

**FOR LEASE**

\$4,500/mo. NNN

**Auto Service Station**

1435 W New Haven Ave. West Melbourne FL, 32904



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [Jbaron@commercialrealestatellc.com](mailto:Jbaron@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

## Auto Service Station

1435 W New Haven Ave. West Melbourne FL, 32904

<b>LEASE RATE</b>	\$4,500/mo. NNN
<b>BUILDING SIZE</b>	3,518 SF
<b>BUILDING TYPE</b>	Auto Service
<b>ACREAGE</b>	0.42 AC
<b>FRONTAGE</b>	+/- 91.2'
<b>TRAFFIC COUNT</b>	37,000 AADT
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	+/- 10
<b>ZONING</b>	I-B Integrated Business
<b>LAND USE</b>	Auto Repair
<b>UTILITIES</b>	Undisclosed

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Excellent vacant automotive building with great exposure and 3 automotive bays. Can be a possible redevelopment opportunity! There's also a vacant Checkers property next door that can be offered as a packaged deal! A total of 1.13 acres.

Site is located in the high traffic area of US 192 surrounded by major retailers, restaurants and the Melbourne Square Mall. Access roads from the west include the Beachline Expressway and I-95.



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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	7,934	1 Mile	\$63,969	1 Mile	46.10
3 Mile	55,404	3 Mile	\$57,500	3 Mile	44.00
5 Mile	135,341	5 Mile	\$62,876	5 Mile	43.70

2023 Population Projection		Median Household Income		Median Age	
1 Mile	8,574	1 Mile	\$45,207	1 Mile	48.10
3 Mile	59,863	3 Mile	\$42,014	3 Mile	44.90
5 Mile	145,719	5 Mile	\$45,133	5 Mile	45.40

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# Zoning Information

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### CIB - Integrated Business

Sec. 98-820. - Principal uses and structures.

The principal uses and structures in the IB district can be present on one site or on separate distinct sites. The following are the four allowed land use groups:

#### (1) Commercial.

- a. Retail stores, sales and display rooms, and wholesaling establishments.
- b. Personal service establishments such as barber shops and beauty shops, laundry, dry cleaning and similar uses.
- c. Service and repair establishments such as household appliances, radio and television and similar uses.
- d. Automobile repair including body and upholstery or painting.
- e. Automotive sales and rental.
- f. Hotels, motels.
- g. Offices.
- h. Medical and dental clinics.
- i. Studios.
- j. Restaurants (without drive-through).
- k. Financial institutions without drive-through lanes.
- l. Vocational and trade schools.
- m. Veterinary hospitals and clinics.

- n. Indoor recreation and training centers.
- o. Communication facilities mounted to existing buildings and structures.
- p. Plant nurseries and greenhouses.
- q. Public and private parking lots and garages.
- r. Day cares located on an arterial road.
- s. Clubs, lodges and fraternal organizations located on an arterial road.



