MELBOURNE, FL



SIZE

81,516 square feet

DEMOGRAPHICS

l mile	3 mile	5 mile					
Population9,04261,984147,036							
Households 3,663 25,928 62,150							
Median HH Income (\$) 81,014 71,982 64,834							

MAJOR TENANT(S)

Publix Dollar Tree

LEASING CONTACT

Mark Porter Mobile (803) 338-6004 mporter@phillipsedison.com





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



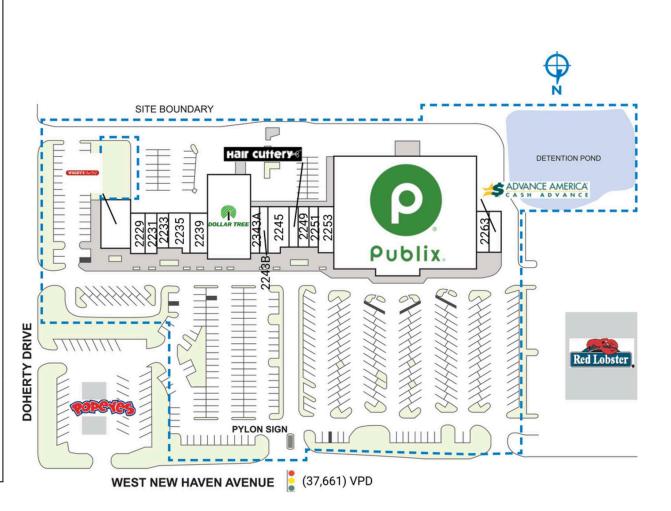
MORE INFO www.phillipsedison.com



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2227 West New Haven Avenue	Melhourne El 32904
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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 				



