

# Forest Plaza - Wickham Rd.

## Melbourne, Florida

**WATSON**  
COMMERCIAL  
REAL ESTATE, INC.

New Roof

New Parking Lot

ADDRESS

SIZE

TYPE

ZONING

PRICE

4301 N Wickham Rd  
Melbourne, FL 32935

14,820 SF  
Square Feet

Bldg  
PLAZA

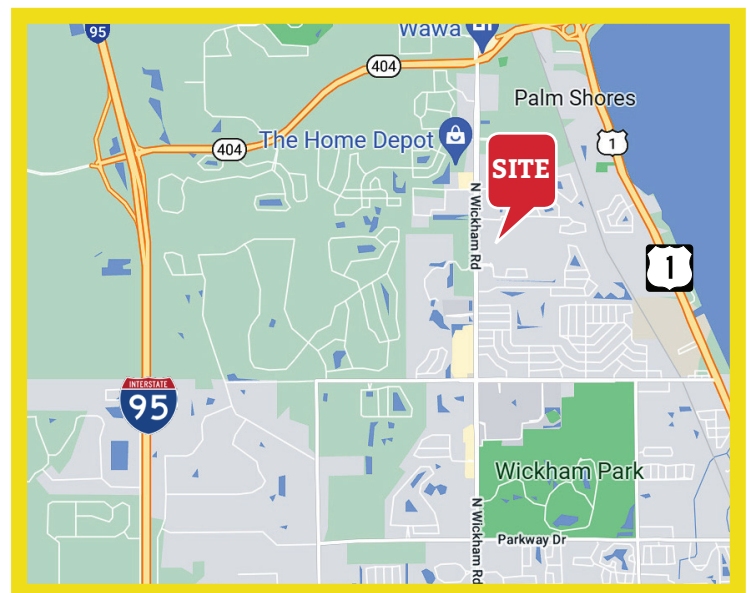
C-1  
Mixed-Use

\$4,200,000

### Property Highlights:

- ✔ The property is in well-maintained conditions and sits on 1.97 acres of land.
- ✔ In the heart of a thriving commercial and professional hub.
- ✔ Close to Publix, Walmart Super Store, Banks.
- ✔ 37,000 Traffic count on Wickham Rd.
- ✔ Built in 1999.
- ✔ New roof, and new paint done in April 2022

[CLICK HERE TO WATCH VIDEO](#)



**Duane A. Watson**

*Broker*

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335 S. Plumosa Street Merritt Island, Fl. 32952

# 4301 N Wickham Rd Melbourne, FL 32935



## Summary

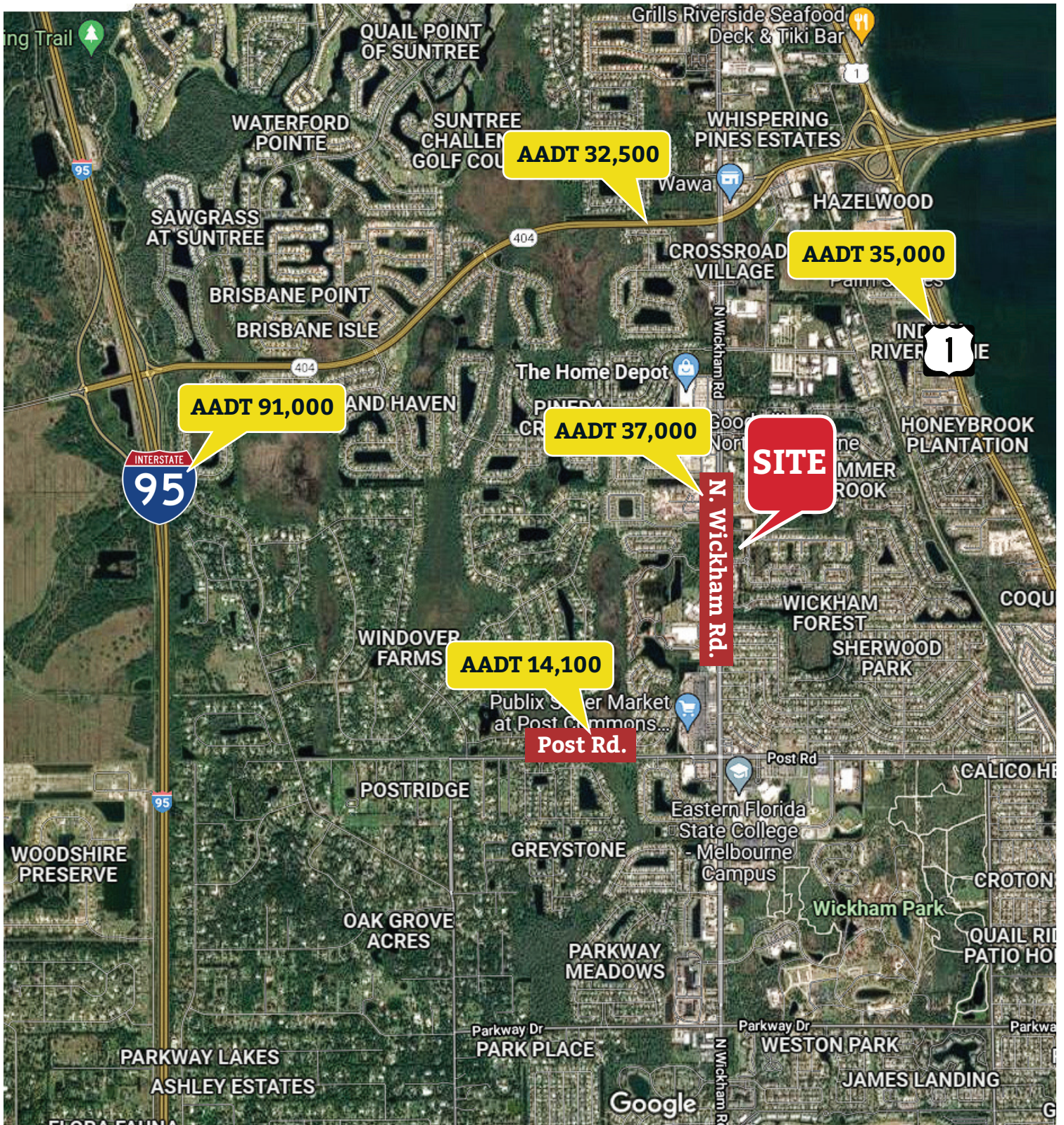
PRICE:	\$4,200,000
TYPE:	Commercial
ZONING:	C-1
BLDG SIZE:	14,820 SF

