

# EXECUTIVE SUMMARY

• 205 S Wickham Rd Melbourne, FL 32904



## OFFERING SUMMARY

**Available SF:** 4,600 SF

**Lease Rate:** \$16.00 SF/yr (Gross)

**Lot Size:** 1.0 Acres

**Year Built:** 1979

**Building Size:** 7,450 SF

**Zoning:** M1

## PROPERTY OVERVIEW

Flex space available on Wickham Rd.  
Warehouse with large fenced yard  
One dock high ramp  
Space is connected to the popular Apna Bazaar Grocery

## LOCATION OVERVIEW

Just north of the Ellis Rd/Wickham Rd Intersection  
Close to I-95 and the Airport  
Great Central Brevard County Location

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

• 205 S Wickham Rd Melbourne, FL 32904



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

• 205 S Wickham Rd Melbourne, FL 32904



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

## Lightle Beckner Robison, Inc.

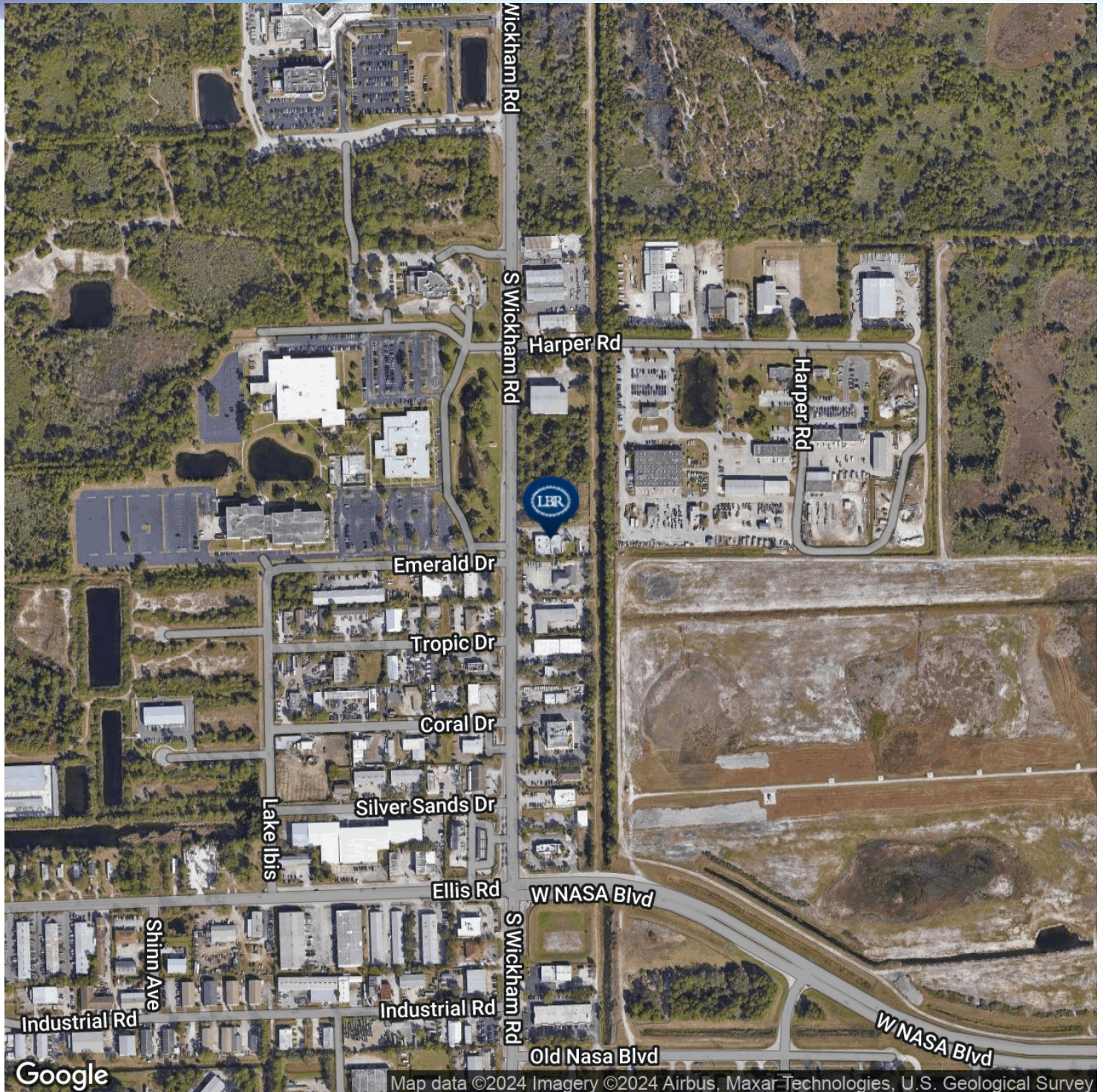
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# LOCATION MAP

