



±0.55 AC - OUTPARCEL AVAILABLE

For Lease

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

 **JLL** SEE A BRIGHTER WAY

Leasing opportunity in Melbourne's retail hub

Property highlights

- 0.55-acre outparcel opportunity available for a ground lease or build-to-suit.
- Ideal spot for a drive-thru coffee user or a smaller, quick-service restaurant (QSR).
- Adjacent to a prominent shopping center anchored by Best Buy, Ross Dress For Less, PetSmart and Burlington.
- Also adjacent to a brand-new redevelopment of TGI Fridays with Shake Shack, Stanton Optical and Heartland Dental.
- C-1 Zoning - Neighborhood Commercial District.
- Excellent traffic counts along US-192 and Evans Rd near its signalized intersection (52,700 AADT) and accessibility from both roadways.
- Melbourne Square Mall has approximately 3.9 million visits per year with an average dwell time of 68 minutes.

Available

At Lease

Leased



±0.55-Acre Outparcel For Ground Lease or Build-to-Suit

Available

At Lease

Leased

verizon✓

ROSS
DRESS FOR LESS

BEST
BUY

0.55 AC
AVAILABLE

Stanton
OPTICAL

SHAKE
SHACK
At Lease

HEARTLAND
At Lease

US Hwy 192 (36,000 AADT)

Evans Rd (16,700 AADT)



WHEEL
PARTS

TACO
BELL

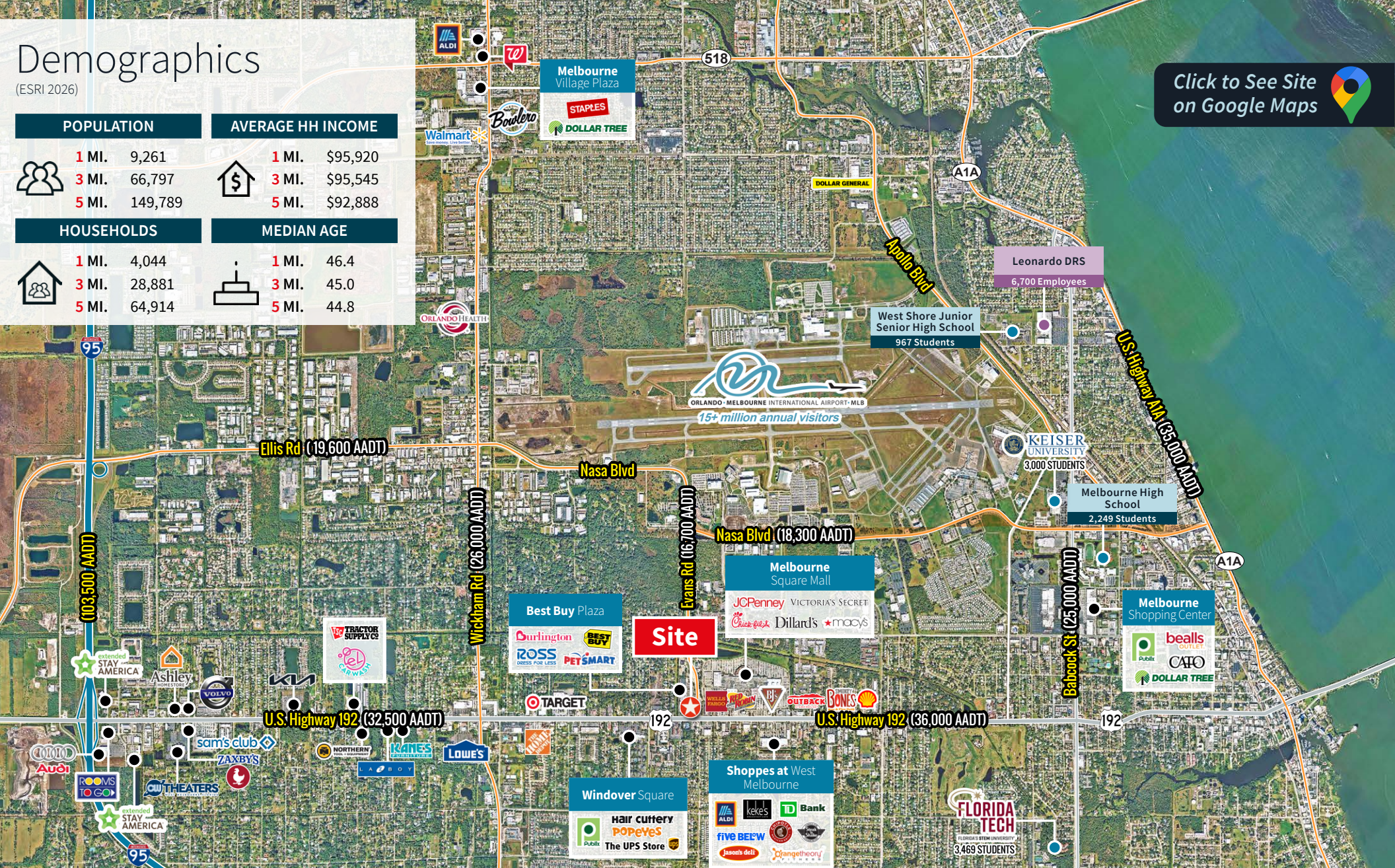
COURTYARD
BY MARRIOTT

Demographics

(ESRI 2026)

POPULATION		AVERAGE HH INCOME	
	1 MI. 9,261		1 MI. \$95,920
	3 MI. 66,797		3 MI. \$95,545
	5 MI. 149,789		5 MI. \$92,888
HOUSEHOLDS		MEDIAN AGE	
	1 MI. 4,044		1 MI. 46.4
	3 MI. 28,881		3 MI. 45.0
	5 MI. 64,914		5 MI. 44.8

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