

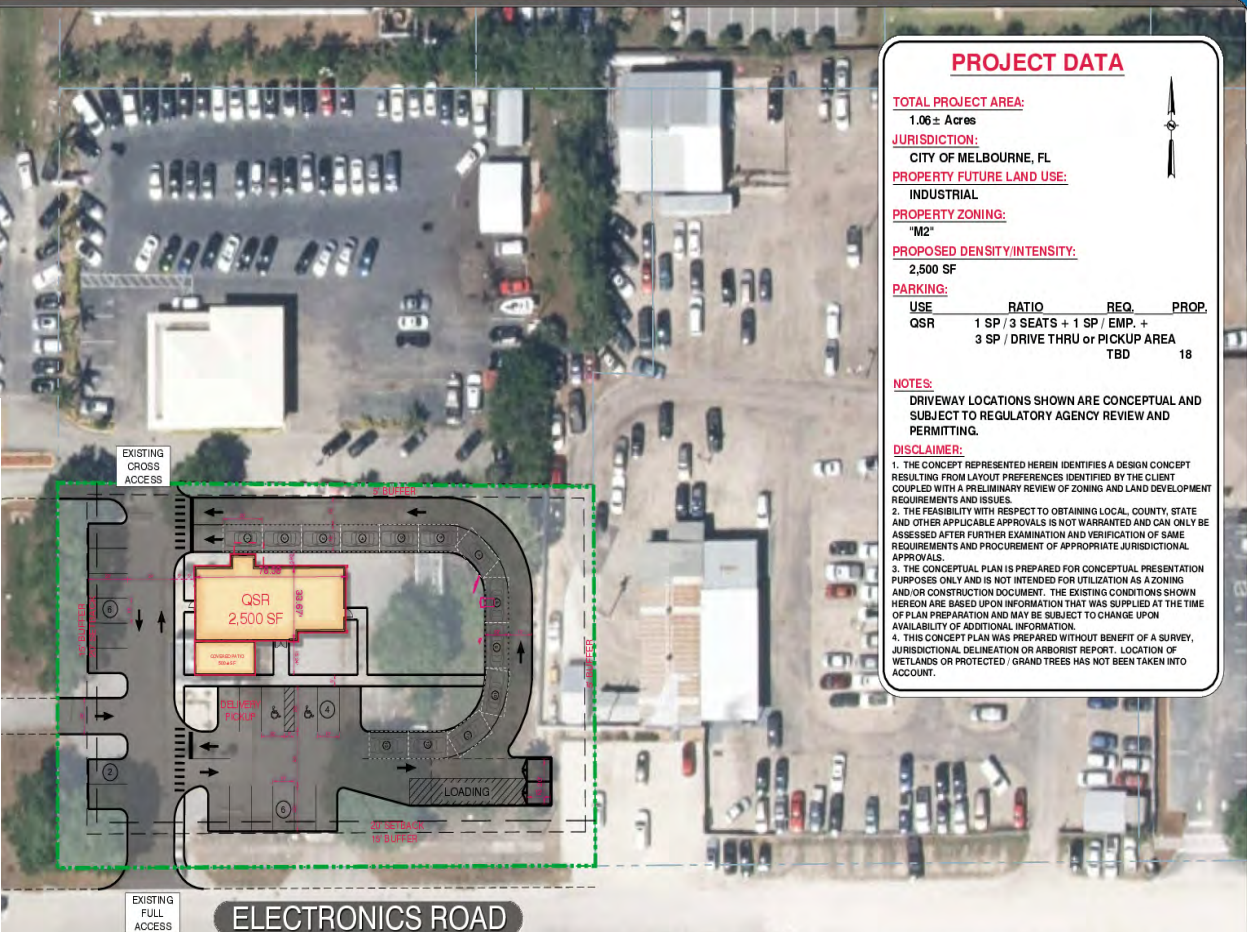
2065 N Wickham Rd
 City of Melbourne
 Brevard County, FL

CONCEPT PLAN "B"

