



2,728 SF Former Wendy's with Drive-Thru

2650 W New Haven Ave (US 192) | Melbourne, FL 32904

Property Highlights

- ▶ 2,728 SF Former Wendy's with Drive-Thru
- ▶ 1.15 acres (MOL)
- ▶ 46 parking spaces
- ▶ RI/RO along W New Haven Ave (US 192) (37,000 AADT) and full access along Maybeck Place
- ▶ Positioned along the main retail corridor in Melbourne surrounded by major retailers such as Target, Home Depot, Lowe's, Publix, Sam's Club, Dick's Sporting Goods, etc.
- ▶ Population of 143,677 within a 5-mile radius of subject site
- ▶ Demographics include an average household income of more than \$85,000 within a 3-mile radius

DEMOGRAPHICS

Population



1 Mile	7,293
3 Mile	58,755
5 Mile	143,677

Households



1 Mile	2,867
3 Mile	24,881
5 Mile	61,378

Household Income



1 Mile	\$92,469
3 Mile	\$85,353
5 Mile	\$80,686

Traffic Counts



W New Haven Ave (US 192)	37,000
S Wickham Rd I-95	25,500
	62,500

Daytime Demos



Employees

1 Mile	5,270
3 Mile	33,498
5 Mile	72,850

Daytime Population

1 Mile	7,838
3 Mile	55,205
5 Mile	125,307

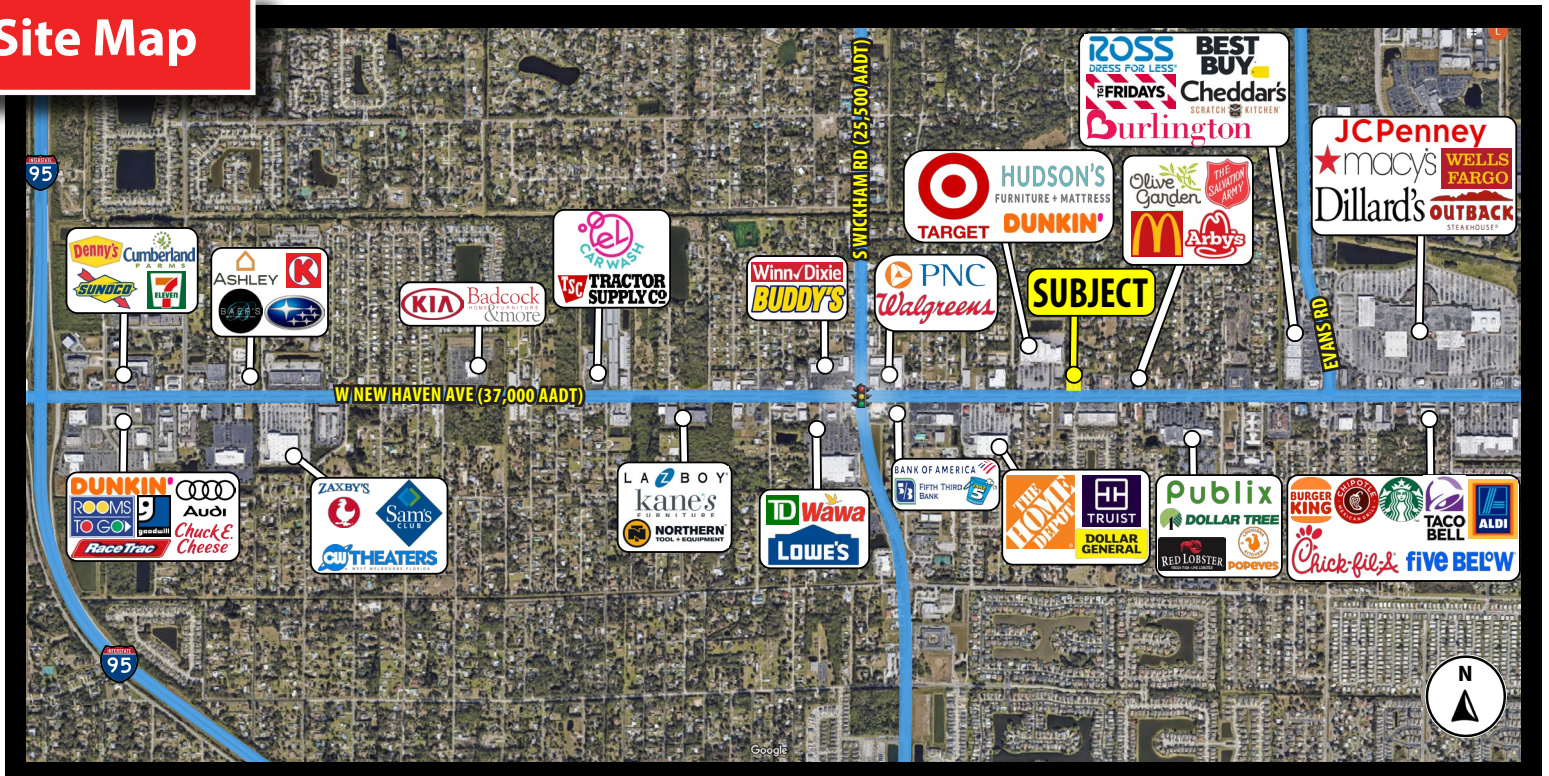
CALL FOR DETAILS **813-712-3078**

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Site Map

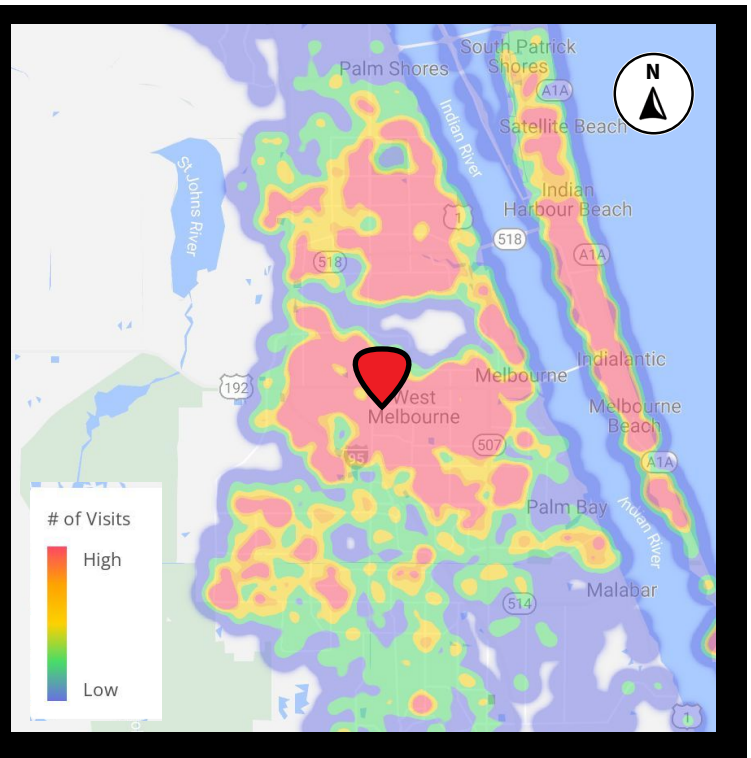
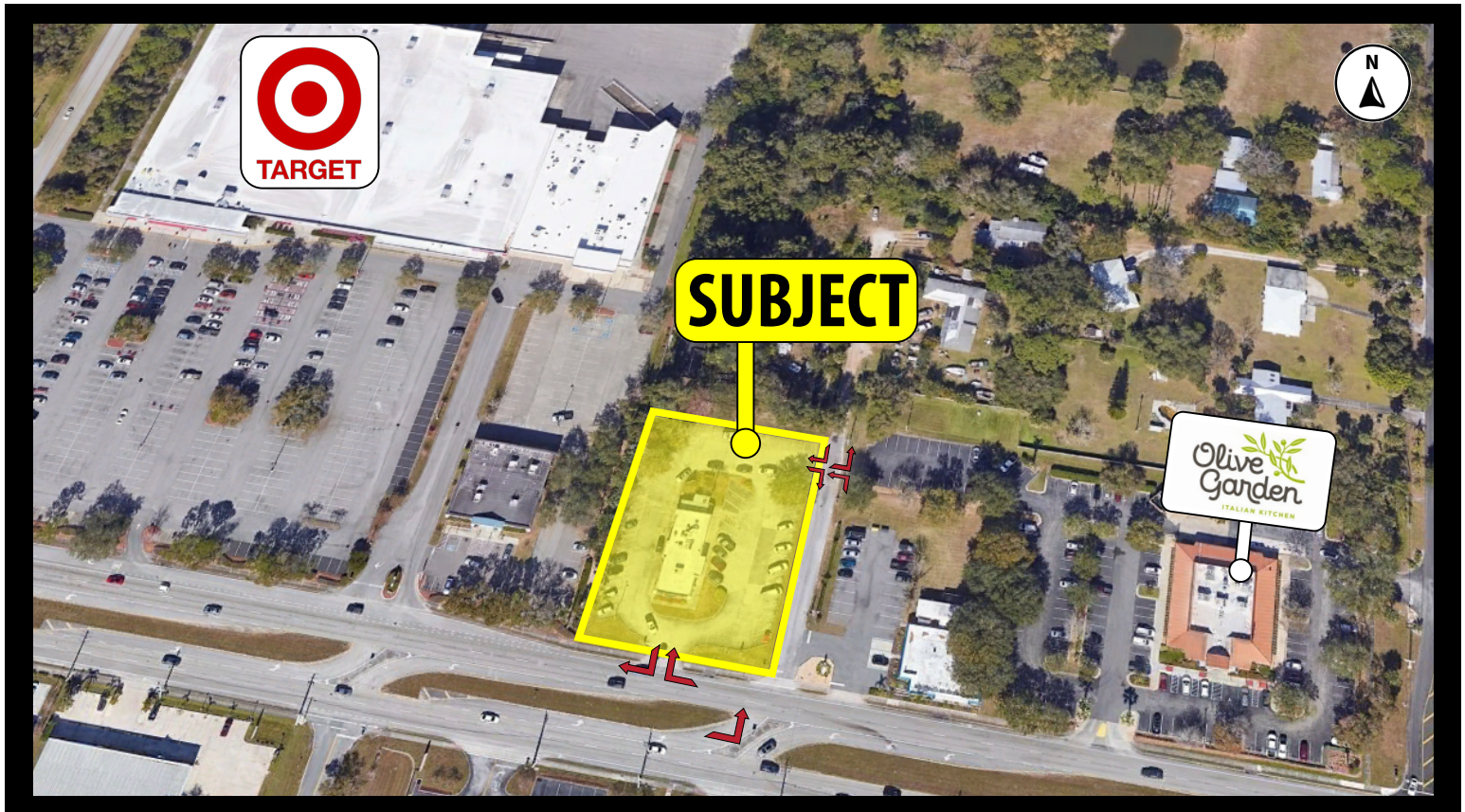


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