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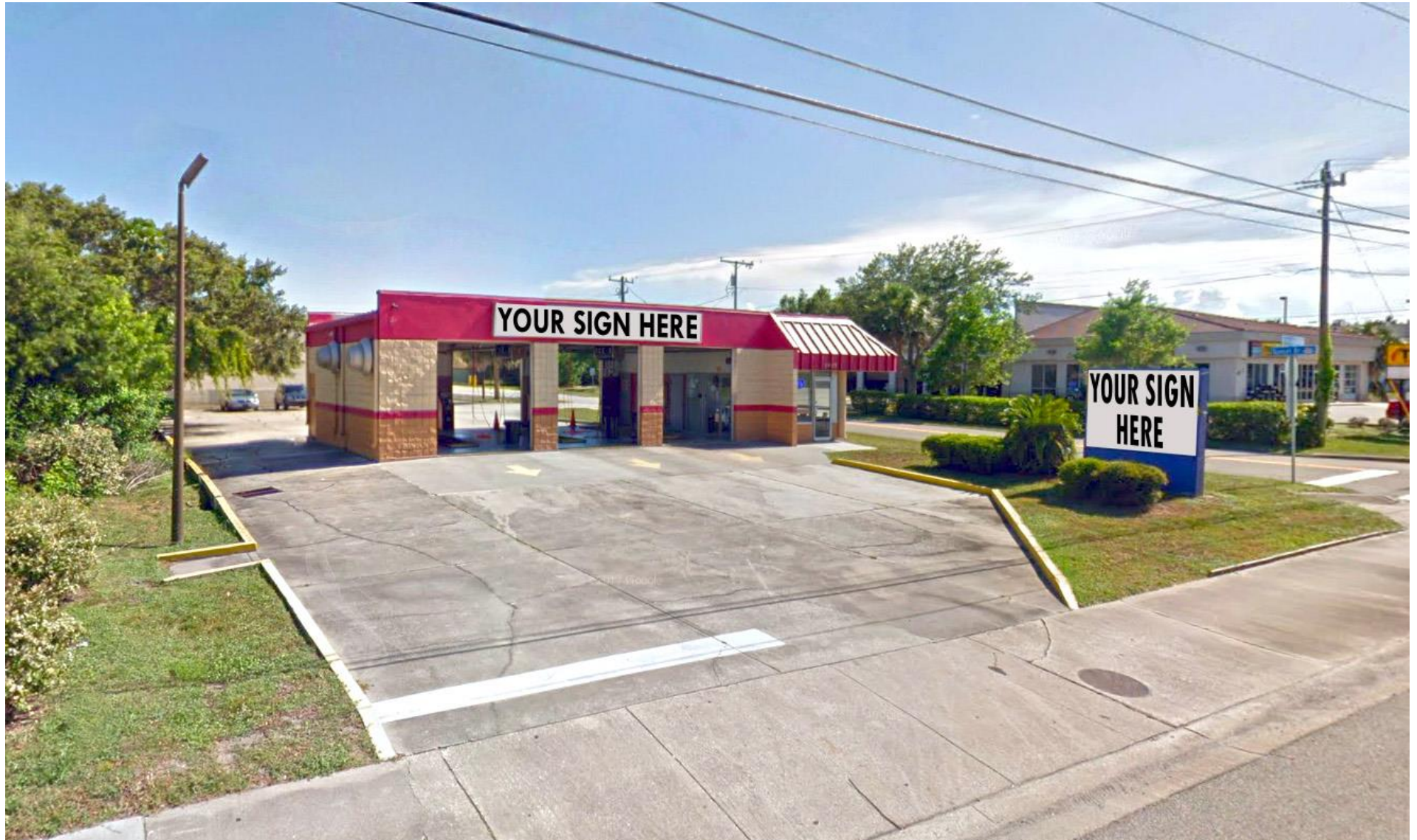
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## Exterior View

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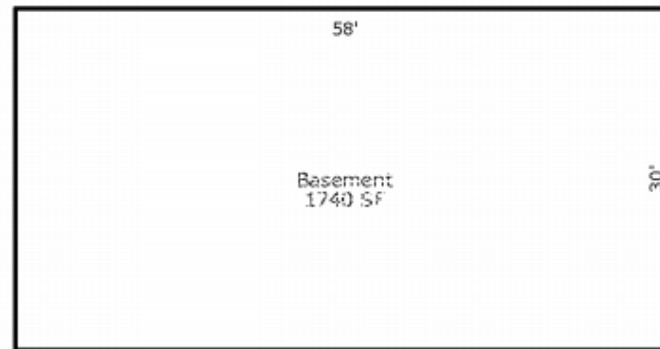
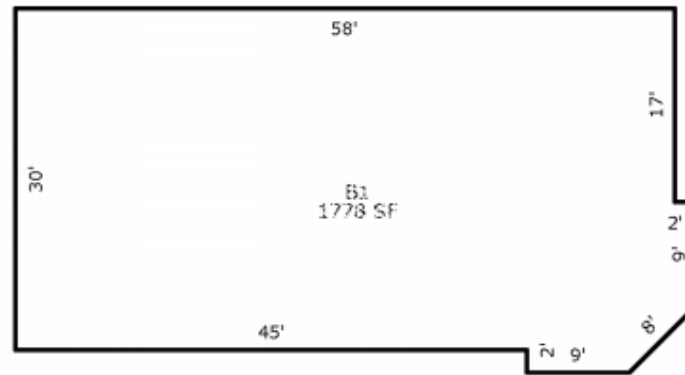
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# Floor Plan