SALE / LEASE
 Redev 1 Acre For Lease
 -2065 N Wickham Rd

2065 N. WICKHAM ROAD
 Melbourne, FL 32935

PRESENTED BY:
ALI MUSHTAQ
 C: 407.325.1446
 ali.mushtaq@svn.com
 FL #SL3039910



PROJECT DATA

TOTAL PROJECT AREA:
1.06 ± Acres

JURISDICTION:
CITY OF MELBOURNE, FL

PROPERTY FUTURE LAND USE:
INDUSTRIAL

PROPERTY ZONING:
"M2"

PROPOSED DENSITY/INTENSITY:
2,500 SF

PARKING:

USE	RATIO	REQ.	PROP.
QSR	1 SP / 3 SEATS + 1 SP / EMP. +		
	3 SP / DRIVE THRU or PICKUP AREA	TBD	18

NOTES:
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, SITE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DESCRIPTION OF FINAL FEATURES AND QUANTITIES (WELLS, POND UNITS, RETAINING WALLS, UTILITIES, ETC.). IT IS DEVELOPED WITHIN THE CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THE PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE REALITY OF THE PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONDITIONS.

PROJECT NUMBER: 1015 - 113
 SCALE: 1" = 30' DATE: 09-27-22
 DRAWN BY: Bdequ PROJ. MGR

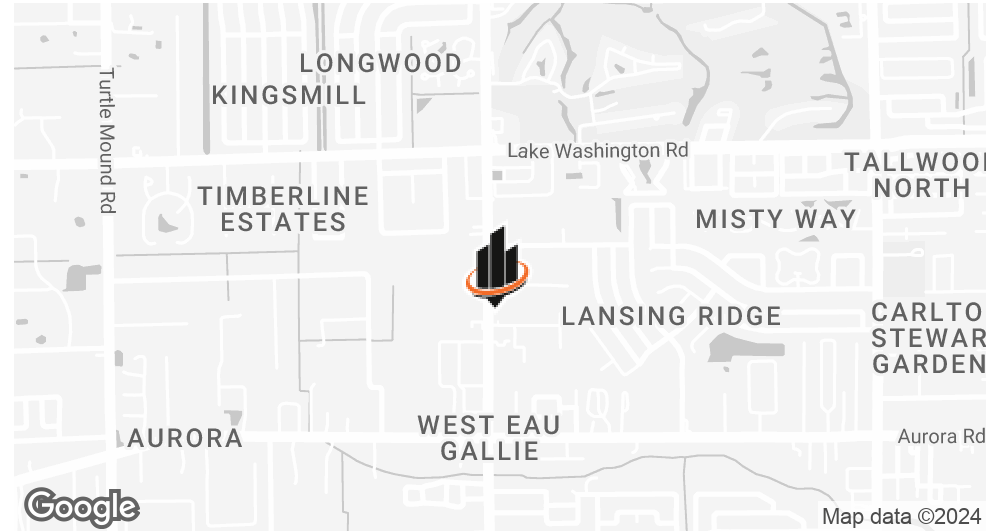
PROVIDED FOR...
Suresh Gupta

PROVIDED BY...

AVID GROUP

SVN
 SURVEYING & CONSULTING, P.A.
 1100 W. WINDY HILL ROAD, STE 201
 MELBOURNE, FL 32909
 (321) 739-9500
 WWW.SVN-FL.COM

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	Negotiable
BUILDING SIZE:	2,500 SF
AVAILABLE SF:	
LOT SIZE:	0.98 Acres
PRICE / SF:	\$31.62
RENOVATED:	2023

PROPERTY OVERVIEW

SVN is Now Leasing the corner parcel of the Former Hess Gas Station . Parcel is located on N Wickham Rd & sits in Front of the Space Coast Auto Auction. Adjacent is the Former Church’s Chicken Building - Pending. Consist with 5 curb cuts in place. Ideal for Fast Casual, QSR, Retail, Carwash, Medical , Carwash or Coffee concepts. Restricted uses: Gas or convenience store.

