EXECUTIVE SUMMARY

• 6455 N Wickham Rd Melbourne, FL 32940



OFFERING SUMMARY

Available SF:	1,505 - 3,010 SF
Lease Rate:	$28.00 SF/yr (NNN $7.99/sf)
Lot Size:	0.91 Acres
Year Built:	2016
Building Size:	5,984 SF
Zoning:	BU-1

PROPERTY OVERVIEW

Outparcel to Pineda Landings, featuring retail space with national and regional tenants such as: Fresh Market, Zaxby's, Jersey Mike's, Orange Theory Fitness and many more.
Pylon and building signage
Easy Access

LOCATION OVERVIEW

Located on highly traveled N Wickham Rd, main North/South through-fare in Melbourne
Close to Hwy US-1 and I-95
AADT - 31,002 (19)

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ADDITIONAL PHOTOS

• 6455 N Wickham Rd Melbourne, FL 32940







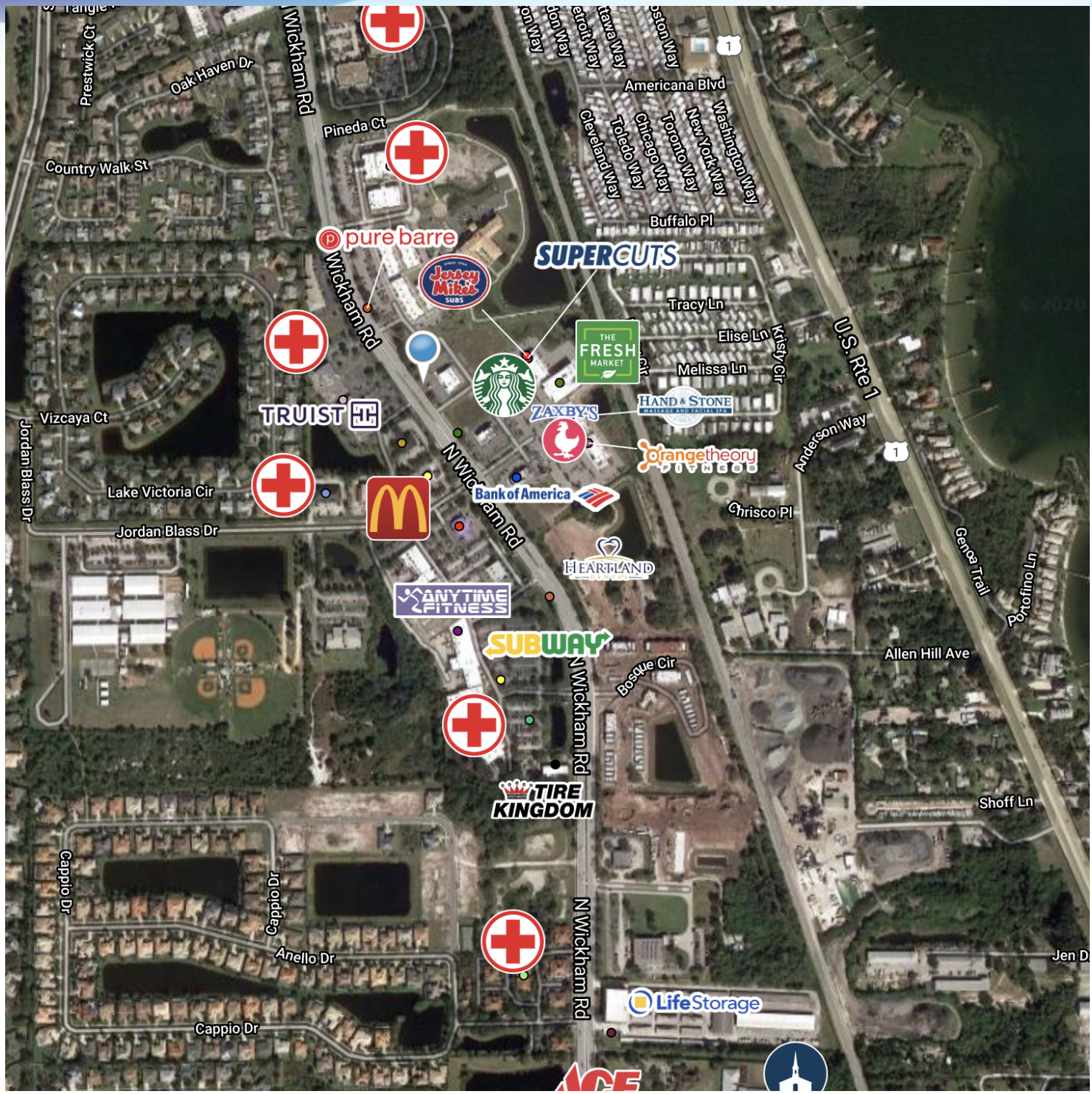
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RETAIL MAP