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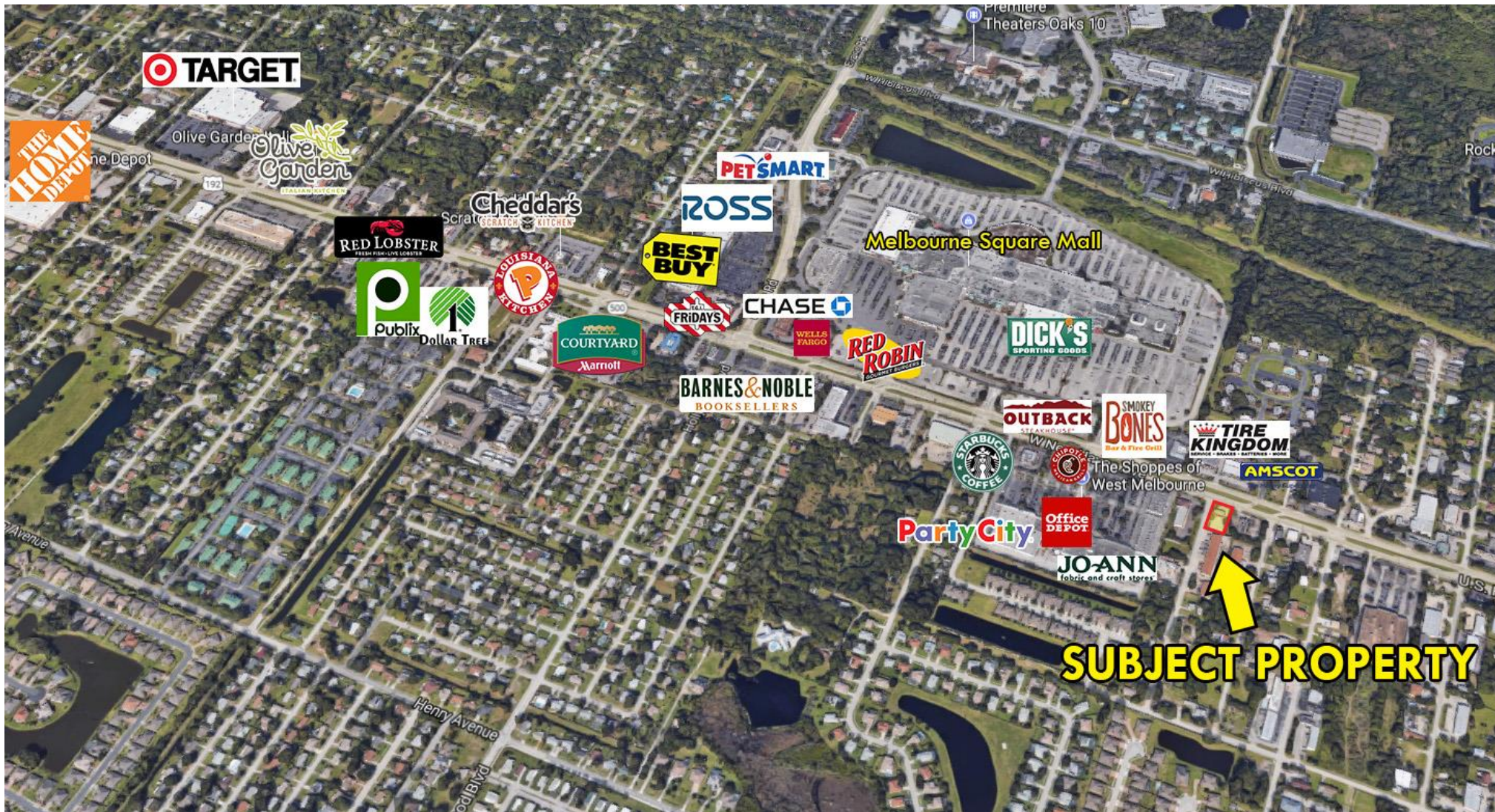
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# Property Aerial

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