

Oak Pointe

635 S Wickham Road, West Melbourne, FL 32904

Hair Salon Available / Recently Renovated / FF&E Can Be Included



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$18.00 SF/yr (NNN)

Acreage: 2.3 Acres

Facility SF: 18,492 SF

Zoning: West Melbourne
Commercial Wickham
(C-W)

PROPERTY OVERVIEW

Reception/Waiting Area, 6 Chairs, 3 Hair Washing Stations, Color Bar Office, Laundry Room w Washer/Dryer Hookup, Break Area, 2 Restrooms
Vinyl Flooring & Drop Ceiling Throughout
Corner Unit, Lots of Windows/Sunlight
100% Fire Sprinklered. Utilities: City Water/Sewer, FPL Electric
FF&E can be Included (Call for Details)
Ample Parking with 87 Paved/Striped/Lighted Common Spaces
Traffic Count est. 26,500 VPD on Wickham Road
Est. \$3.97 PSF OPEX

LOCATION OVERVIEW

Located in the heart of West Melbourne, just south of the Ellis Road x Wickham Road intersection. Easy access to the surrounding area via nearby Interstate 95, US 192 and US1. Close proximity to the Melbourne International Airport, Melbourne Square Mall, Downtown Melbourne, and all of the other shopping, dining, employers and daycare that the area has to offer. Make this the future home for your business today!

