WINDOVER SQUARE

MELBOURNE, FL

SIZE

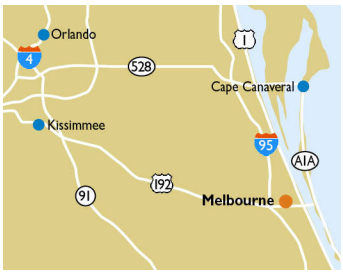
81,516 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,042	61,984	147,036
Households		
3,663	25,928	62,150
Median HH Income ($)		
81,014	71,982	64,834

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 Advance America, The 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 61,900 in a three-mile radius
- The center is located off of West New Haven Way, which benefits from over 37,661 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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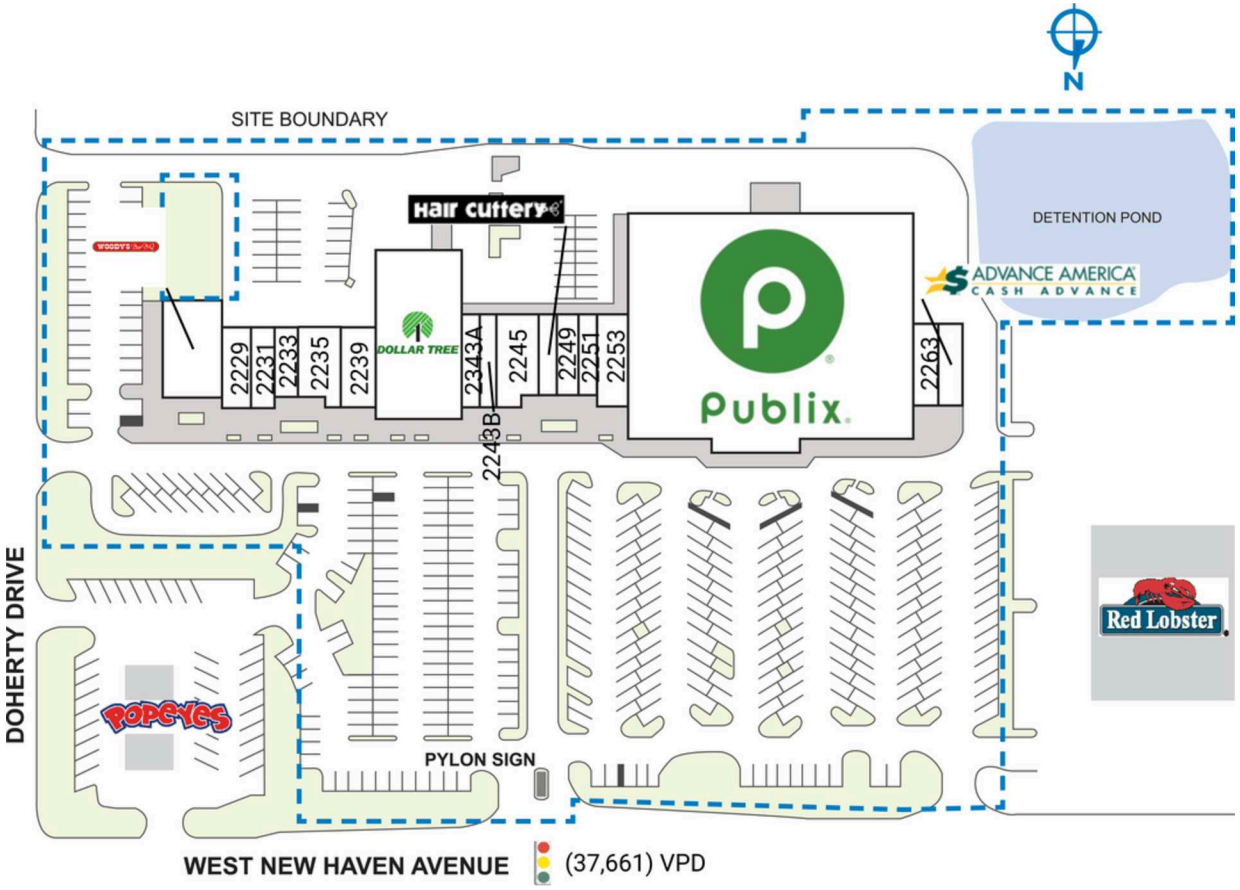
SPACE	TENANT	SQ. FT.
2227	Woody's BBQ	4,000 SF
2229	Eye Centers of Brevard	1,400 SF
2231	New York Pizza Spot	1,680 SF
2233	Senzu Noodle Bar	1,565 SF
2235	North American Dental	2,100 SF
2239	Melbourne Tobacco and Vape	1,935 SF
2241	Dollar Tree	10,356 SF
2243B	Hear USA	1,000 SF
2245	T & R Investment Spacecoast	2,000 SF
2247	Hair Cuttery	1,400 SF
2249	Master Kutz	1,680 SF
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
TOTAL SQ. FT.		81,516

