

FOR LEASE

3800 W New Haven, Melbourne, FL 32904



FREESTANDING RETAIL / SHOWROOM / FLEX OPPORTUNITY ON US-192

Position your business along one of Brevard County's most established and highly traveled commercial corridors. **3800 W New Haven Avenue** offers **16,826 SF of freestanding commercial space** on approximately **1.5 acres**, providing a rare opportunity for a single tenant seeking visibility, accessibility and a substantial presence in the Melbourne market.

The property features approximately **165 feet of frontage directly on W New Haven Avenue (US-192)** and is conveniently located approximately **one mile from I-95**. Its strategic location provides excellent access to Melbourne, West Melbourne, Palm Bay and the surrounding Space Coast market, while benefiting from continued residential and commercial growth to the west.

LEASE RATE

\$12.50/SF/YR Base Rent + \$2.85/SF/YR NNN

SouthTrend Realty

760 North Drive
Melbourne, FL 32934
321.752.1199



Nicole Reed

Broker Associate

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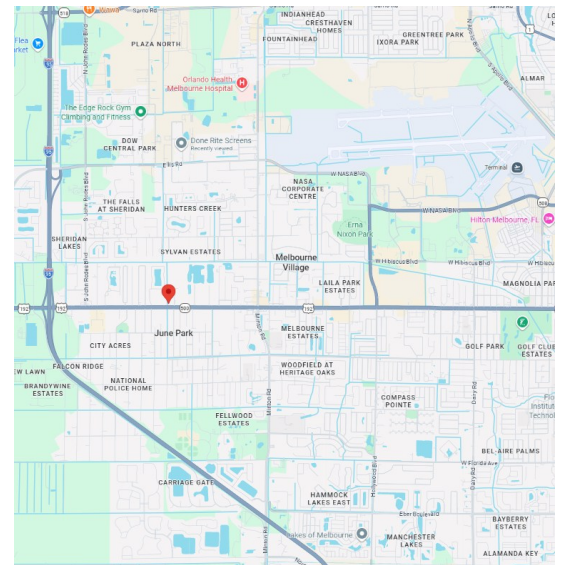
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Minutes to I-95



The surrounding US-192 corridor features a strong concentration of retail, furniture, home improvement, automotive and destination-oriented businesses, making this an especially attractive location for a retailer, furniture or home furnishings user, showroom, specialty retailer, service business, or R&D/flex operation.

For businesses seeking more than space alone, 3800 W New Haven Avenue offers the opportunity to establish a highly visible, stand-alone identity along one of Melbourne's primary east-west commercial corridors.



16,826 SF | ±1.5 AC | 165' US-192 FRONTAGE | ±1 MILE TO I-95

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The building's large open interior provides flexibility for a variety of layouts and uses, while a **15-foot rear roll-up door** provides convenient loading and receiving capability. Additional property features include ample on-site parking, prominent building and roadside signage opportunities, fire sprinkler system, insulated metal roof and BU-1 General Retail zoning.



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The property offers the flexibility to accommodate a variety of retail, showroom, service, specialty commercial and other compatible uses. With its prominent US-192 location, established surrounding commercial development, and convenient access, 3800 W New Haven Avenue offers an excellent opportunity for a business seeking a recognizable presence along a major commercial corridor.



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