AADT 29,500

PROPERTY HIGHLIGHTS

- Corner Parcel Redev
- Melbourne MSA
- Ground Lease NNN

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LOCATION MAP

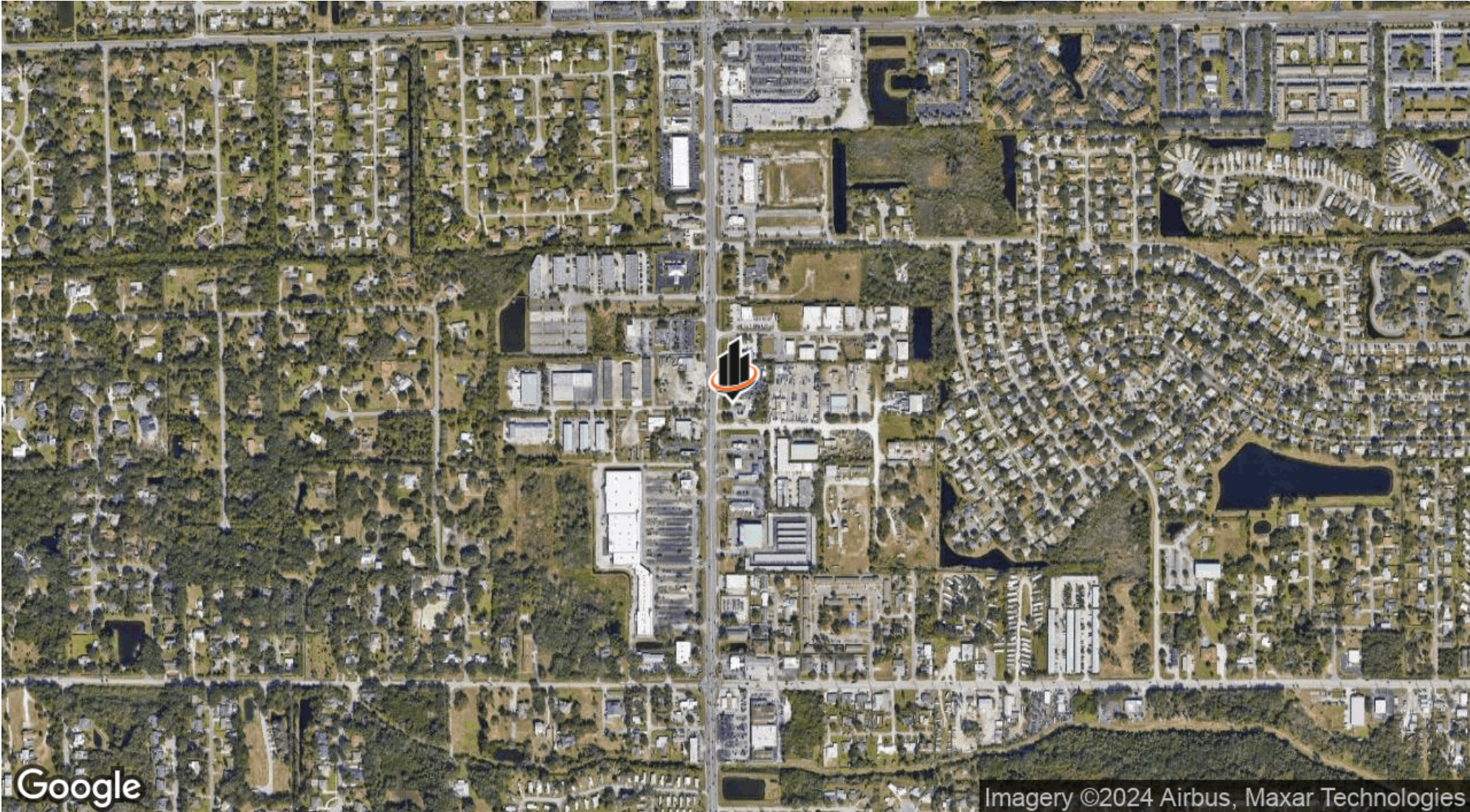


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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

