

WINDOVER SQUARE

MELBOURNE, FL



SIZE

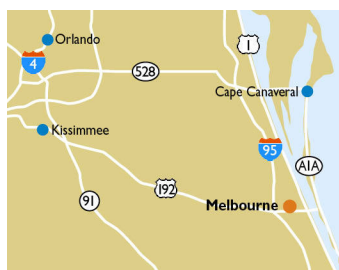
81,516 square feet

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 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 61,900 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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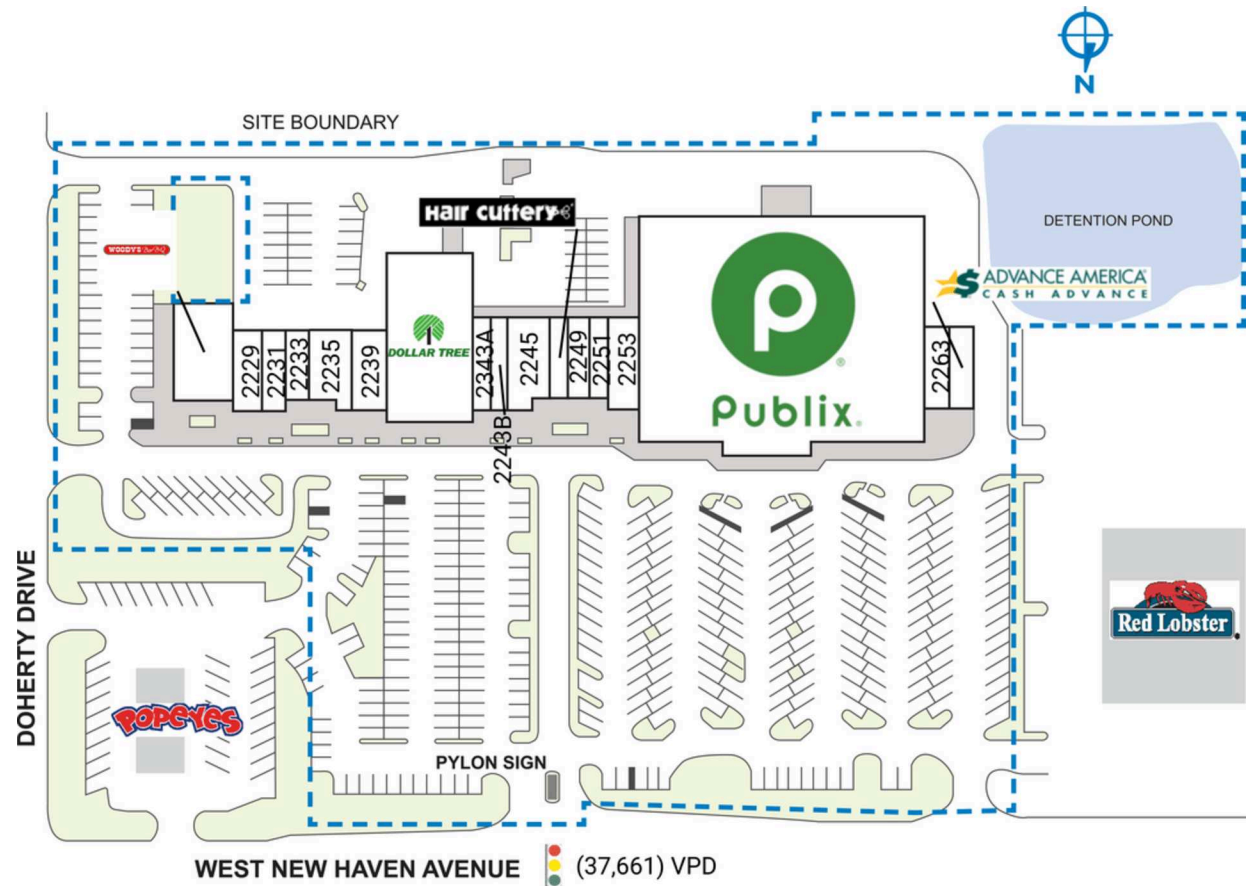
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| SPACE | TENANT | SQ. FT. |
|---------------|-----------------------------|-----------|
| 2227 | Woody's BBQ | 4,000 SF |
| 2229 | Eye Centers of Brevard | 1,400 SF |
| 2231 | New York Pizza Spot | 1,680 SF |
| 2233 | Senzu Noodle Bar | 1,565 SF |
| 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 |
| 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 | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