## Property Demographics

	2 MILE	5 MILE	10 MILE
2026 Total Population:	25,363	111,150	255,925
Avg Household Income:	\$102,749	\$93,987	\$91,305
2026 Total Households:	10,370	47,173	109,143



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<b>Forest Plaza</b>			
<b>4301 N Wickham Rd, Melbourne, FL 32935</b>			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Storefront Retail/Office</b>	% Leased: <b>100%</b>		
GLA: <b>14,000 SF</b>	Rent/SF/Yr: -		
Year Built: <b>1996</b>			
			
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>			
2026 Projection	9,889	46,992	111,150
2021 Estimate	9,399	44,658	105,180
2010 Census	8,716	41,375	94,738
Growth 2021 - 2026	5.21%	5.23%	5.68%
Growth 2010 - 2021	7.84%	7.93%	11.02%
<b>2021 Population by Hispanic Origin</b>	<b>1,100</b>	<b>4,869</b>	<b>11,000</b>
<b>2021 Population</b>	<b>9,399</b>	<b>44,658</b>	<b>105,180</b>
White	8,210 87.35%	39,221 87.83%	92,958 88.38%
Black	416 4.43%	2,146 4.81%	5,071 4.82%
Am. Indian & Alaskan	41 0.44%	150 0.34%	416 0.40%
Asian	425 4.52%	1,792 4.01%	3,601 3.42%
Hawaiian & Pacific Island	10 0.11%	38 0.09%	107 0.10%
Other	296 3.15%	1,311 2.94%	3,027 2.88%
U.S. Armed Forces	24	104	402
<b>Households</b>			
2026 Projection	3,842	20,080	47,173
2021 Estimate	3,667	19,170	44,863
2010 Census	3,434	17,970	41,017
Growth 2021 - 2026	4.77%	4.75%	5.15%
Growth 2010 - 2021	6.79%	6.68%	9.38%
Owner Occupied	2,980 81.27%	14,031 73.19%	33,050 73.67%
Renter Occupied	687 18.73%	5,139 26.81%	11,813 26.33%
<b>2021 Households by HH Income</b>			
Income: <\$25,000	400 10.91%	2,603 13.58%	5,991 13.35%
Income: \$25,000 - \$50,000	769 20.97%	4,696 24.50%	10,569 23.56%
Income: \$50,000 - \$75,000	575 15.68%	3,078 16.06%	7,892 17.59%
Income: \$75,000 - \$100,000	518 14.12%	2,426 12.66%	5,810 12.95%
Income: \$100,000 - \$125,000	472 12.87%	1,739 9.07%	4,057 9.04%
Income: \$125,000 - \$150,000	284 7.74%	1,365 7.12%	2,958 6.59%
Income: \$150,000 - \$200,000	250 6.82%	1,336 6.97%	3,659 8.16%
Income: \$200,000+	400 10.91%	1,924 10.04%	3,925 8.75%
<b>2021 Avg Household Income</b>	<b>\$103,129</b>	<b>\$95,880</b>	<b>\$93,987</b>
<b>2021 Med Household Income</b>	<b>\$79,343</b>	<b>\$68,182</b>	<b>\$68,361</b>

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12/12/2021



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