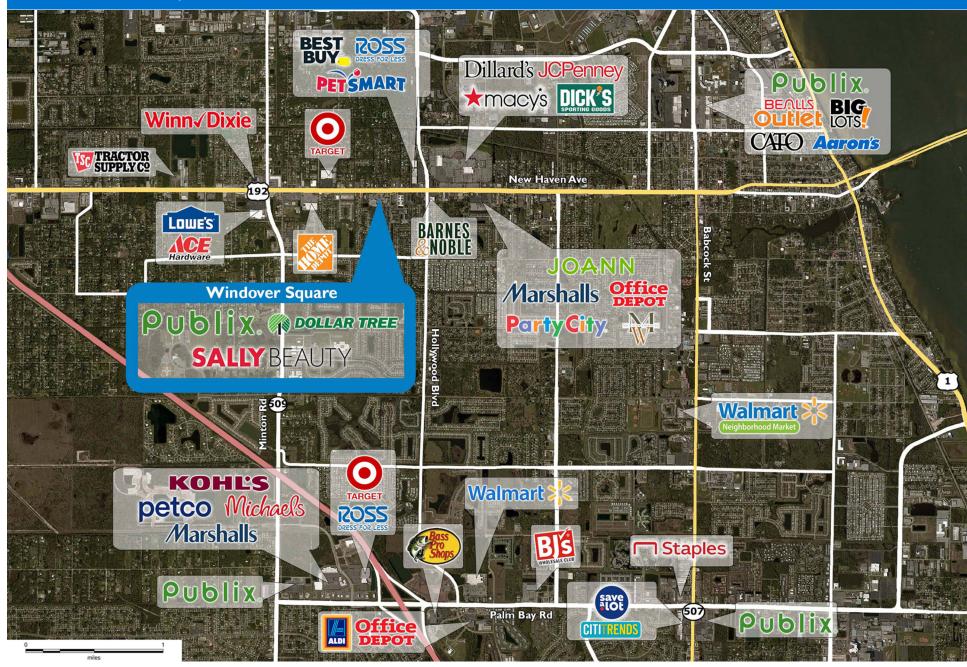


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Demographic Summary Report

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





Latitude: 28.077551

Longitude: -80.659766

Open Point Section 9.887 66.745 153.003 2010 Census Population 7.489 46.567 120.031 2010 Census Population 4.977 37.785 1066.139 1990 Census Population 4.776 34.026 94.946 Historical Annual Growth 1990 to 2000 0.41% 1.05% 1.12% Historical Annual Growth 2010 to 2010 4.17% 2.12% 1.24% Estimated Annual Growth 2010 to 2023 1.38% 2.10% 1.49% Projected Annual Growth 2020 to 2028 1.80% 2.09% 0.88% Median Age 45.1 44.7 44.6 Q4 2023 Estimated Households 3.663 25.928 62,150 2010 Census Households 3.169 20.237 16.171 2000 Census Households 2.042 14.315 39.036 Historical Annual Growth 1990 to 2000 0.97% 1.19% 1.43% Projected Annual Growth 2010 to 2010 3.45% 2.31% 1.38% Estimated Annual Growth 2020 to 2010 3.45% 2.39% 0.85% <	Windover Square		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Open Point Section 9.887 66.745 153.003 2010 Census Population 7.489 46.567 120.031 2010 Census Population 4.977 37.785 1066.139 1990 Census Population 4.776 34.026 94.946 Historical Annual Growth 1990 to 2000 0.41% 1.05% 1.12% Historical Annual Growth 2010 to 2010 4.17% 2.12% 1.24% Estimated Annual Growth 2010 to 2023 1.38% 2.10% 1.49% Projected Annual Growth 2020 to 2028 1.80% 2.09% 0.88% Median Age 45.1 44.7 44.6 Q4 2023 Estimated Households 3.663 25.928 62,150 2010 Census Households 3.169 20.237 16.171 2000 Census Households 2.042 14.315 39.036 Historical Annual Growth 1990 to 2000 0.97% 1.19% 1.43% Projected Annual Growth 2010 to 2010 3.45% 2.31% 1.38% Estimated Annual Growth 2020 to 2010 3.45% 2.39% 0.85% <					
Open Point Section 9.887 66.745 153.003 2010 Census Population 7.489 46.567 120.031 2010 Census Population 4.977 37.785 1066.139 1990 Census Population 4.776 34.026 94.946 Historical Annual Growth 1990 to 2000 0.41% 1.05% 1.12% Historical Annual Growth 2010 to 2010 4.17% 2.12% 1.24% Estimated Annual Growth 2010 to 2023 1.38% 2.10% 1.49% Projected Annual Growth 2020 to 2028 1.80% 2.09% 0.88% Median Age 45.1 44.7 44.6 Q4 2023 Estimated Households 3.663 25.928 62,150 2010 Census Households 3.169 20.237 16.171 2000 Census Households 2.042 14.315 39.036 Historical Annual Growth 1990 to 2000 0.97% 1.19% 1.43% Projected Annual Growth 2010 to 2010 3.45% 2.31% 1.38% Estimated Annual Growth 2020 to 2010 3.45% 2.39% 0.85% <		Q4 2023 Estimated Population	9,042	61,984	147,036
Operation 4.977 37.85 106,139 1990 Census Population 4.776 34,026 94,946 Historical Annual Growth 1990 to 2000 0.41% 1.05% 1.12% Historical Annual Growth 2010 to 2010 4.17% 2.12% 1.24% Estimated Annual Growth 2010 to 2023 1.38% 2.10% 1.49% Projected Annual Growth 2010 to 2023 1.38% 2.10% 1.49% Projected Annual Growth 2020 to 2028 1.80% 2.09% 0.88% Median Age 45.1 44.7 44.6 2020 Projected Households 3.663 25,928 62,150 2020 Census Households 3.159 20,237 15,161 2000 Census Households 2.042 14,315 39,036 Historical Annual Growth 1900 to 2000 0.97% 1.19% 1.43% Projected Annual Growth 2000 to 2010 3.45% 2.31% 1.38% Projected Annual Growth 2020 to 2028 1.82% 2.08% 0.85% Projected Annual Growth 2020 to 2028 1.82% 2.08% 0.85%		2028 Projected Population	9,887	68,745	153,640
Openant 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% Projected Annual Growth 2023 to 2028 1.80% 2.09% 0.88% Median Age 45.1 44.7 44.6 Q4 2023 Estimated Households 3.663 25.928 62.150 2028 Projected Households 3.159 20.237 51.611 2010 Census Households 2.042 14.315 39.036 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% Projected Annual Growth 2023 to 2028 1.82% 2.08% 0.85% Projected Annual Growth 2020 to 2010 3.45% 2.31% 1.84% Mitte 72.2% 70.4% 65.5% 5.5% 5.6% 5.5% 5.6% 5.5% 5.6% 5.5%		2010 Census Population	7,489	46,587	120,031
