

EXECUTIVE SUMMARY

1630 S. Wickham Rd - 2nd Generation Restaurant • 1630 S Wickham Rd Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	2,569 SF
Lease Rate:	\$32 SF/yr (NNN)
Lot Size:	0.84 Acres
Year Built:	1983
Building Size:	2,569 SF
Renovated:	2019
Zoning:	CI

PROPERTY OVERVIEW

Available for building or ground lease, this 2,569 square foot restaurant space on a 0.84 acre site offers a full kitchen, outdoor patio area, and a large parking lot. Situated in an excellent location, the property has recently undergone updates to the roof, plumbing, and electrical systems, bringing it fully up to code. These features make it an attractive and turnkey opportunity for restaurateurs looking to establish a successful dining establishment in a bustling and growing area.

LOCATION OVERVIEW

The property is located one parcel north the intersection of US192 (New Haven Ave) and Wickham Road, two main retail arteries in Brevard County. Area has dense commercial and residential with a large amount of development underway and continued traffic growth. At peak hours, traffic pauses directly in front of the building on Wickham Road. The property also has 3 access points including cross access to the neighboring shopping center which allows for access to 192.

J. BLAKE ROBISON

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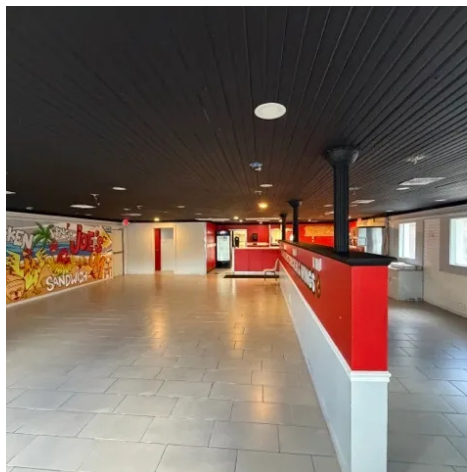
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

ADDITIONAL PHOTOS

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RETAILER MAP

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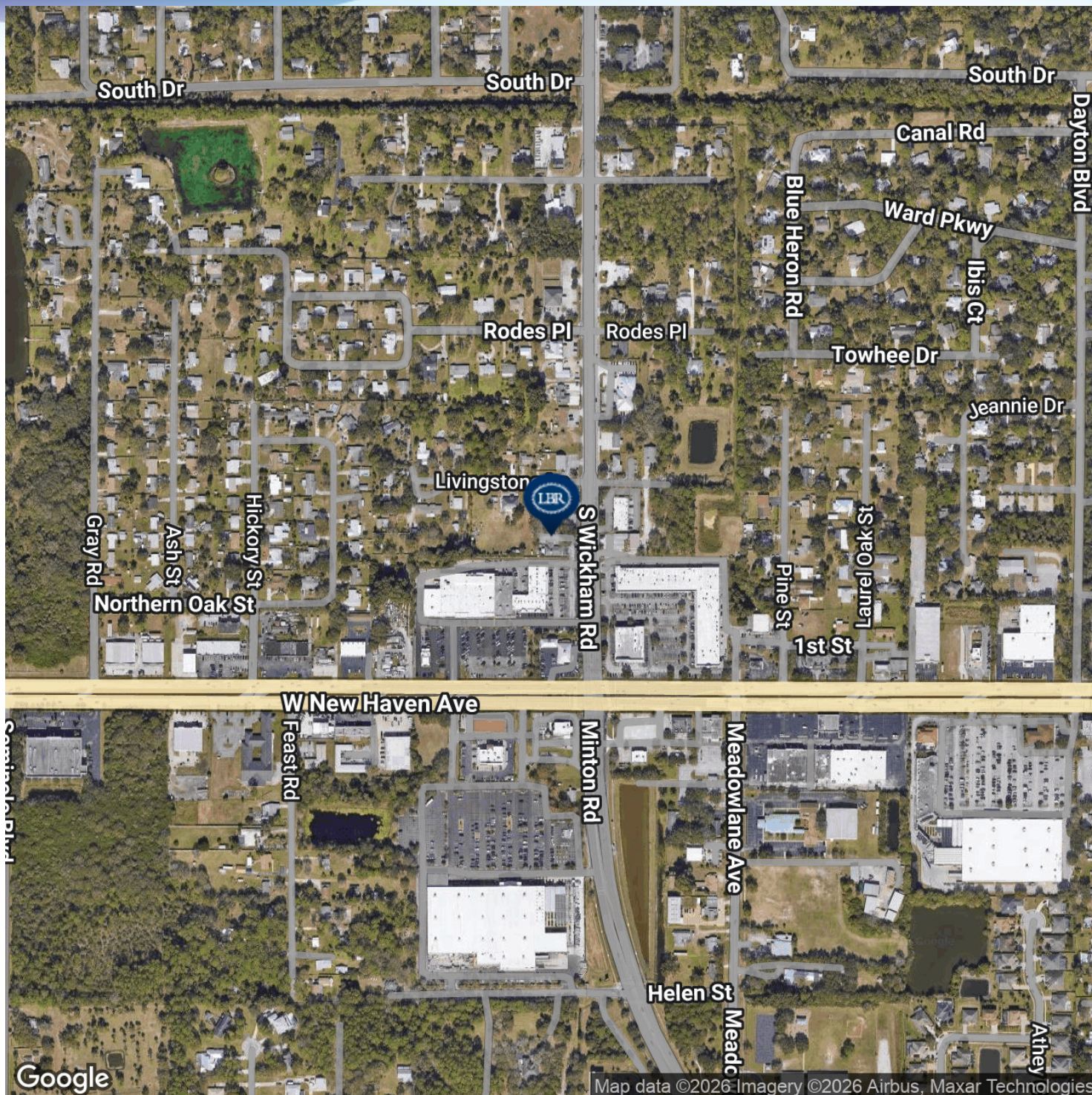
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LOCATION MAP

