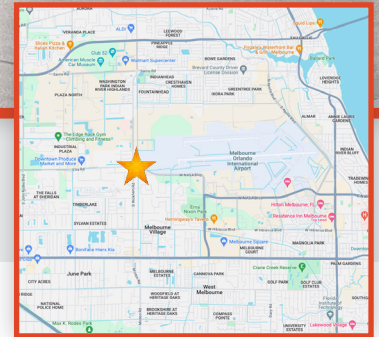




FOR SALE OR LEASE
SALE: \$1,699,999.00
LEASE: \$45 PSF PLUS NNN



605 S. WICKHAM ROAD, WEST MELBOURNE, FL 32904
FORMER 7-11 RETAIL WITH LOTS OF PARKING



PROPERTY HIGHLIGHTS

1.38 Acre Site | 2,989 SF

- Site has room for additional building
- CBS/steel structure
- 750 gallon grease trap
- Giant walk-in cooler and freezer
- Tanks and canopy have been removed
- Located on major arterial Wickham Road with 25,500 AADT
- Dense residential area
- Close to Brevard's largest employers: L3 Harris & Northrup Grumman

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,230	122,675	310,524
Households	8,610	53,754	131,253
Avg. HH Income	\$79,231	\$73,437	\$81,515

For More Information:

Chad Cabrera
321-960-3249
Chad@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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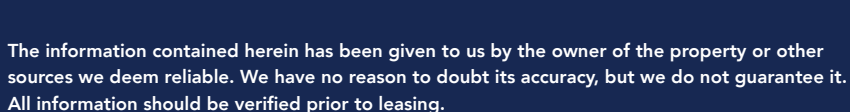


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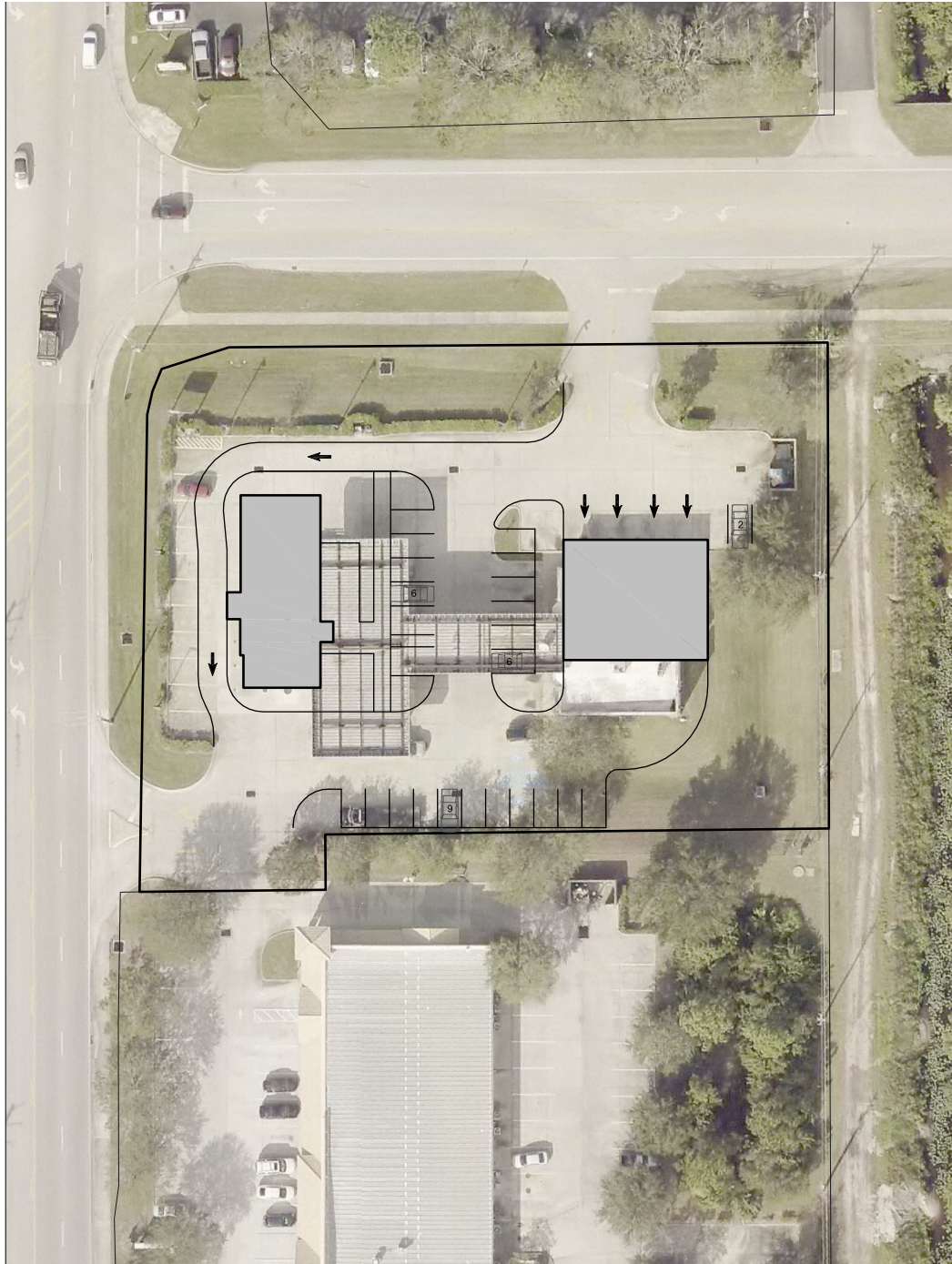


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