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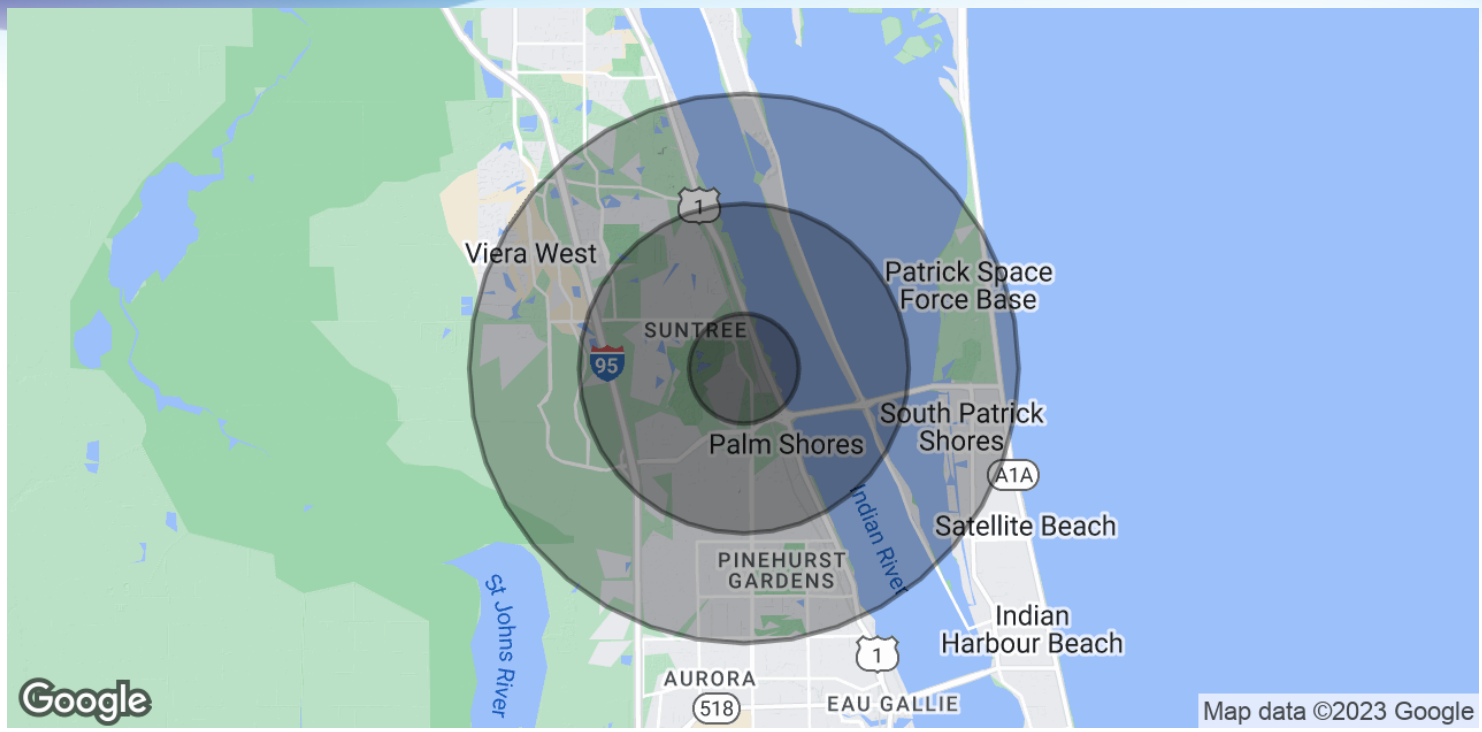
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,970	33,250	77,199
Average age	47.4	47.0	45.8
Average age (Male)	47.8	47.0	45.0
Average age (Female)	46.9	47.0	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,584	13,295	31,794
# of persons per HH	2.5	2.5	2.4
Average HH income	$96,793	$93,406	$82,706
Average house value	$300,720	$296,348	$275,431

** Demographic data derived from 2020 ACS - US Census*

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