

# WINDOVER SQUARE

MELBOURNE, FL



## SIZE

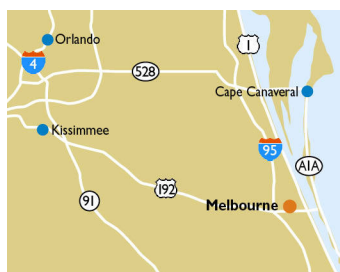
81,516 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	9,988	58,101	140,743
<b>Households</b>	4,254	25,307	60,602
<b>Median HH Income (\$)</b>	67,921	64,749	58,464

## MAJOR TENANT(S)

Publix  
Dollar Tree



## LOCATION

2227 West New Haven Avenue | Melbourne, FL 32904

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Coastal Florida area
- Additional tenants include The UPS Store, Sally Beauty Supply, Advance America, Hair Cuttery, Dollar Tree and Woody's BBQ
- Located in Melbourne, a suburb 23 miles south of Cape Canaveral and 54 miles southeast of Orlando, with a population exceeding 58,100 in a three-mile radius
- The center is located off of West New Haven Way, which benefits from over 37,600 vehicles per day

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



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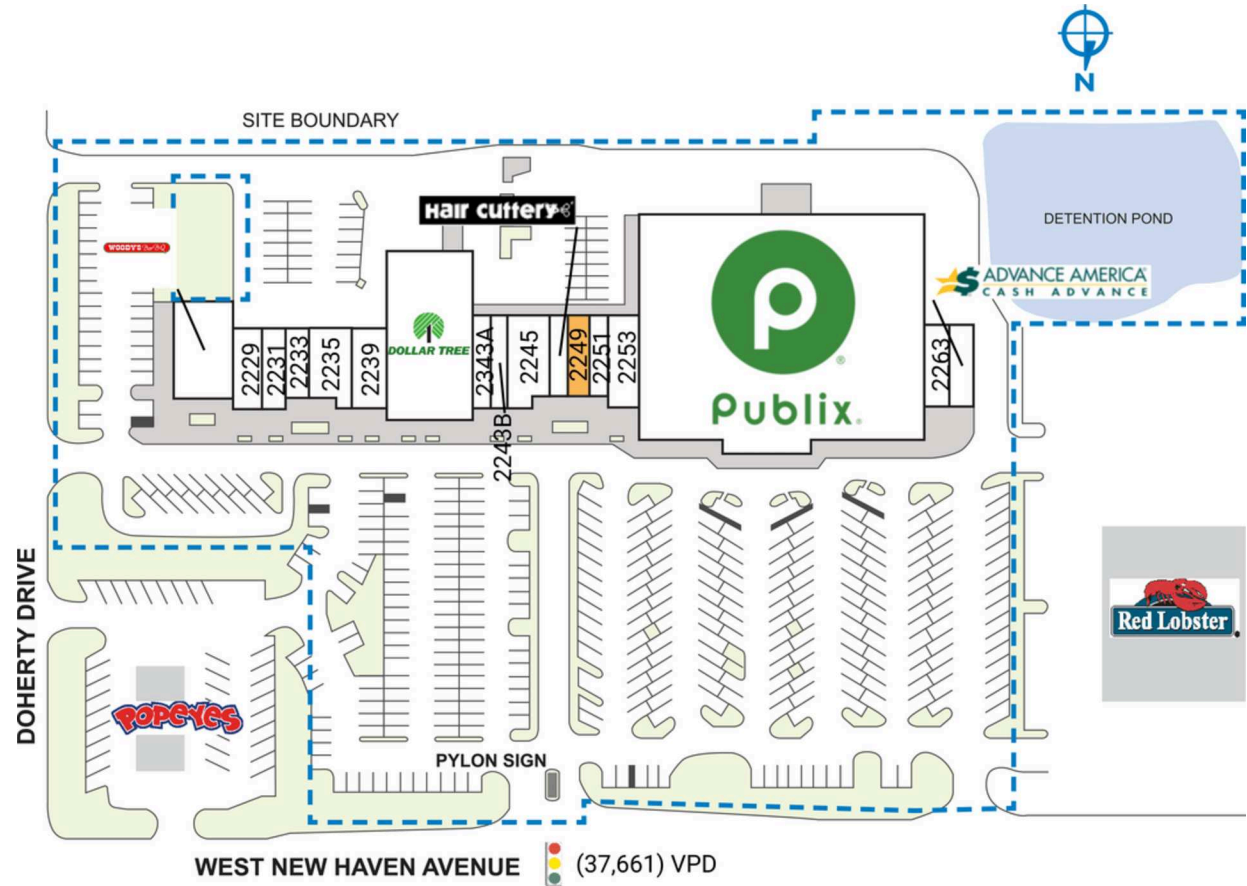
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SPACE	TENANT	SQ. FT.
2227	Woody's BBQ	4,000 SF
2229	Eye Centers of Brevard	1,400 SF
2231	New York Pizza Spot	1,680 SF
2233	Senzu Noodle Bar	1,565 SF
2235	North American Dental	2,100 SF
2239	Melbourne Tobacco and Vape	1,935 SF
2241	Dollar Tree	10,356 SF
2243B	Hear USA	1,000 SF
2245	T & R Investment Spacecoast	2,000 SF
2247	Hair Cuttery	1,400 SF
<b>2249</b>	<b>AVAILABLE</b>	<b>1,680 SF</b>
2251	Breakfast in Havana	1,400 SF
2253	New China Restaurant	1,600 SF
2257	Publix	45,600 SF
2263	Wonder Waffel	1,400 SF
2265	Advance America	1,400 SF
2343A	Pretty Nails II	1,000 SF
<b>TOTAL SQ. FT.</b>		<b>81,516</b>