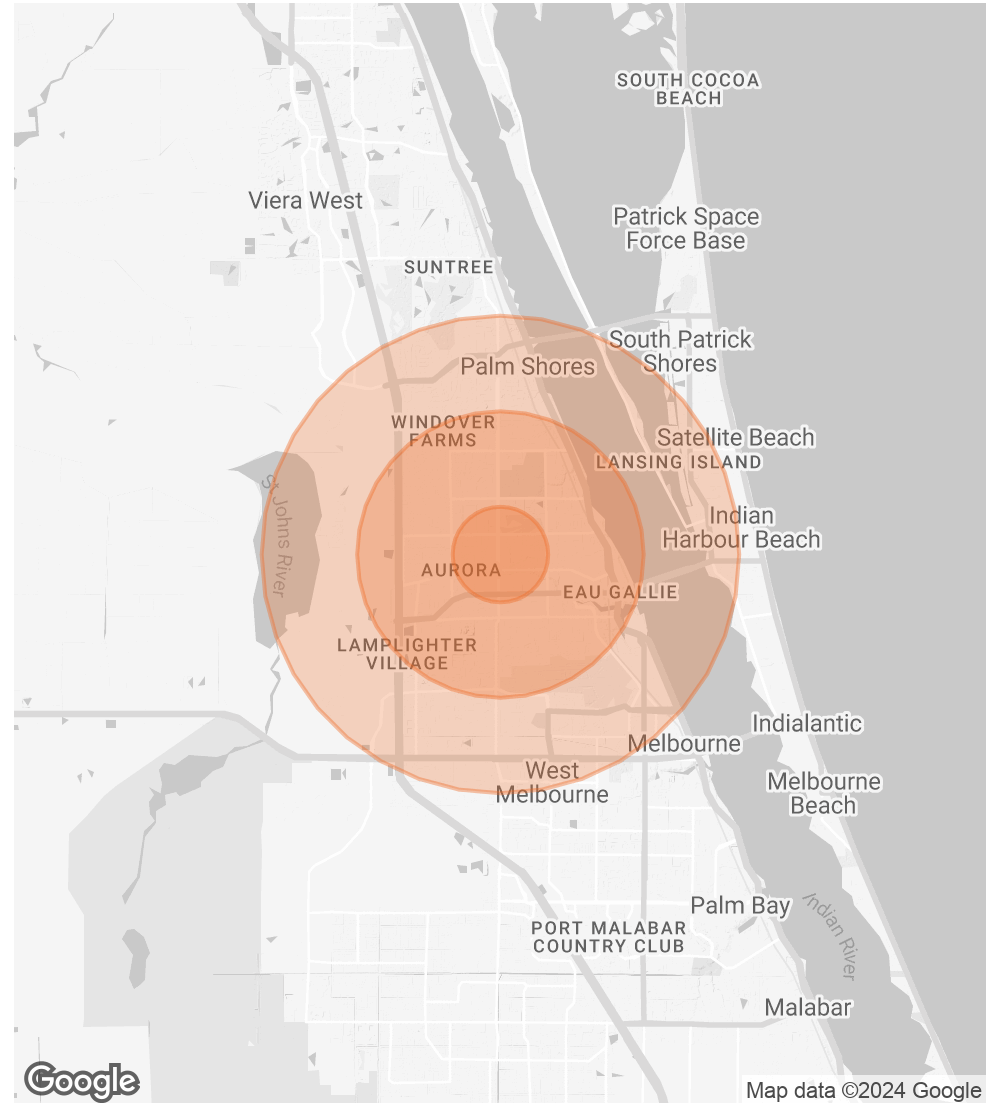
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,316	56,859	104,599
AVERAGE AGE	44	45	46
AVERAGE AGE (MALE)	42	43	45
AVERAGE AGE (FEMALE)	45	46	48

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,247	25,117	45,301
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$86,188	\$90,495	\$101,990
AVERAGE HOUSE VALUE	\$318,075	\$345,321	\$391,957

