

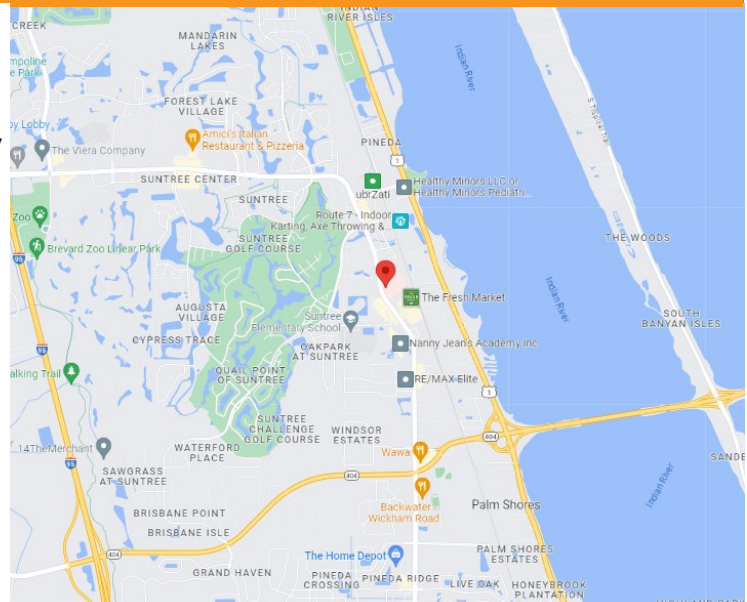
FOR LEASE - OFFICE CONDOS

BREVARD MEDICAL CITY

6545 N Wickham Road, Melbourne, FL 32940



- 2 Commercial Condo Units For Lease
- Located at Brevard Medical City on Busy N Wickham Road!
- Desirable Suntree Location with High Visibility
- High Traffic Counts of 31,929 Vehicles Daily
- 2017 Construction, 3 Entrances, 3 Digital Monument Signs
- Situated on a 27 Acre Medical/Retail Center with Chateau Madeleine - Senior Living & Memory Care, & Adjacent to Pineda Landings with Fresh Market, Starbucks & More!
- Side By Side Vanilla Shell Spaces Ready for Your Custom Buildout
- Can be Leased Separately or Together
- Association Fee of \$3.62/SF/YR
- \$25/SF/YR Plus Condo Fee



Courtney Smith

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COMMERCIAL
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	3,796	31,575	84,213
2028 Pop Projection	3,931	32,447	87,112
Growth 2023-2028	0.7%	0.6%	0.7%
Median Age	58.8	50.7	48.9
Bachelor's or Higher	41%	45%	41%
Avg HH Income	\$110,195	\$114,613	\$103,050

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Suite 103



Suite 104

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Well Manicured Grounds
Palm Tree Lined Drives
Abundant Parking

Deed Restrictions/Restricted Uses:

Primary Care
Radiology
Dermatology
Plastic Surgery
Ophthalmology

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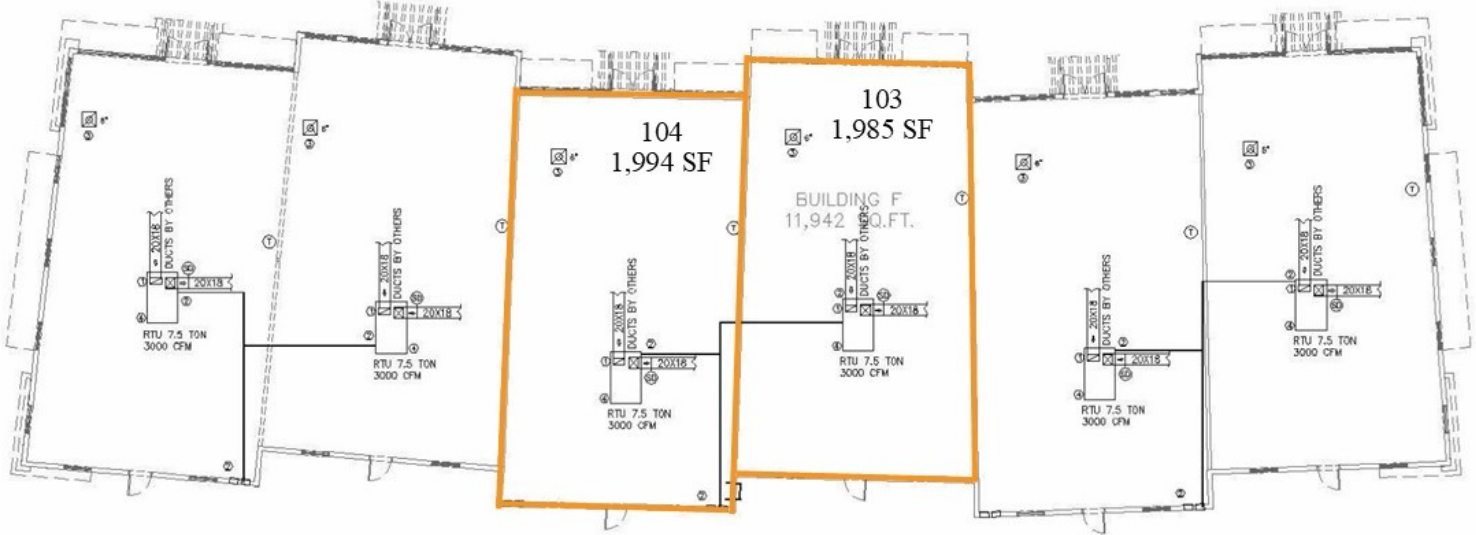
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