SITE LEGEND	
<span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #a4c639; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

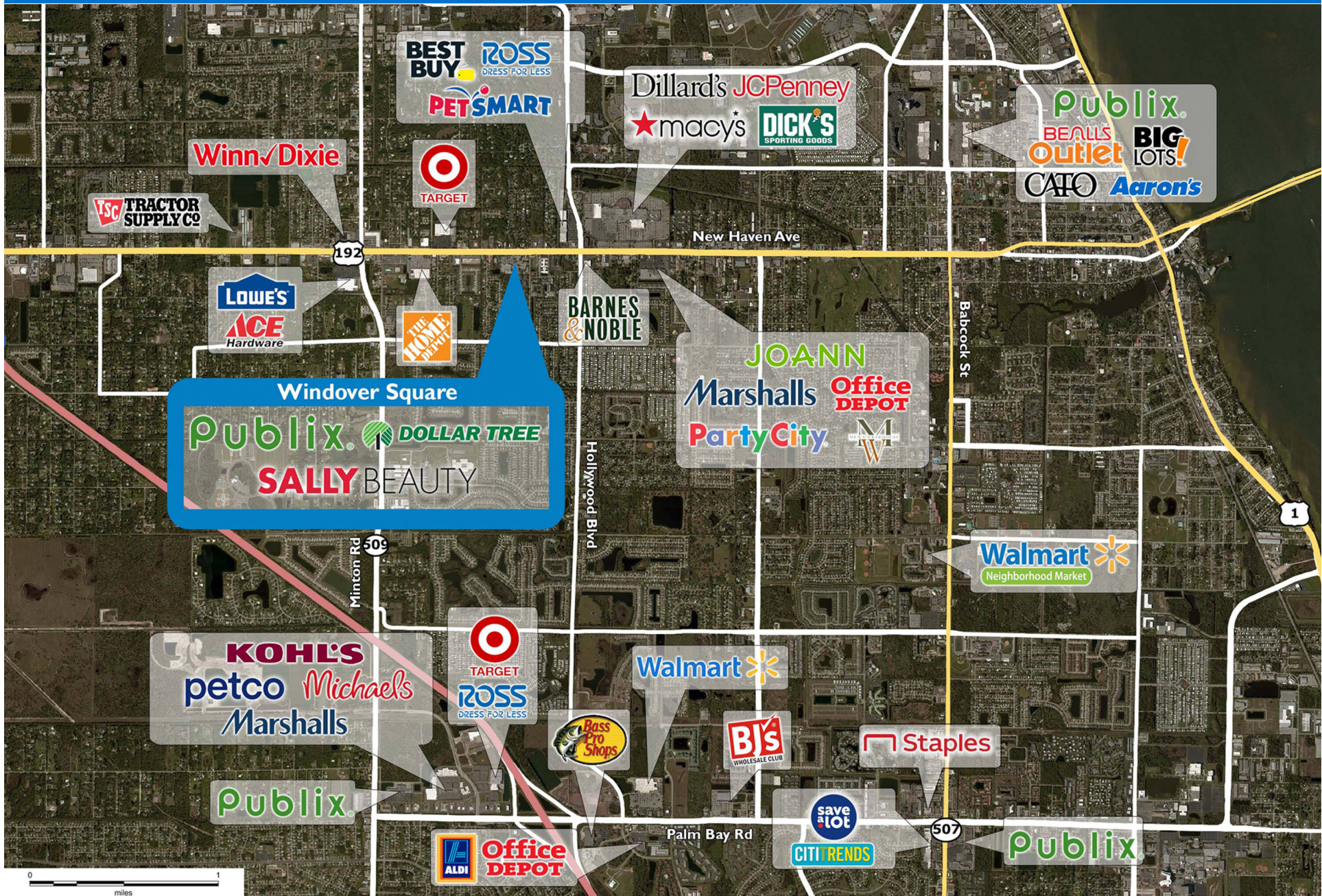
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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Windover Square Melbourne, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,988	58,101	140,743
	2027 Projected Population	10,924	62,823	147,538
	2010 Census Population	7,931	46,342	119,791
	2000 Census Population	5,014	37,672	105,945
	1990 Census Population	4,839	32,886	94,356
	Historical Annual Growth 1990 to 2000	0.36%	1.37%	1.17%
	Historical Annual Growth 2000 to 2010	4.69%	2.09%	1.24%
	Estimated Annual Growth 2010 to 2022	1.83%	1.79%	1.27%
	Projected Annual Growth 2022 to 2027	1.81%	1.57%	0.95%
	Median Age	44.1	44.2	43.6
Households	Q2 2022 Estimated Households	4,254	25,307	60,602
	2027 Projected Households	4,652	27,382	63,541
	2010 Census Households	3,376	20,066	51,506
	2000 Census Households	2,281	16,092	44,972
	1990 Census Households	2,053	14,213	39,004
	Historical Annual Growth 1990 to 2000	1.05%	1.25%	1.43%