* Demographic data derived from 2020 ACS - US Census



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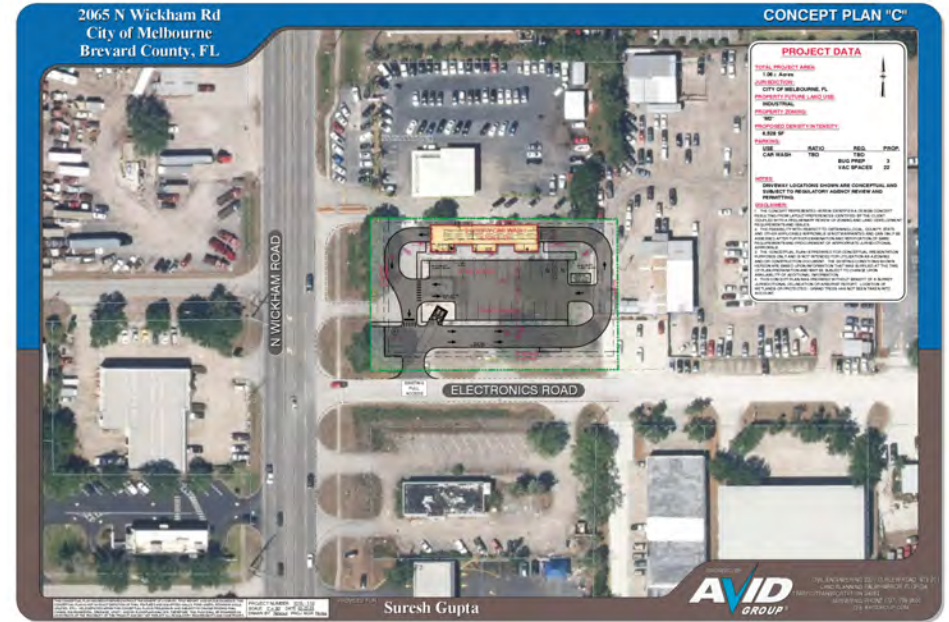
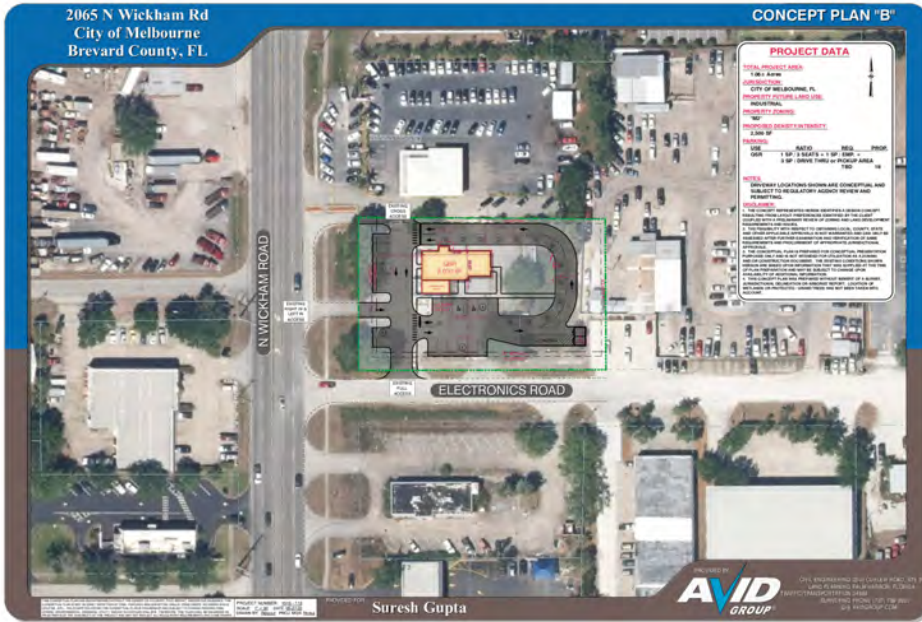
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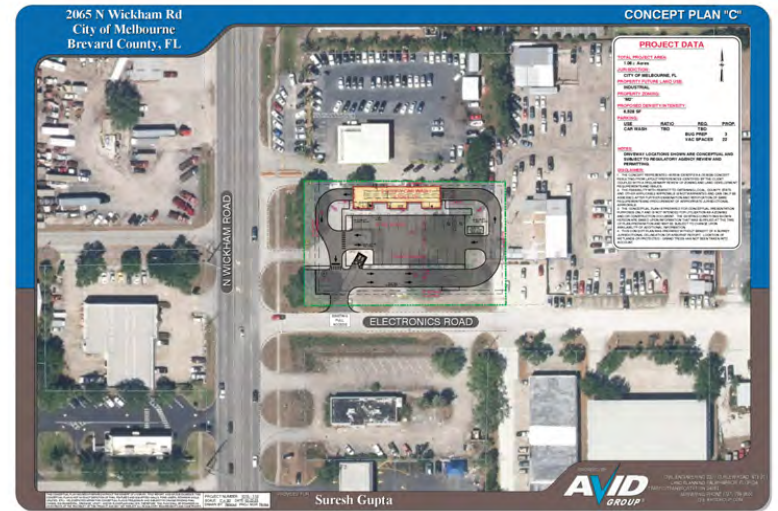
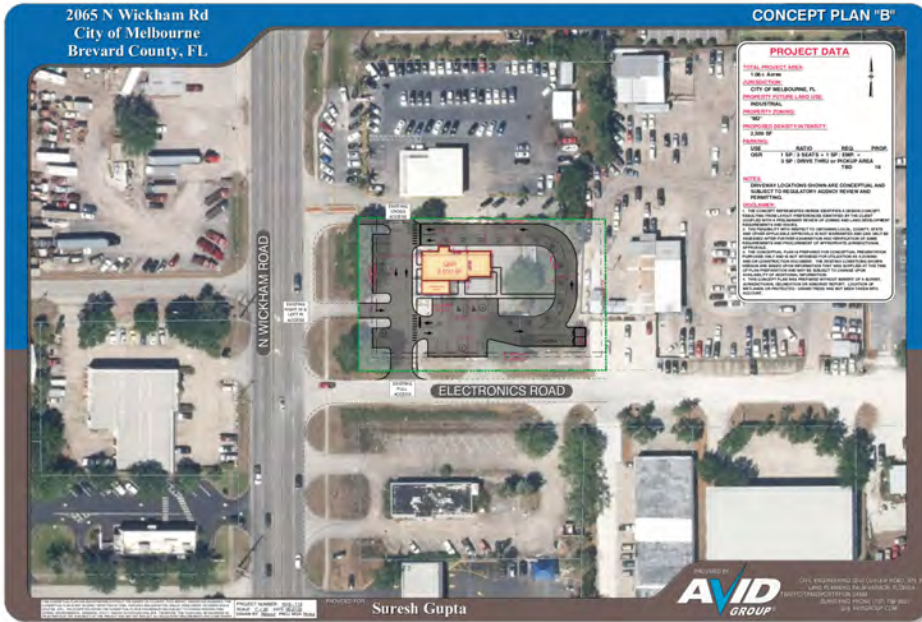
SITE PLANS



