±9,475 SF - 2ND GEN. RESTAURANT

For Lease

NWC of US Hwy 192 & Evans Road
Melbourne, FL 32904

JLL SEE A BRIGHTER WAY

±9,475 SF - 2nd Generation Restaurant Space For Lease

Property highlights

- Prime second-generation restaurant space located on hard corner/lighted intersection with combined traffic counts of 52,700 AADT.
- 1.61 AC Outparcel anchored by Best Buy, Ross, PetSmart and Burlington.
- C-1 Zoning — Neighborhood Commercial District.
- Melbourne Square Mall has approximately 3.9 million visits per year with an average dwell time of 68 minutes.
- Melbourne is experiencing significant growth and development, with key projects including the mixed-use Space Coast Town Center (Urban Village), the $30M Project Palm Bay Executive Park featuring a Hyatt Place, the Madison Midtown (240 Unit) Apartments, and The Yard Melbourne Planned Apartments (245 Units).

Demographics

(ESRI 2024)

POPULATION		AVERAGE HH INCOME	
1 MI.	9,411	1 MI.	$97,407
3 MI.	66,312	3 MI.	$93,623
5 MI.	146,347	5 MI.	$90,444

HOUSEHOLDS		MEDIAN AGE	
1 MI.	4,077	1 MI.	46.9
3 MI.	28,415	3 MI.	45.0
5 MI.	62,865	5 MI.	44.8

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