	Historical Annual Growth 2000 to 2010	4.00%	2.23%	1.37%
	Estimated Annual Growth 2010 to 2022	1.83%	1.84%	1.28%
	Projected Annual Growth 2022 to 2027	1.81%	1.59%	0.95%
	Population per Household	2.31	2.21	2.28
Population by Race	White	75.7%	75.5%	69.8%
	Black or African American	7.3%	6.3%	11.0%
	Asian & Pacific Islander	3.5%	3.7%	3.2%
	Other Races	3.4%	3.5%	4.0%
	Hispanic Population	10.1%	11.0%	11.9%
Income	Average Household Income	\$84,809	\$78,659	\$72,634
	Median Household Income	\$67,921	\$64,749	\$58,464
	Per Capita Income	\$36,648	\$35,272	\$31,783
Education (Age 25+)	Elementary	1.3%	1.7%	2.5%
	Some High School	6.0%	4.7%	6.3%
	High School Graduate	21.5%	26.3%	28.2%
	Some College	22.7%	22.2%	22.9%
	Associates Degree Only	13.3%	11.9%	11.8%
	Bachelors Degree Only	21.2%	21.3%	18.4%
	Graduate Degree	14.0%	11.9%	9.9%
Business	Number of Businesses	305	2,315	4,904
	Total Number of Employees	4,931	37,853	79,947
	Employees per Business	16.18	16.35	16.30
	Residential Population per Business	32.76	25.10	28.70

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.