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Map navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.



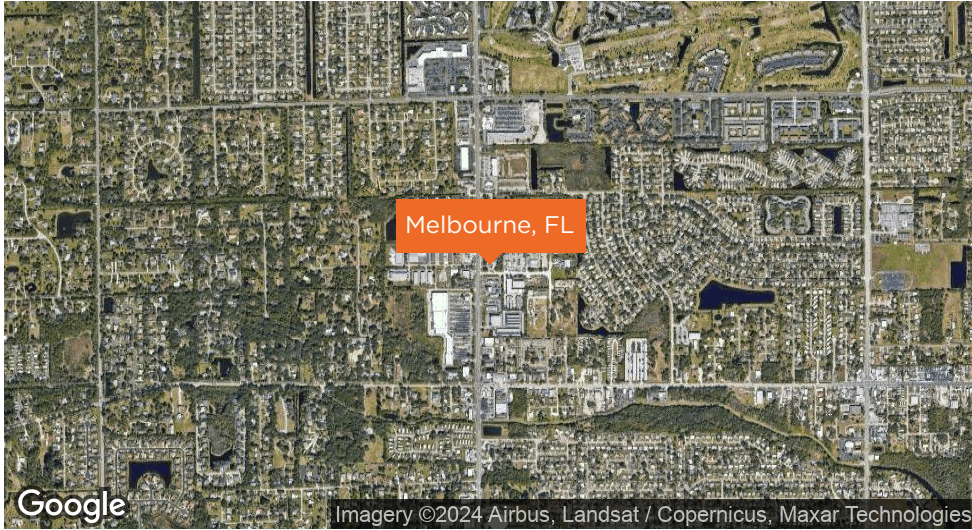
N WICKHAM RD

DUSA DR

N WICKHAM RD

ELECTRONICS DR

CITY INFORMATION



LOCATION DESCRIPTION

Located NE Parcel of North Wickham Rd & Electronic Drive

LOCATION DETAILS

MARKET	Melbourne
SUB MARKET	Wickham Business Park
COUNTY	Brevard
CROSS STREETS	Electronics Drive



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