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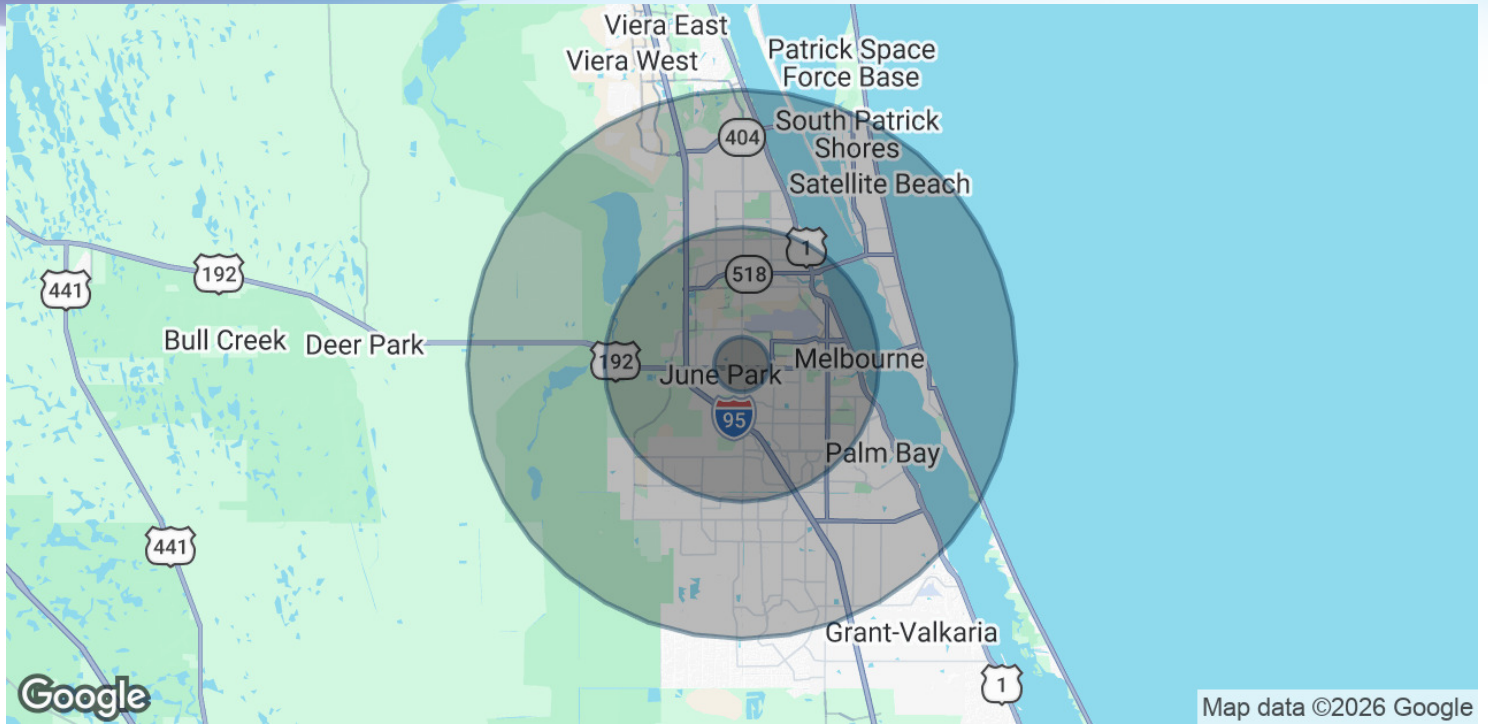
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,771	128,863	290,133
Average Age	43.8	42.9	45.0
Average Age (Male)	45.8	40.5	42.9
Average Age (Female)	42.5	44.9	46.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,333	55,803	126,842
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$76,578	\$60,115	\$70,824
Average House Value	\$234,012	\$183,433	\$226,126

2020 American Community Survey (ACS)

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