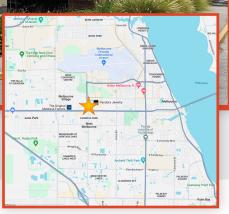


## FOR LEASE Call for Details

# 2000 EVANS ROAD, MELBOURNE, FL 32904 HIGH PROFILE RESTAURANT BUILDING / SITE



### **PROPERTY HIGHLIGHTS**

- 1.61 Acre Property
- 9,348 SF second-generation restaurant space
- Excellent visibility and signage
- Highly desirable out parcel at signalized corner of major intersection in the heart of the retail corridor of Melbourne, FL
- Outparcel to Best Buy, Ross, PetSmart, Burlington Power Center
- Across from the Melbourne Square Mall

### **DEMOGRAPHICS**

|                | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------|----------|----------|----------|
| Population     | 7,632    | 63,078   | 139,164  |
| Households     | 2,816    | 22,433   | 51,179   |
| Avg. HH Income | \$78,380 | \$73,230 | \$70,250 |

#### For More Information:

**Joe Poirier** 321-537-7996 Joe@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd. Apopka, FL 32703 407-848-1663 **V3Capital.com**