

County Line Saloon Property

NEC of I-95 @ Hwy 192

Melbourne, FL

For Sale



4650 W. New Haven Ave, Melbourne, FL 32904

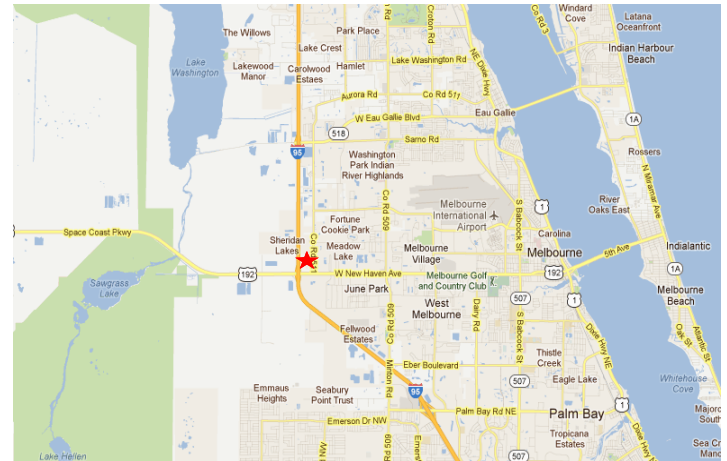
Property Highlights

- This lively Country music and line dancing bar has a very loyal local customer base and is located in a high traffic area just off I-95 at the NEC of I-95 and US Highway 192 (W. New Haven Ave.) in West Melbourne, FL
- This sale includes the 12K SF building and land of +/- 4.16 Acres, Country Music Bar Business along with all FF&E. Their 4 COP liquor license is also available for an additional cost.
- The building consists of 12,180sf with two large L-shaped bars, a 1,200sf dance floor, large stage for live entertainment, 6 pool tables, deck with outdoor seating and in the rear of the property a 1/3 Acre Mud Bogging track for monthly events.

**Recently Reduced Price:
\$1,150,000**

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Demographics 2010

	1 Mile	3 Miles	5 Miles
Population	2,410	19,638	79,317
Avg. HH Income	\$56,756	\$49,447	\$48,030

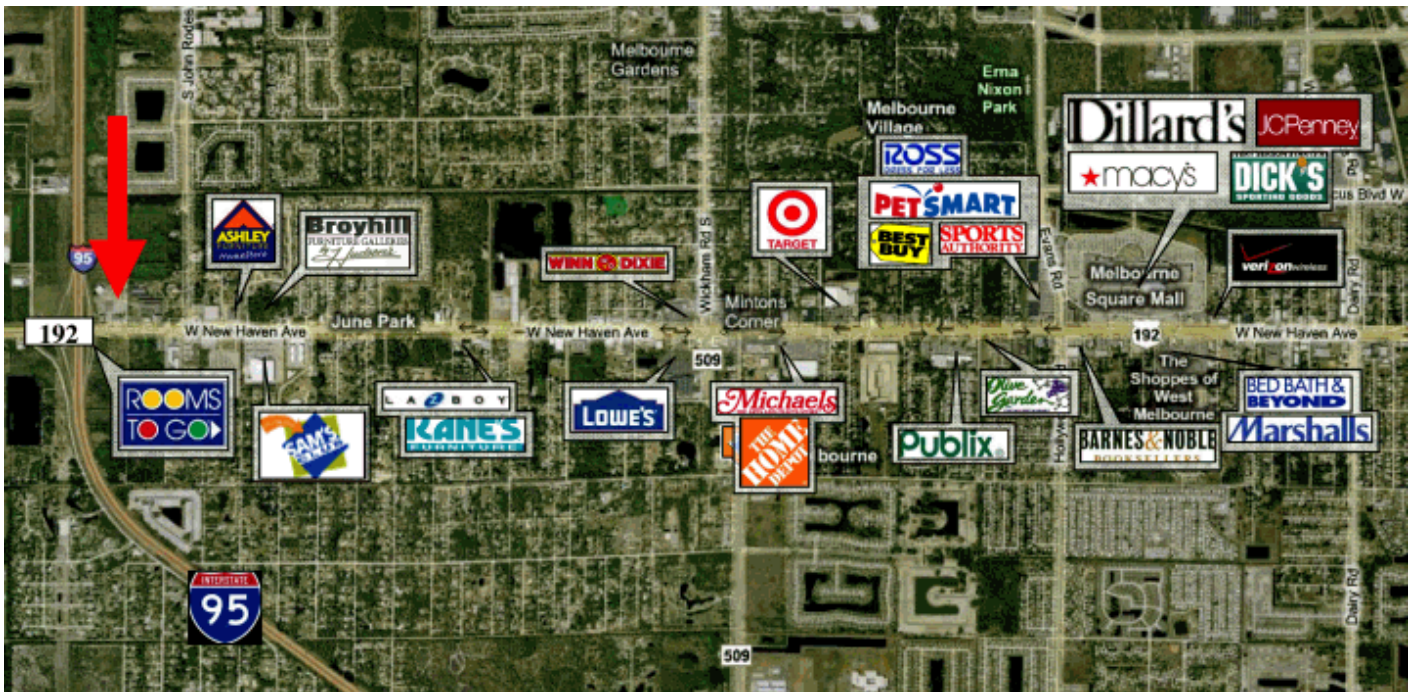
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