

FOR SALE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

Seeking Single Tenant

Stefanie Lattner

Broker Assoc

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7211 Waelti Dr. Melbourne, FL 32940



PRICE	\$3,900,000
TERM	N/A
SIZE - SF	14,000 SF
LOT SIZE	1.64 acres
PARKING	70
YEAR BUILT	2024
ZONING	BU-1
MARKET	Orlando
SUBMARKET	Melbourne, Brevard County
PARCEL ID	26-36-12-DE-22-1
CONSTRUCTION	Steel, fiberglass & stucco
ROOF HEIGHT	20ft – 24ft
ESTIMATED COMPLETION	October, 2024
DAILY TRAFFIC	35,000 on Whickham Rd

Here is a rare opportunity to purchase brand new construction on “The Space Coast”, (i.e. Brevard County, FL). Avoid all the headaches of owning an older building - at a very competitive price!! The building includes many well-thought-out features including three entries, garage door, ample parking, 20-24 foot ceilings, beautiful exterior finishes, and is delivered ready for your build-out!

This property is zoned BU-1 which is very flexible, allowing many types of businesses. Located in “Suntree/Viera”, this affluent area is approx 15 min to the ocean. This is the fastest growing area in Florida. The “Space Coast,” as it’s known, due to its proximity to NASA and Kennedy Space Center, has been growing rapidly and continues to do so with many premier employers in the area including SpaceX, Boeing, Blue Origin, Northrup Grumman, Harris Corp/L3, Embraer, MC Assembly, Nuance Communications, TeleTech, OneWeb Satellites, Health First and more. Exciting new investments are being made in the immediate area including several new hotels and apartment buildings to handle the demand. This has resulted in massive housing expansion and the need for many types of businesses. This location also provides excellent visibility to the traffic passing by and is well-known to locals.

LPT Realty LLC
1400 S International Prkwy
Lake Mary, FL 32746

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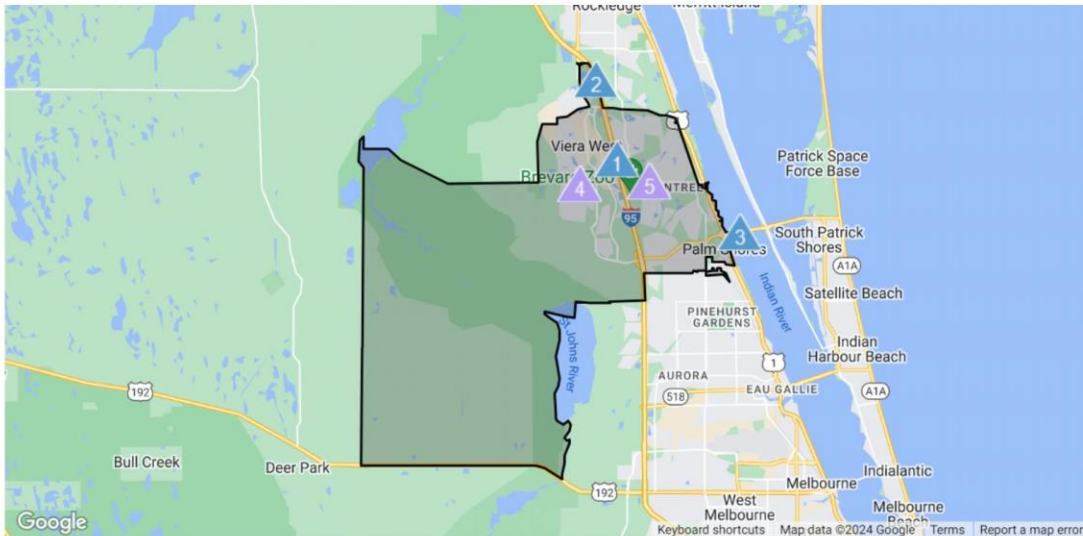
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Trade Area Report

Melbourne, FL 32940

Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1
85,135

2023 Est. daily traffic counts

Street: I- 95
 Cross: N Wickham Rd
 Cross Dir: S
 Dist: 1.9 miles

Historical counts

Year	Count	Type
2022	▲ 88,000	AADT
2021	▲ 84,000	AADT
2020	▲ 83,000	AADT
2019	▲ 86,000	AADT
2018	▲ 75,500	AADT

2
77,255

2023 Est. daily traffic counts

Street: I- 95
 Cross: Fiske Blvd
 Cross Dir: NW
 Dist: 1.04 miles

Historical counts

Year	Count	Type
2009	▲ 80,000	AADT
2008	▲ 77,000	AADT
2005	▲ 61,500	AADT
2000	▲ 50,500	AADT
1997	▲ 54,000	AADT

3
50,383

2023 Est. daily traffic counts

Street: Pineda Causeway
 Cross: Rockledge Blvd
 Cross Dir: W
 Dist: 0.49 miles

Historical counts

Year	Count	Type
2022	▲ 46,500	AADT
2021	▲ 52,500	AADT
2020	▲ 52,500	AADT
2019	▲ 53,500	AADT
2018	▲ 46,500	AADT

4
44,819

2023 Est. daily traffic counts

Street: North Wickham Road
 Cross: Ensemble Ln
 Cross Dir: SE
 Dist: 0.14 miles

Historical counts

Year	Count	Type
2021	▲ 44,500	AADT
2020	▲ 44,500	AADT
2019	▲ 45,500	AADT
2018	▲ 47,000	AADT

5
43,056

2023 Est. daily traffic counts

Street: N Wickham Rd
 Cross: Capron Trl
 Cross Dir: E
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2020	▲ 44,500	AADT
2008	▲ 36,940	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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1/15/2024

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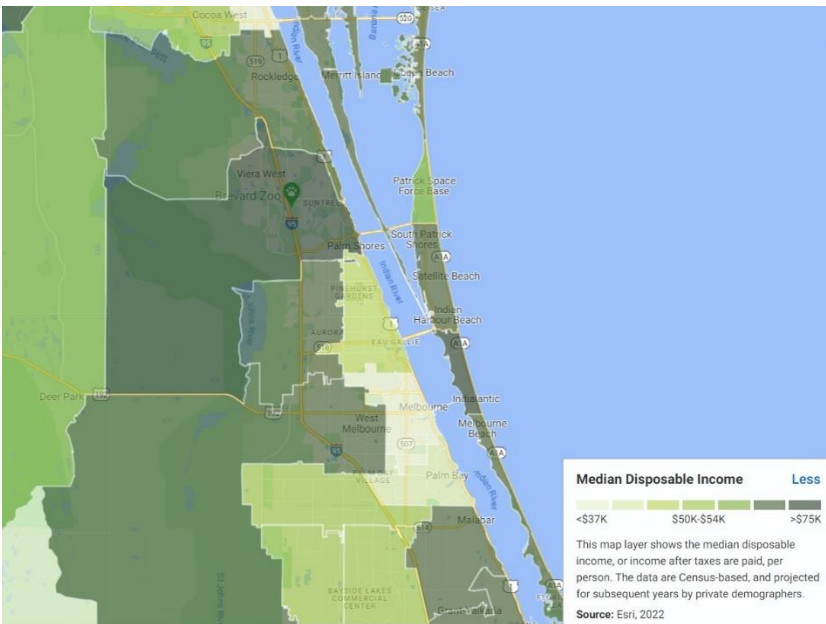
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