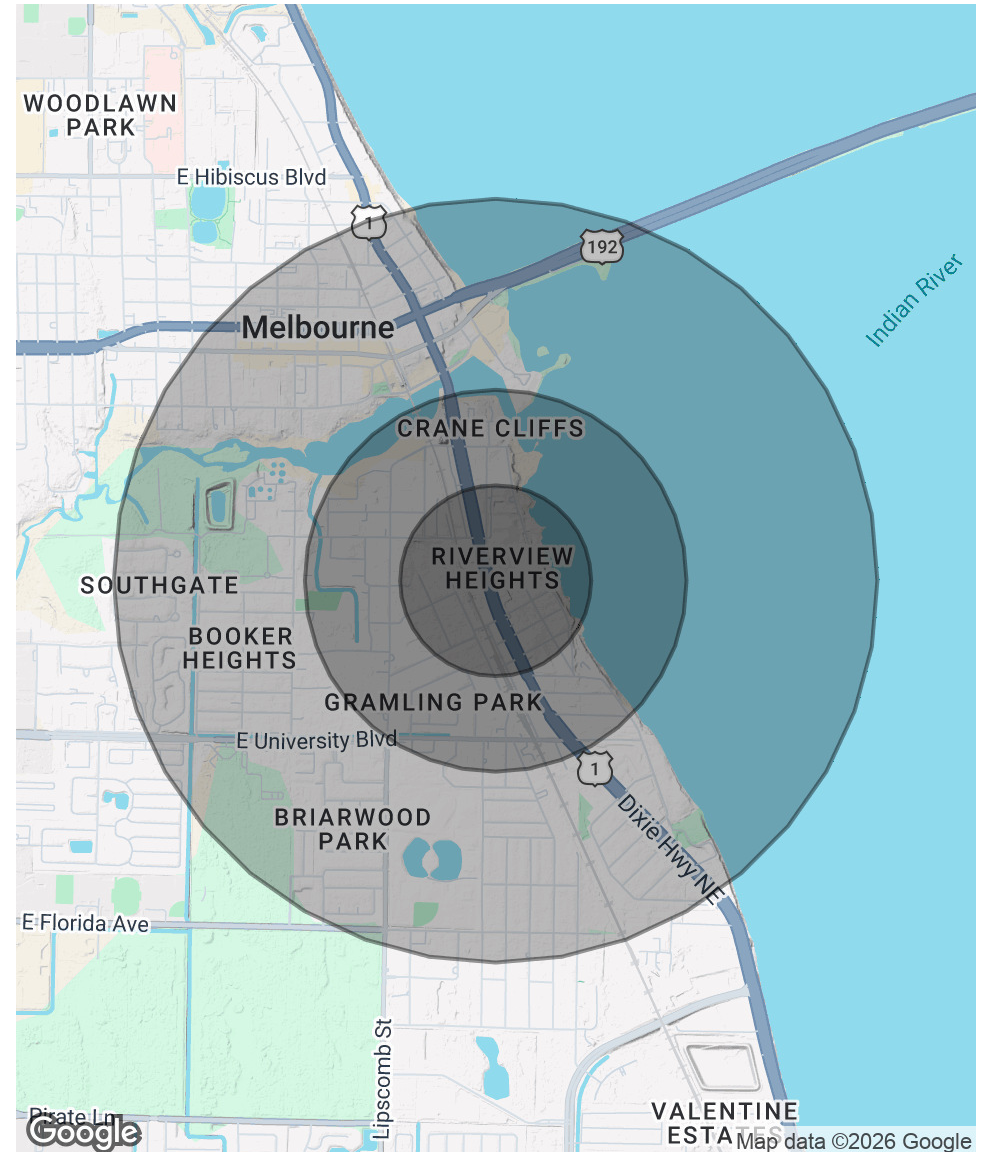
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	201	925	5,354
Average Age	52.7	50.1	43.7
Average Age (Male)	46.1	43.4	36.8
Average Age (Female)	57.3	58.4	51.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	326	2,113
# of Persons per HH	3.0	2.8	2.5
Average HH Income	\$62,674	\$56,483	\$55,367
Average House Value	\$172,734	\$176,898	\$280,699

2023 American Community Survey (ACS)



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