



ROOMS TO GO

DUNKIN'

Race Trac

CHUCK E. CHEESE'S

goodwill

Audi

Holiday Inn Express

AVAILABLE
(5.28 ACRES)

extended
STAY
AMERICA

AVAILABLE
(83 ACRES)

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)
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Coastal Commerce

Property Details

- 6.11 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,

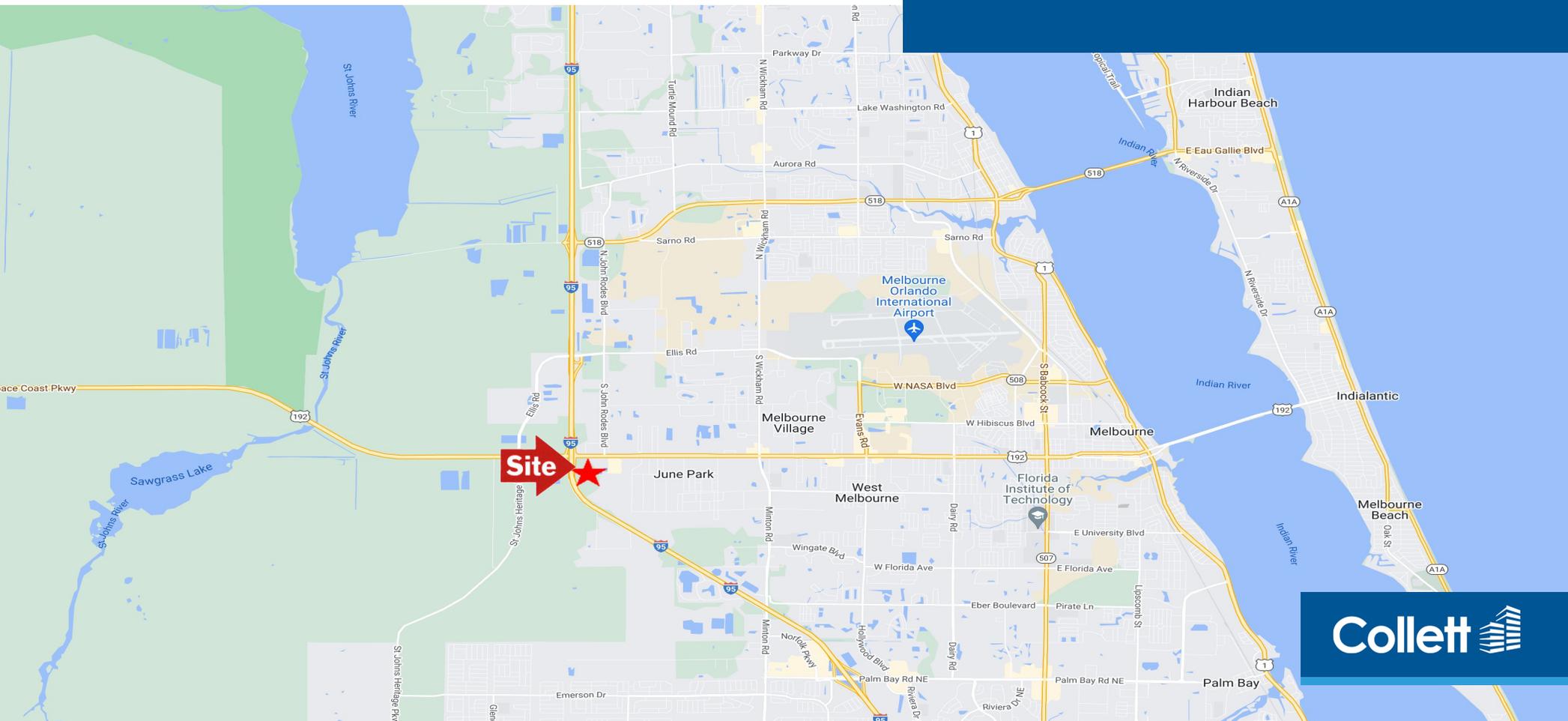
Publix, Winn Dixie, PetSmart, Ross, Best Buy, Dicks, Dillard's, JC Penny, Bed Bath & Beyond, Marshalls, Office Depot, Jo-Ann & More!

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



Coastal Commerce Center

Aerial