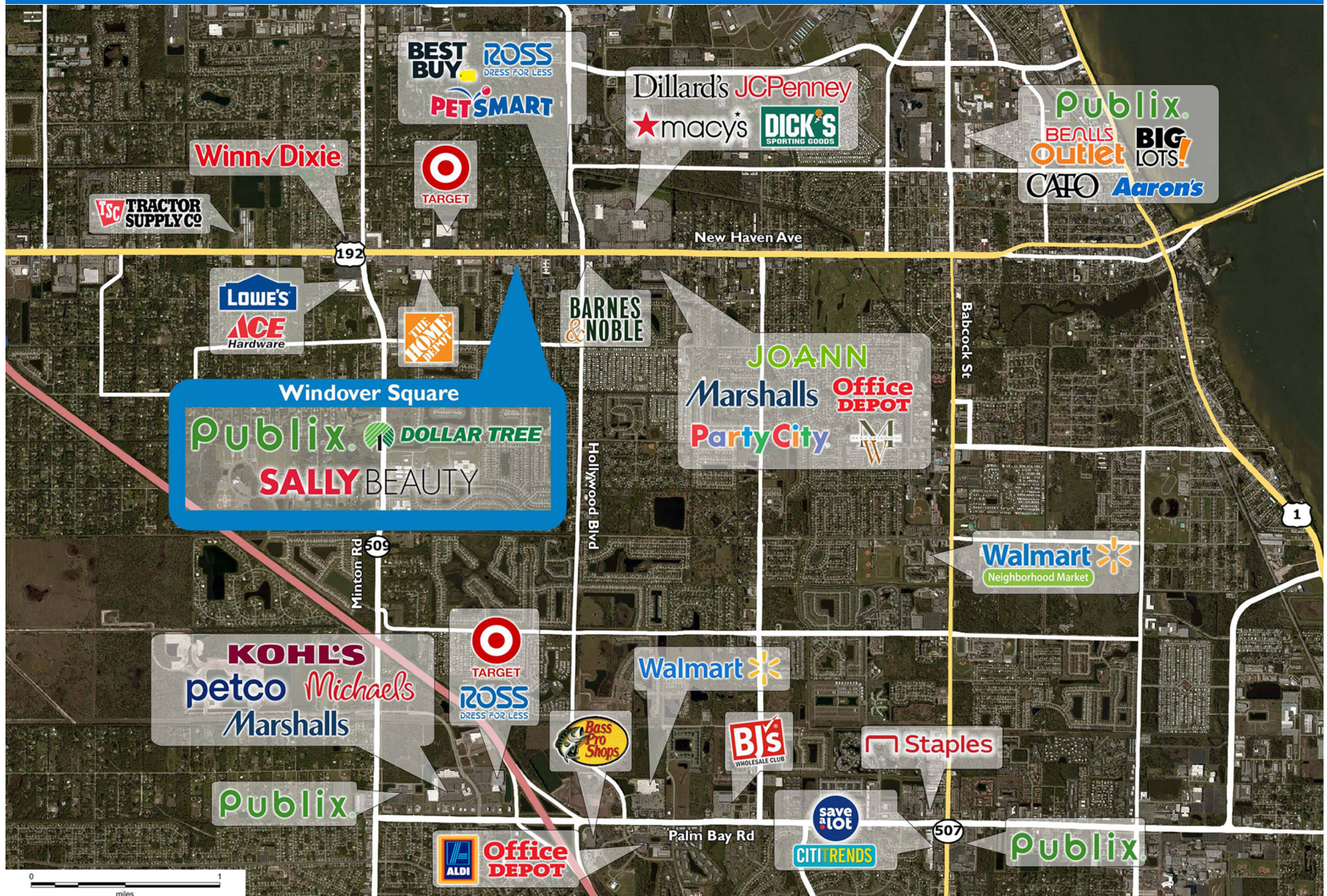
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



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 to 2023 | 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 |

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