

RETAIL FOR LEASE

Lake Washington Square • 2447 N Wickham Rd Melbourne, FL 32935



OFFERING SUMMARY

Available SF:	1,105 - 6,270 SF
Lease Rate:	\$16.00 - 20.00 SF/yr (\$4.85/sf NNN)
Lot Size:	15.15 Acres
Year Built:	1982
Building Size:	112,057 SF
Renovated:	2014
Zoning:	CC1
Market:	South Brevard
Submarket:	Melbourne
Traffic Count:	33,340

PROPERTY OVERVIEW

Lake Washington Square is 112,057 gross leasable square feet

LA Fitness Anchored • Ample Parking • Parking 4.18/1000 sf
Highly Visible • Monument Signage • Traffic Counts: 32,110 AADT (2022)

Other tenants include: Dollar General, Smoothie King, Thrifty Special Produce, Metro PCS, MY Island Pancake and many other great local retailers!

LOCATION OVERVIEW

This anchored retail shopping center is located on N. Wickham Road at Lake Washington Rd. Melbourne, FL - Brevard County.

Offering convenient access along Wickham Road, one of Melbourne's key north/south thoroughfares, Lake Washington Square is poised to capture increasing retail sales in this growing residential market.

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ADDITIONAL PHOTOS

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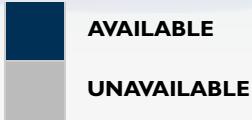
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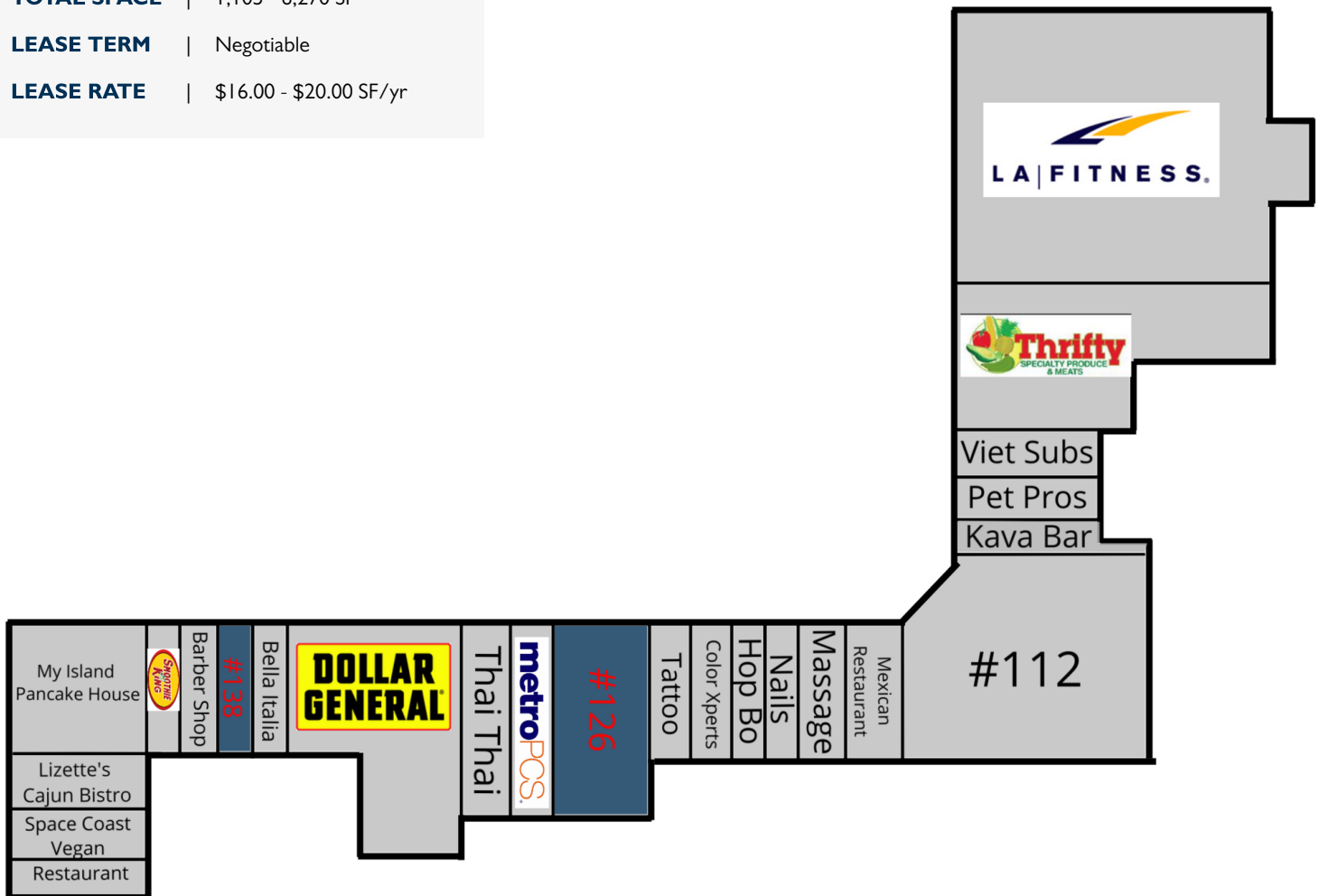
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AVAILABLE SPACES