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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 Q4 2023 Estimated Households 3.663 25.928 62.150 Q2028 Projected Households 3.159 20.237 51.617 2000 Census Households 2.042 14.315 39.026 2010 Census Households 2.042 14.315 39.026 1990 Census Households 2.042 14.315 39.026 Population Loronth 1990 to 2000 0.97% 1.19% 1.43% Historical Annual Growth 2000 to 2010 3.45% 2.31% 1.38% Projected Annual Growth 2000 to 2023 1.08% 1.82% 1.36% Projected Annual Growth 2010 to 2023 1.08% 1.82% 1.36% Population per Household 2.40 2.28 2.30 White 72.2% 70.4% 65.5% Black or African American 6.2% 6.1% 10.8% Other Races 5.6% <th>tion</th> <td>1990 Census Population</td> <td>4,776</td> <td>34,026</td> <td>94,946</td>	tion	1990 Census Population	4,776	34,026	94,946
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 Q4 2023 Estimated Households 3.663 25.928 62.150 Q2028 Projected Households 3.159 20.237 51.617 2000 Census Households 2.042 14.315 39.026 2010 Census Households 2.042 14.315 39.026 1990 Census Households 2.042 14.315 39.026 Population Loronth 1990 to 2000 0.97% 1.19% 1.43% Historical Annual Growth 2000 to 2010 3.45% 2.31% 1.38% Projected Annual Growth 2000 to 2023 1.08% 1.82% 1.36% Projected Annual Growth 2010 to 2023 1.08% 1.82% 1.36% Population per Household 2.40 2.28 2.30 White 72.2% 70.4% 65.5% Black or African American 6.2% 6.1% 10.8% Other Races 5.6% <th>pula</th> <td>Historical Annual Growth 1990 to 2000</td> <td>0.41%</td> <td>1.05%</td> <td>1.12%</td>	pula	Historical Annual Growth 1990 to 2000	0.41%	1.05%	1.12%
Upper Projected Annual Growth 2023 to 2028 1.80% 2.09% 0.88% Median Age 45.1 44.7 44.6 Q4 2023 Estimated Households 3.663 25.928 62.150 2010 Census Households 3.159 20.237 51.617 2000 Census Households 2.042 14.315 39.036 1990 Census Households 2.042 14.315 39.036 Historical Annual Growth 1990 to 2000 0.97% 1.19% 1.43% Projected Annual Growth 2010 to 2010 3.45% 2.31% 1.38% Projected Annual Growth 2010 to 2023 1.08% 1.82% 1.36% Projected Annual Growth 2010 to 2023 1.08% 1.82% 1.36% Projected Annual Growth 2010 to 2023 1.08% 1.82% 1.36% Population per Household 2.40 2.28 2.30 White 52.5% 5.5% 5.5% Black or African American 6.2% 6.1% 10.8% Average Household Income \$92,830 \$87,181 \$80.512 Median Household Income<	Po	Historical Annual Growth 2000 to 2010	4.17%	2.12%	1.24%
Median Age 45.1 44.7 44.6 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% Projected Annual Growth 2010 to 2023 1.08% 1.82% 1.36% Projected Annual Growth 2020 to 2028 1.82% 2.08% 0.85% Population per Household 2.40 2.28 2.30 White 72.2% 70.4% 65.5% Black or African American 6.2% 6.1% 10.8% Average Household Income \$92,830 \$87,181 \$80,512 Median Household Income \$92,830 \$87,181 \$80,512 Some High School 5.2%		Estimated Annual Growth 2010 to2023	1.38%	2.10%	1.49%
Odd Odd <th></th> <td>Projected Annual Growth 2023 to 2028</td> <td>1.80%</td> <td>2.09%</td> <td>0.88%</td>		Projected Annual Growth 2023 to 2028	1.80%	2.09%	0.88%
Upper Degregation 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% Projected Annual Growth 2010 to 2023 1,08% 1.82% 1.36% Projected Annual Growth 2010 to 2023 1,08% 1.82% 1.36% Population per Household 2.40 2.28 2.30 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% Hisparic Population 11.3% 13.2% 14.3% Per Capita Income \$81,014 \$71,982 \$64,834 Per Capita Income <t< td=""><th></th><td>Median Age</td><td>45.1</td><td>44.7</td><td>44.6</td></t<>		Median Age	45.1	44.7	44.6
Upper Dec 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% Projected 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 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% Per Capita Income \$81,014 \$71,982 \$64,834 Per Capita Income \$83,88		Q4 2023 Estimated Households	3 663	25,928	62 150
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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 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% Median Household Income \$92,830 \$87,181 \$80,512 Median Household Income \$92,830 \$87,181 \$80,512 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 397 2.838 5.789 <th< td=""><th>seh</th><td>Historical Annual Growth 1990 to 2000</td><td>0.97%</td><td>1.19%</td><td>1.43%</td></th<>	seh	Historical Annual Growth 1990 to 2000	0.97%	1.19%	1.43%
