



COASTAL COMMERCE CENTER

Coastal Lane (SE Corner of I-95 & Hwy 192)
Melborne, FL 32904



118-C W. Union Street
Morganton, NC 28655
828.430.8674

Frank Mellon
828.430.8674 (direct)
336.337.1558 (cell)
fmellon@collettre.com

Coastal Commerce

Property Details

- .83 acres available in Brevard County, Melbourne, Florida.
- Interstate Highway I-95 Frontage
- Signalized Intersection
- Area Retailers Include: Ashley Furniture, Sam's Club, Rooms To Go, Chuck E Cheese, Race Trac, Lowe's, Michaels, The Home Depot, Target,

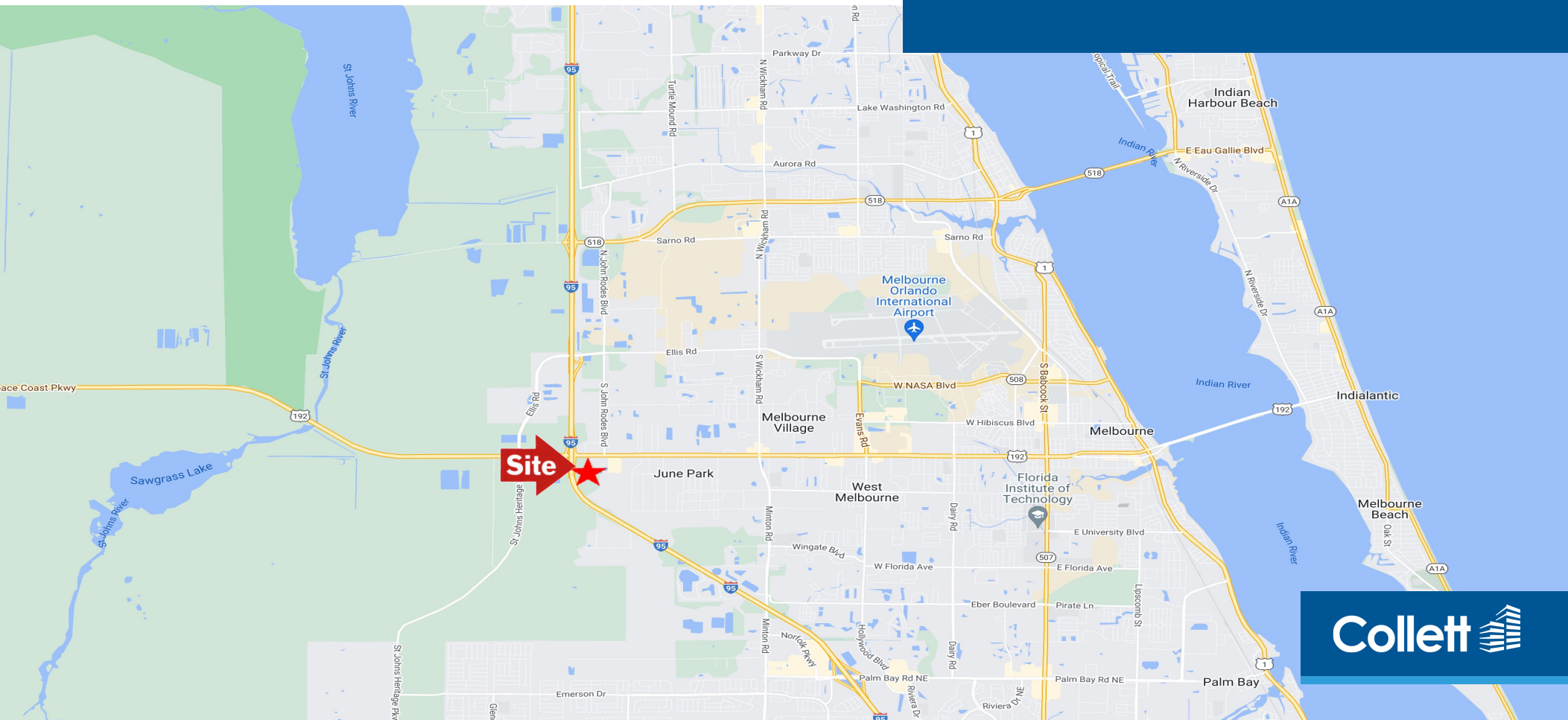
Publix, Winn Dixie, PetSmart, Ross, Best Buy, Dicks, Dillard's, JC Penny, Bed Bath & Beyond, Marshalls, Office Depot, Jo-Ann & More!

DEMOGRAPHICS (2023)

	3 miles	5 miles	10 miles
Population	29,695	100,519	299,974
Projected Pop.	32,831	107,079	318,734
Avg. HH Income	\$98,046	\$86,304	\$95,451

TRAFFIC COUNTS

W New Haven Ave	32,979 VPD
I-95 Southbound	42,915 VPD
I-95 Northbound	44,710 VPD



Aerial