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LEASE TYPE	\$4.85/sf NNN
TOTAL SPACE	1,105 - 6,270 SF
LEASE TERM	Negotiable
LEASE RATE	\$16.00 - \$20.00 SF/yr



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AVAILABLE SPACES

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SUITE	TENANT	SIZE	TYPE	RATE
#126	Available	6,270 SF	\$4.85/sf NNN	\$16.00 SF/yr
#138	Available	1,105 SF	\$4.85/sf NNN	\$20.00 SF/yr

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AERIAL MAP

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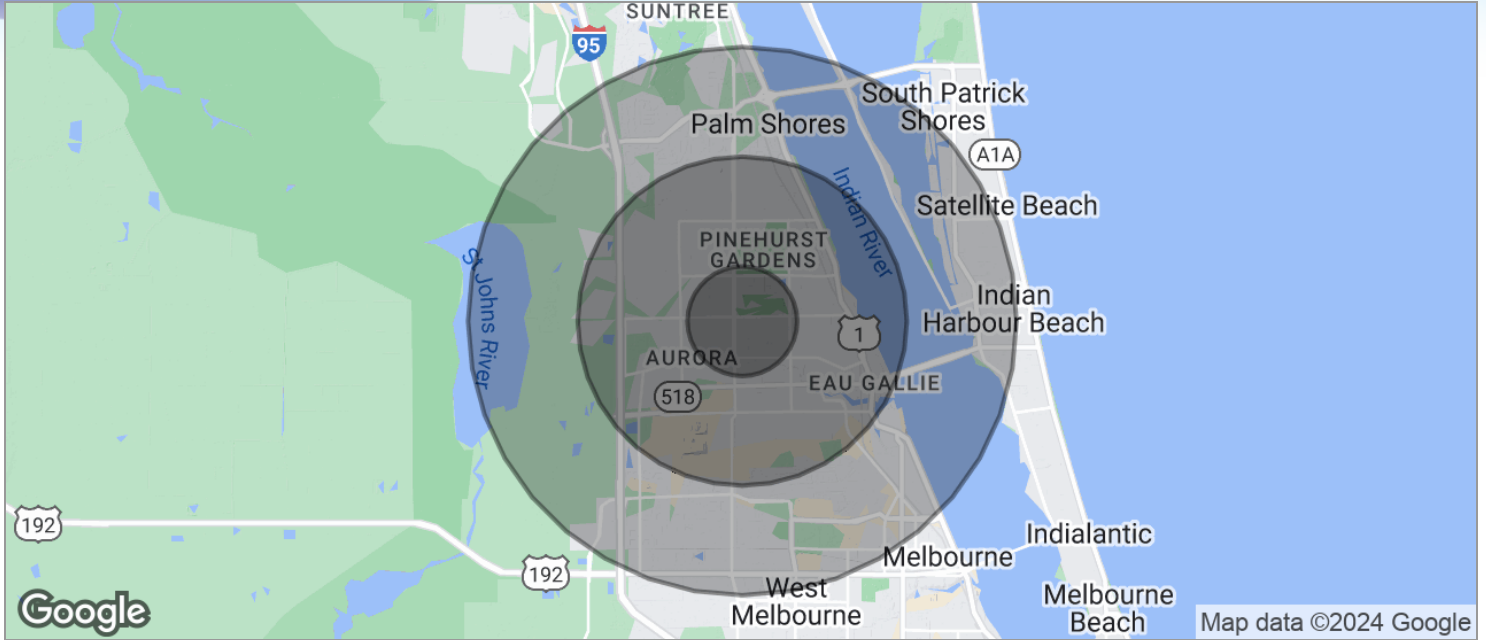
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,281	57,496	99,816
MEDIAN AGE	41.5	43.9	45.5
MEDIAN AGE (MALE)	39.6	41.7	43.9
MEDIAN AGE (FEMALE)	44.0	45.9	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,041	24,605	42,418
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$57,527	\$58,692	\$66,416
AVERAGE HOUSE VALUE	\$207,015	\$211,296	\$249,458

* Demographic data derived from 2020 ACS - US Census

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