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 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% Median Household Income \$92,830 \$87,181 \$80,512 Median Household Income \$92,830 \$87,181 \$80,512 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% <	lou	Historical Annual Growth 2000 to 2010	3.45%		1.38%
Projected Annual Growth 2023 to 2028 1.82% 2.08% 0.85% Population per Household 2.40 2.28 2.30 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% Per Capita Income \$92,830 \$87,181 \$80,512 Median Household Income \$28,014 \$71,982 \$64,834 Per Capita Income \$38,386 \$32,684 \$32,7% 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%	–			1.82%	
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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% Median Household Income \$92,830 \$87,181 \$80,512 Median 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 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% Number of Businesses 5,752 46,086 81,219 Employees per Business 14.47 16.24 14.03		Population per Household	2.40	2.28	2.30
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% Median Household Income \$92,830 \$87,181 \$80,512 Median 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 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% Number of Businesses 5,752 46,086 81,219 Employees per Business 14.47 16.24 14.03		White	72.2%	70.4%	65.5%
Hispanic Population 11.3% 13.2% 14.3% 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 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% 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	ion S				
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Median Household Income \$81,014 \$71,982 \$64,834 Per Capita Income \$38,386 \$37,684 \$34,706 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% 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	ď –	-			
Median Household Income \$81,014 \$71,982 \$64,834 Per Capita Income \$38,386 \$37,684 \$34,706 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% 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					
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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% 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	=	Per Capita Income	\$38,386	\$37,684	\$34,706
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% 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		Elementary	3.4%	2.6%	2.7%
Bachelors Degree Only 20.5% 22.9% 19.8% Graduate Degree 12.5% 11.8% 10.3% 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		•			6.0%
Bachelors Degree Only 20.5% 22.9% 19.8% Graduate Degree 12.5% 11.8% 10.3% 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	(1) (1) (1)	High School Graduate	21.3%	24.9%	27.2%
Bachelors Degree Only 20.5% 22.9% 19.8% Graduate Degree 12.5% 11.8% 10.3% 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	le 2	Some College	25.4%	22.8%	23.1%
Bachelors Degree Only 20.5% 22.9% 19.8% Graduate Degree 12.5% 11.8% 10.3% 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	Edt (Ag	Associates Degree Only	11.7%	10.8%	11.0%
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		Bachelors Degree Only	20.5%	22.9%	19.8%
Total Number of Employees 5,752 46,086 81,219 Employees per Business 14.47 16.24 14.03		Graduate Degree	12.5%	11.8%	10.3%
Total Number of Employees 5,752 46,086 81,219 Employees per Business 14.47 16.24 14.03	usiness	Number of Businesses	307	2 838	5 780
Employees per Business 14.47 16.24 14.03 Besidential Depulation per Business 23.75 24.94					
M Residential Deputation per Pusiness 20.75 24.04 25.40					
Residential Population per business 22.75 21.84 25.40	Bu	Residential Population per Business	22.75	21.84	25.40