

# NEC of I-95 at Hwy 192

4650 W. New Haven Ave. Melbourne, FL

**FOR SALE**

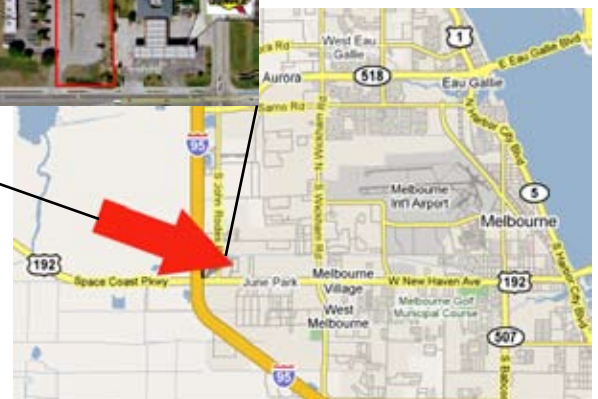


Confidentially" this +/-4.16 Acre property, currently the home of the long-time, successful "County Line Saloon," is now available: the land and building, the business. It's directly across the highway from a planned new 350,000 SF retail development with its infrastructure in place, and a just-being-completed huge new "Rooms To Go". Florida Department of Transportation is well underway with remodeling this I-95/Highway192 Interchange to a six lane roadway, as this is the main highway into Melbourne's Mall and downtown areas, and to Brevard County's beaches.

This property has +/-260 feet of I-95 frontage, with great signage on Highway 192. It's in the county and is served with Brevard's water and sewer. The adjacent out-parcels are a Waffle House and a Sunoco Gas Station. The existing building is 12,180 SF, with frame construction, and a new (1984) roof.

**Location:**

This key property is on the hard NEC of I-95 at US Highway 192 – W. New Haven Avenue, in West Melbourne, FL. There is direct access off 192 on its south side and from Dike Road on the east side of the parcels.



**Demographics 2008**

	3 Miles	5 Miles	7 Miles
Population	19,192	78,029	164,874
Avg. HH Income	\$65,616	\$57,767	\$53,453
<b>Traffic Counts</b>			
	I-95	65,700 AADT	
	US 192	30,500 AADT	

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