

FORMER MELBOURNE TOYS R US

1275 W New Haven Ave, Melbourne, FL 32902

EXECUTIVE SUMMARY



LOCATION OVERVIEW

W New Haven Ave

PROPERTY HIGHLIGHTS

- GLA: 45,453 SF
- Excellent visibility from US 192 (33,500 AADT), the major thoroughfare connecting I-95 to the beach communities of Melbourne, Indialantic, Satellite Beach and Indian Harbour
- Excellent signage
- Less than .1 miles from Melbourne Square Mall anchored by Dick's Sporting Goods, LA Fitness, Macy's, Dillard's and JCPenney.
- Approximately 1 mile south of Northrup Grumman campus
- Can accommodate storage and auto uses
- Nearby major employer counts: Harris Corp 5,890; Department of Defense 2,170; NASA 2,067; Rockwell Collins 1,410; Northrup Grumman 1,545

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,500	54,648	136,471
Daytime Population	13,708	82,918	166,085
Households	3,054	24,066	58,993
Average HH Income (\$)	57,948	58,702	66,189



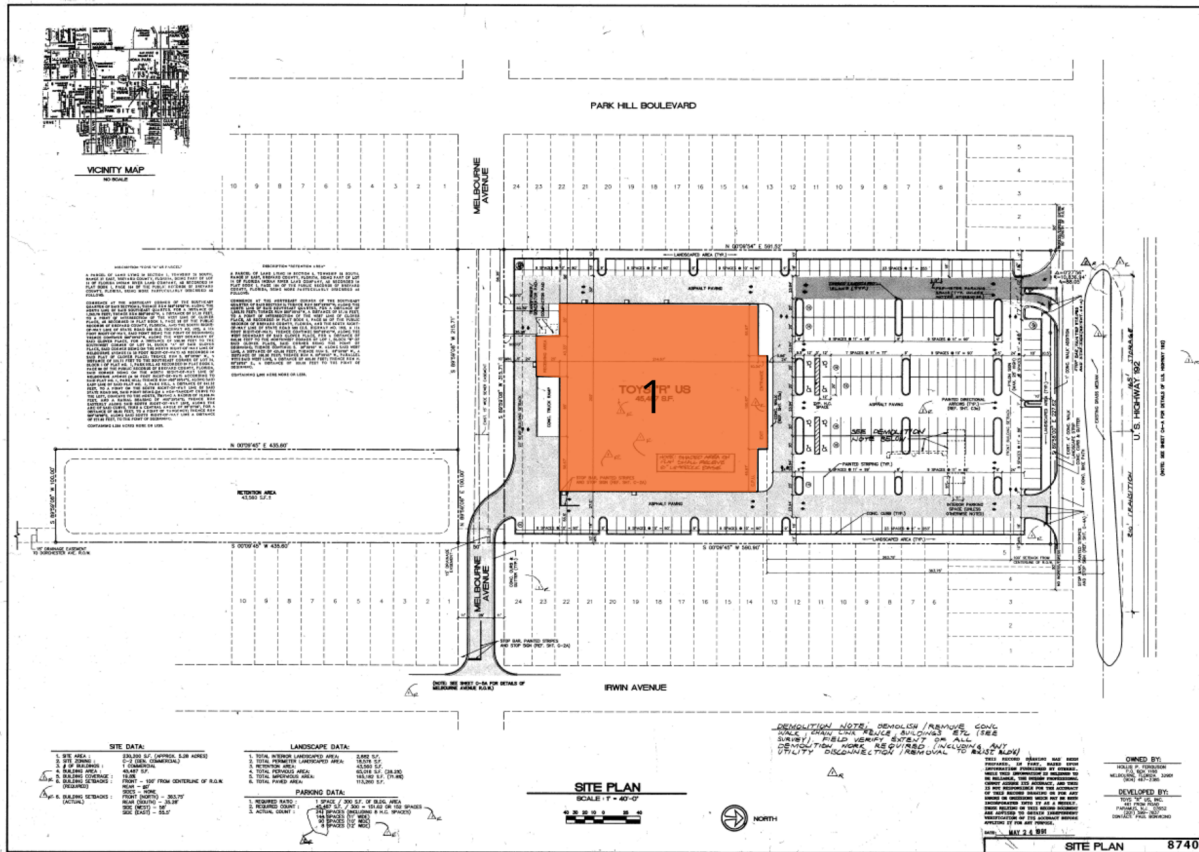
EXCLUSIVE AGENT(S)

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SITE PLAN



CASCO

DESIGNER

PROJECT NO. 18-001

DATE 5-10-18

SHEET NUMBER C1 OF 10

DRAWN BY: [Signature]

CHECKED BY: [Signature]

PROJECT NO. 18-001

DATE 5-10-18

SHEET NUMBER C1 OF 10

TOYS R US
WEST MELBOURNE, FLORIDA

CLIFFREY

OWNED BY: [Signature]

DEVELOPED BY: [Signature]

DATE: MAY 2, 2018

SITE PLAN 8740

SUITE	TENANT NAME	SPACE SIZE
1	Available	45,453 SF

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