• 205 S Wickham Rd Melbourne, FL 32904



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

## Lightle Beckner Robison, Inc.

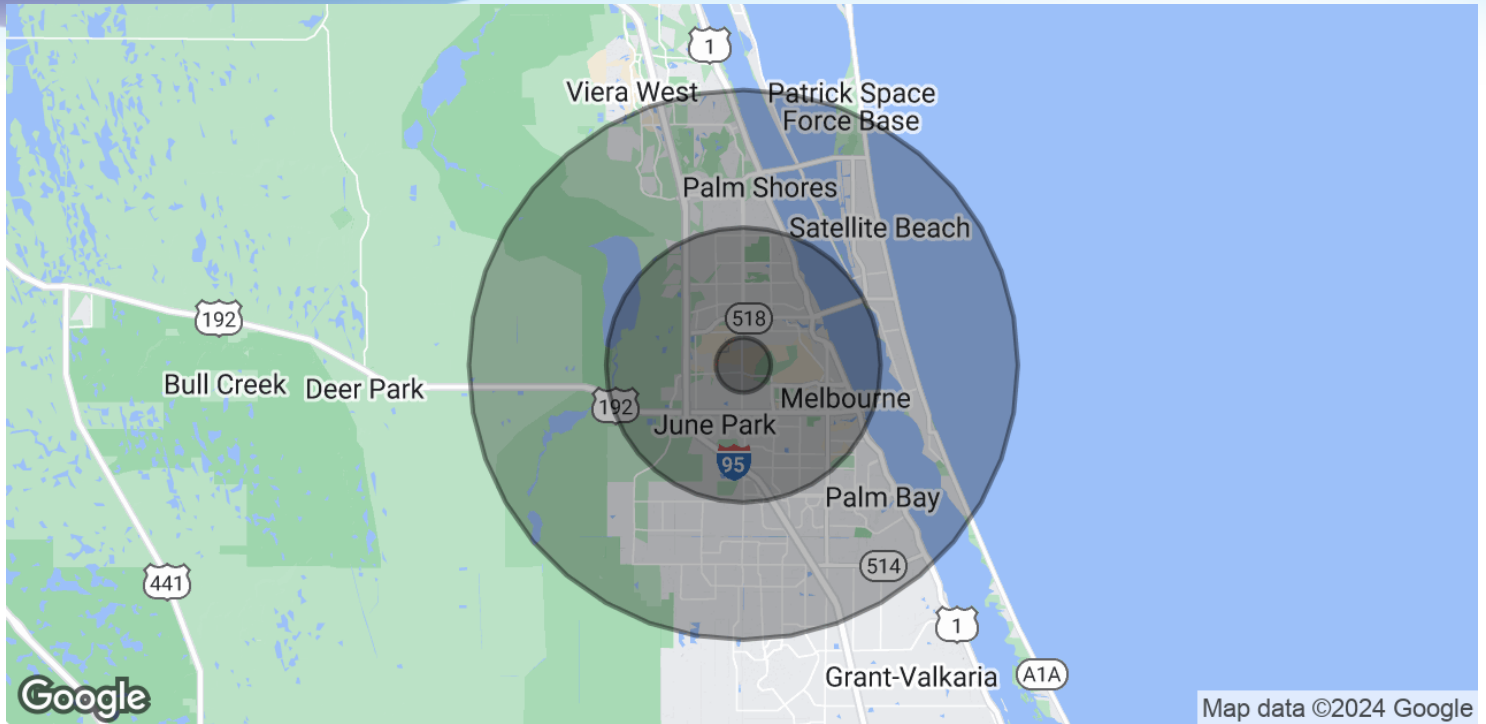
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# DEMOGRAPHICS MAP & REPORT

• 205 S Wickham Rd Melbourne, FL 32904



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,055	109,841	289,850
Average Age	42.2	43.0	45.3
Average Age (Male)	40.4	40.6	43.2
Average Age (Female)	49.3	45.3	46.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,427	48,982	127,921
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$64,950	\$63,719	\$71,209
Average House Value	\$177,033	\$202,394	\$231,196

\* Demographic data derived from 2020 ACS - US Census

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.