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



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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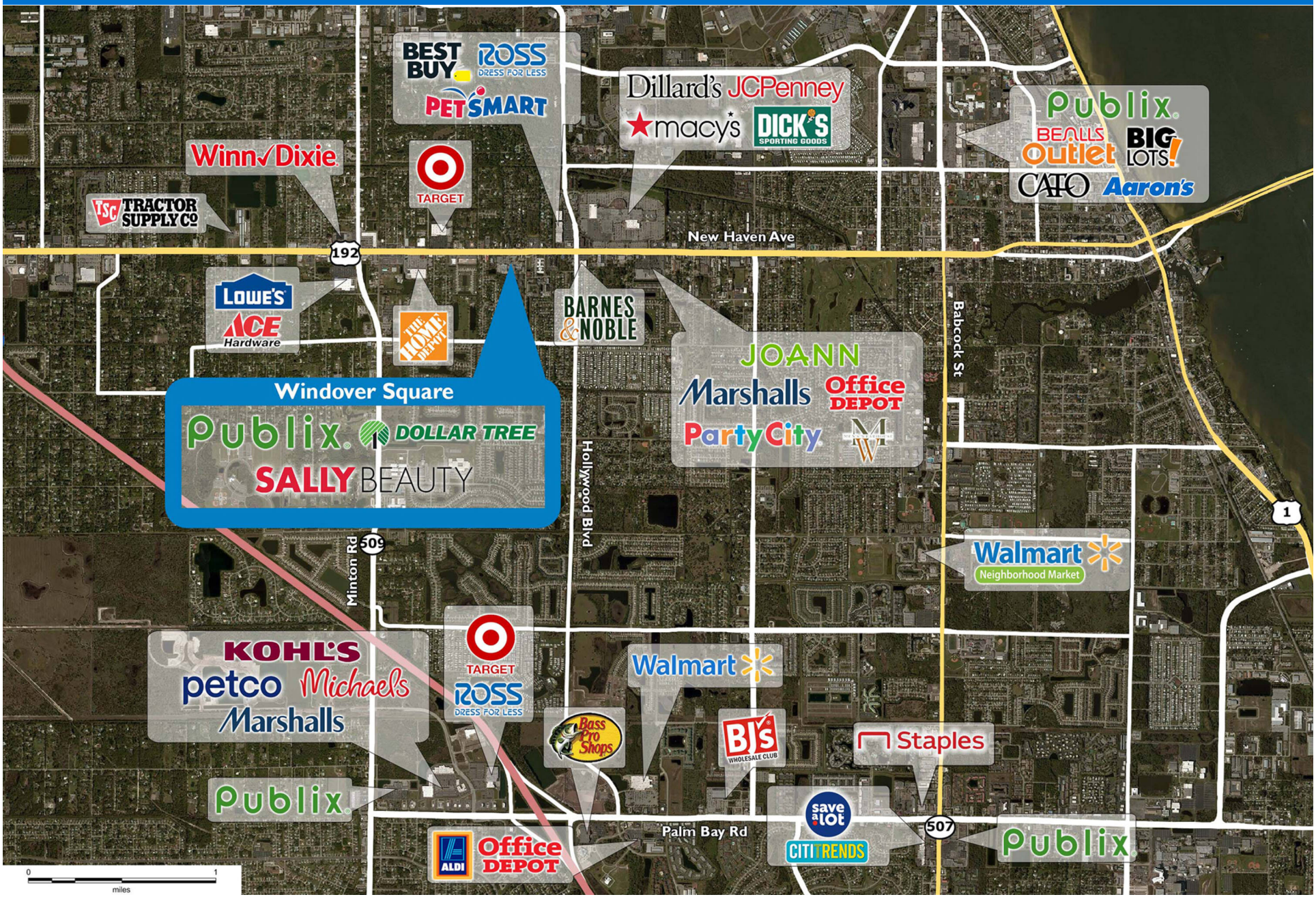

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 28.077551 Longitude: -80.659766

Windover Square Melbourne, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,042	61,984	147,036
	2028 Projected Population	9,887	68,745	153,640
	2010 Census Population	7,489	46,587	120,031
	2000 Census Population	4,977	37,785	106,139
	1990 Census Population	4,776	34,026	94,946
	Historical Annual Growth 1990 to 2000	0.41%	1.05%	1.12%
	Historical Annual Growth 2000 to 2010	4.17%	2.12%	1.24%
	Estimated Annual Growth 2010 to2023	1.38%	2.10%	1.49%
	Projected Annual Growth 2023 to 2028	1.80%	2.09%	0.88%
	Median Age	45.1	44.7	44.6
Households	Q4 2023 Estimated Households	3,663	25,928	62,150
	2028 Projected Households	4,009	28,740	64,832
	2010 Census Households	3,159	20,237	51,617
	2000 Census Households	2,249	16,112	44,989
	1990 Census Households	2,042	14,315	39,036
	Historical Annual Growth 1990 to 2000	0.97%	1.19%	1.43%
	Historical Annual Growth 2000 to 2010	3.45%	2.31%	1.38%
	Estimated Annual Growth 2010 to 2023	1.08%	1.82%	1.36%
	Projected Annual Growth 2023 to 2028	1.82%	2.08%	0.85%
	Population per Household	2.40	2.28	2.30
Population by Race	White	72.2%	70.4%	65.5%
	Black or African American	6.2%	6.1%	10.8%
	Asian & Pacific Islander	4.8%	4.7%	3.6%
	Other Races	5.6%	5.5%	5.8%
	Hispanic Population	11.3%	13.2%	14.3%
Income	Average Household Income	$92,830	$87,181	$80,512
	Median Household Income	$81,014	$71,982	$64,834
	Per Capita Income	$38,386	$37,684	$34,706
Education (Age 25+)	Elementary	3.4%	2.6%	2.7%
	Some High School	5.2%	4.3%	6.0%
	High School Graduate	21.3%	24.9%	27.2%
	Some College	25.4%	22.8%	23.1%
	Associates Degree Only	11.7%	10.8%	11.0%
	Bachelors Degree Only	20.5%	22.9%	19.8%
	Graduate Degree	12.5%	11.8%	10.3%
Business	Number of Businesses	397	2,838	5,789
	Total Number of Employees	5,752	46,086	81,219
	Employees per Business	14.47	16.24	14.03
	Residential Population per Business	22.75	21.84	25.40

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

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Data Source: Synergos Technologies Inc Austin, TX