

# SHOPPES OF WEST MELBOURNE

1501 W New Haven Avenue, Melbourne, FL 32904

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

W New Haven Avenue and US Hwy 192

## PROPERTY HIGHLIGHTS

- Directly across from Melbourne Square Mall anchored by Dick's Sporting Goods, LA Fitness, Macy's, Dillard's and JCPenney
- On the US 192 (33,500 AADT), the major thoroughfare connecting I-95 to the beach communities of Melbourne, Indialantic, Satellite Beach and Indian Harbour
- ¼ mile east of Hollywood Blvd (17,600 AADT), feeder road to Melbourne International Airport & the Airport Industrial Park with over 6,000 employees
- Approximately 1 mile south of Northrup Grumman campus
- Signalized intersection at entrance; large pylon sign
- GLA: 144,399 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,241	56,111	135,069
Daytime Population	13,779	83,433	165,299
Households	3,387	24,686	58,559
Average HH Income (\$)	54,120	58,086	62,392



## EXCLUSIVE AGENT(S)

GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543

Owned and Operated By:

American Finance Trust



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Orange Theory Fitness	3,200 SF	15	Joann Fabrics	35,759 SF	27	Jenny Craig	2,240 SF
2	Party City	21,000 SF	18	Available	1,400 SF	28	Diamond Brokers	1,960 SF
3	Bed Bath & Beyond	26,274 SF	19	Available	1,400 SF	29	Jason's Deli	5,050 SF
7-10	Five Below	7,815 SF	20	Affordable Dentures	2,800 SF	32	Available	1,361 SF
11	Available	1,125 SF	21	Available	1,400 SF	35	T-Mobile	3,600 SF
12	America's Best Contacts & E...	3,313 SF	23	Keke's Breakfast Cafe	4,200 SF	NIC OP 1	Chipotle Mexican Grill	0 SF
13	Available	19,187 SF	25	Best Nails II	1,400 SF	NIC OP 2	Steak N Shake	0 SF

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