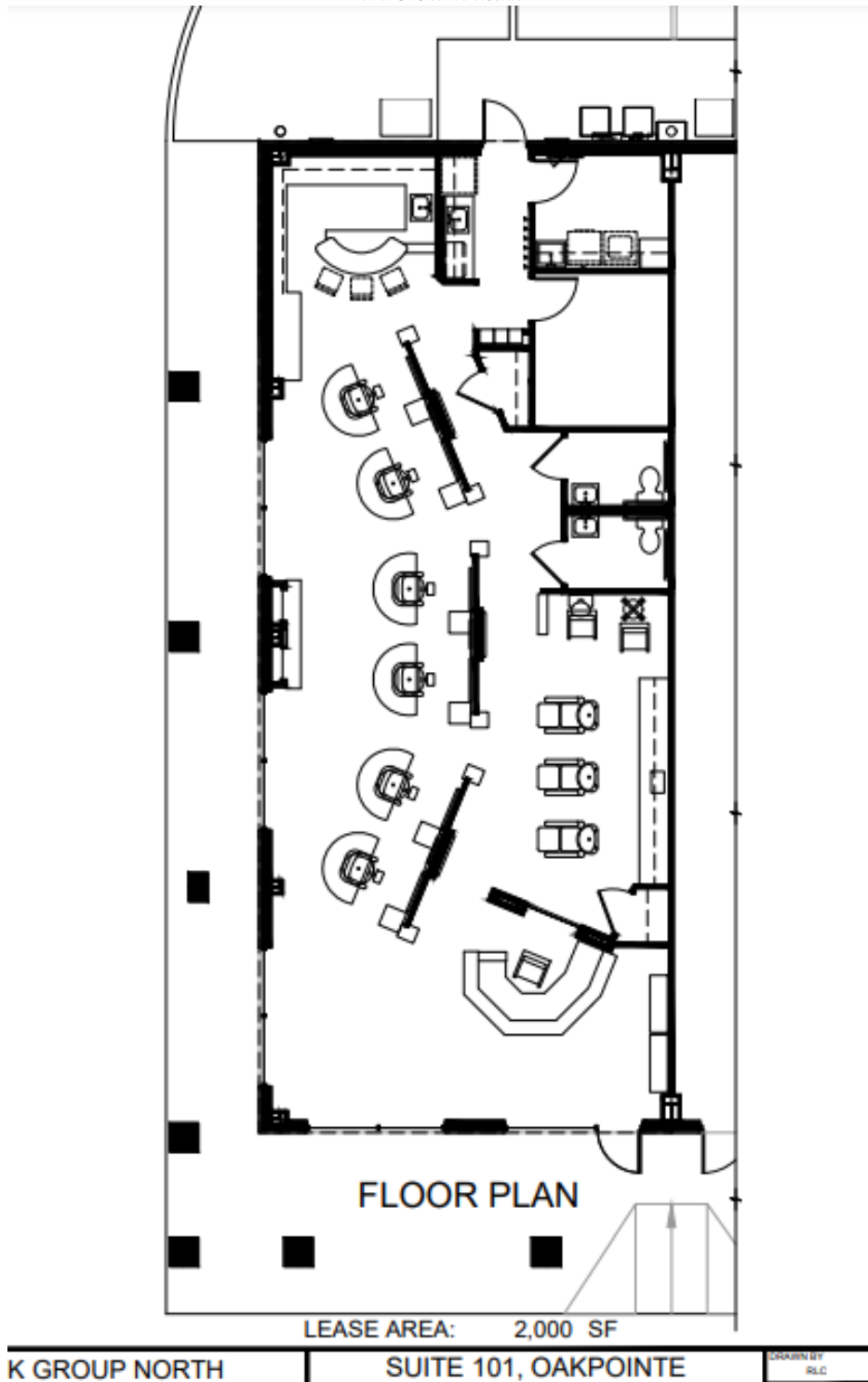
Zachary Ullian

Broker Associate
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Floor Plan



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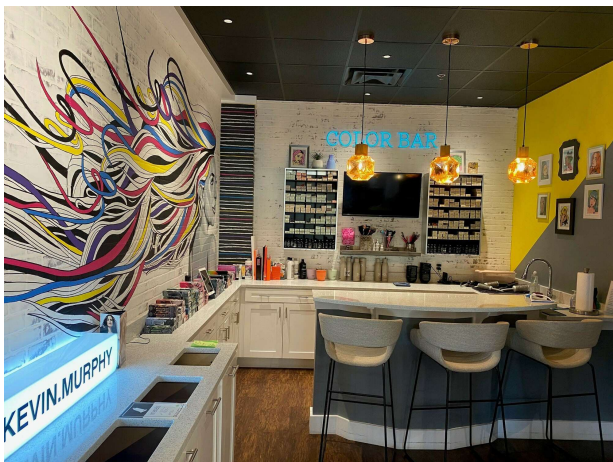
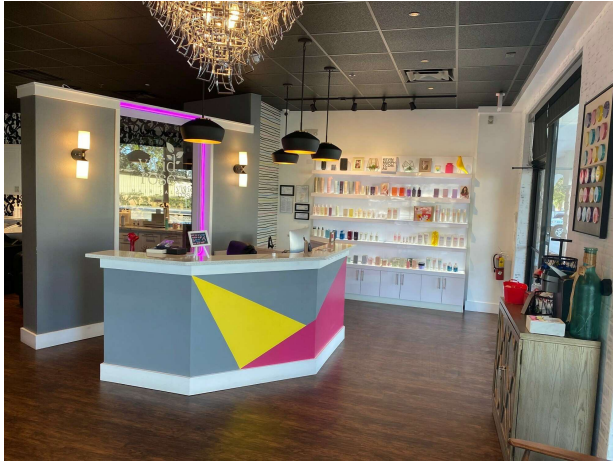
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Interior Photos



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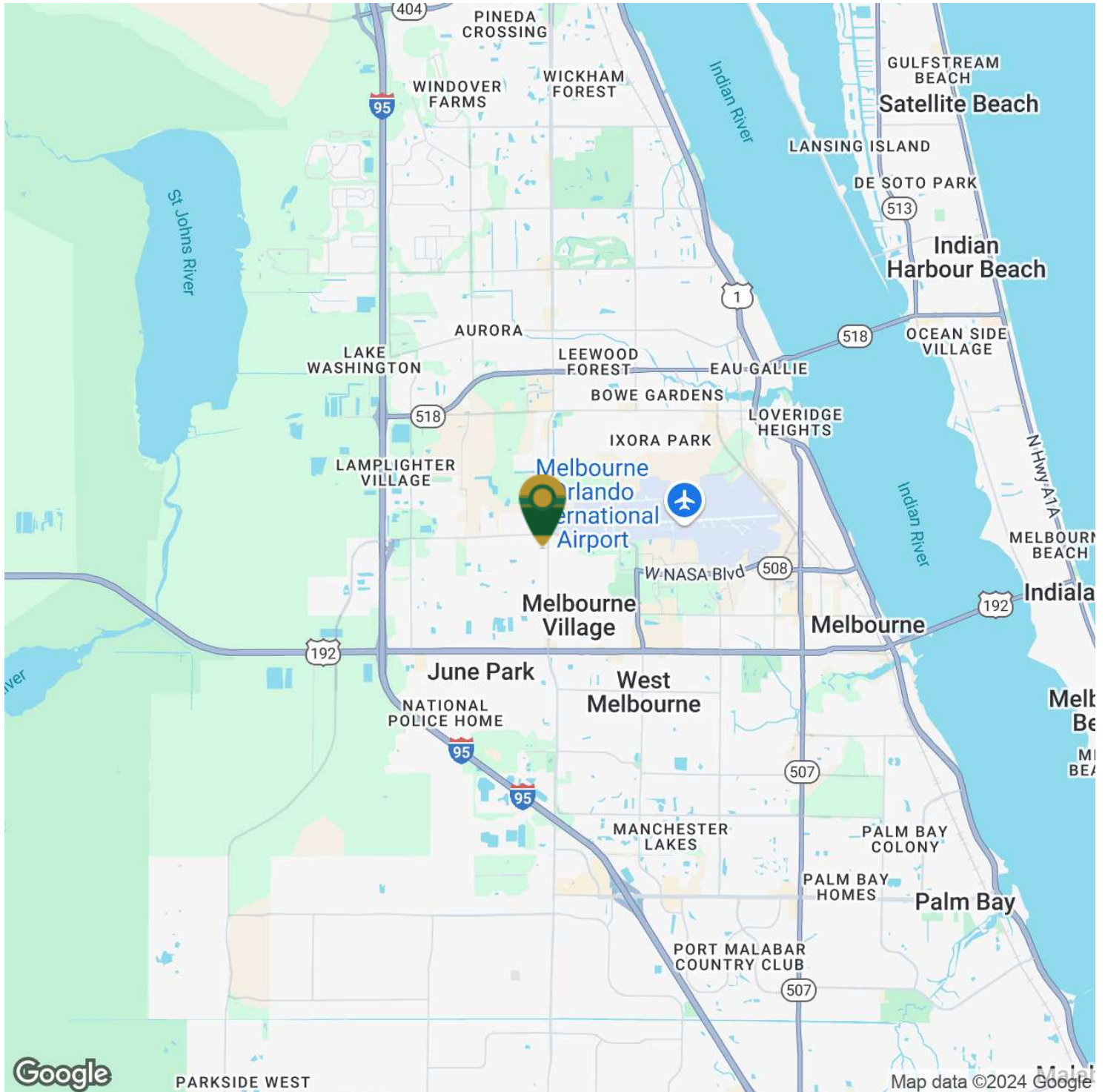
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Location Map



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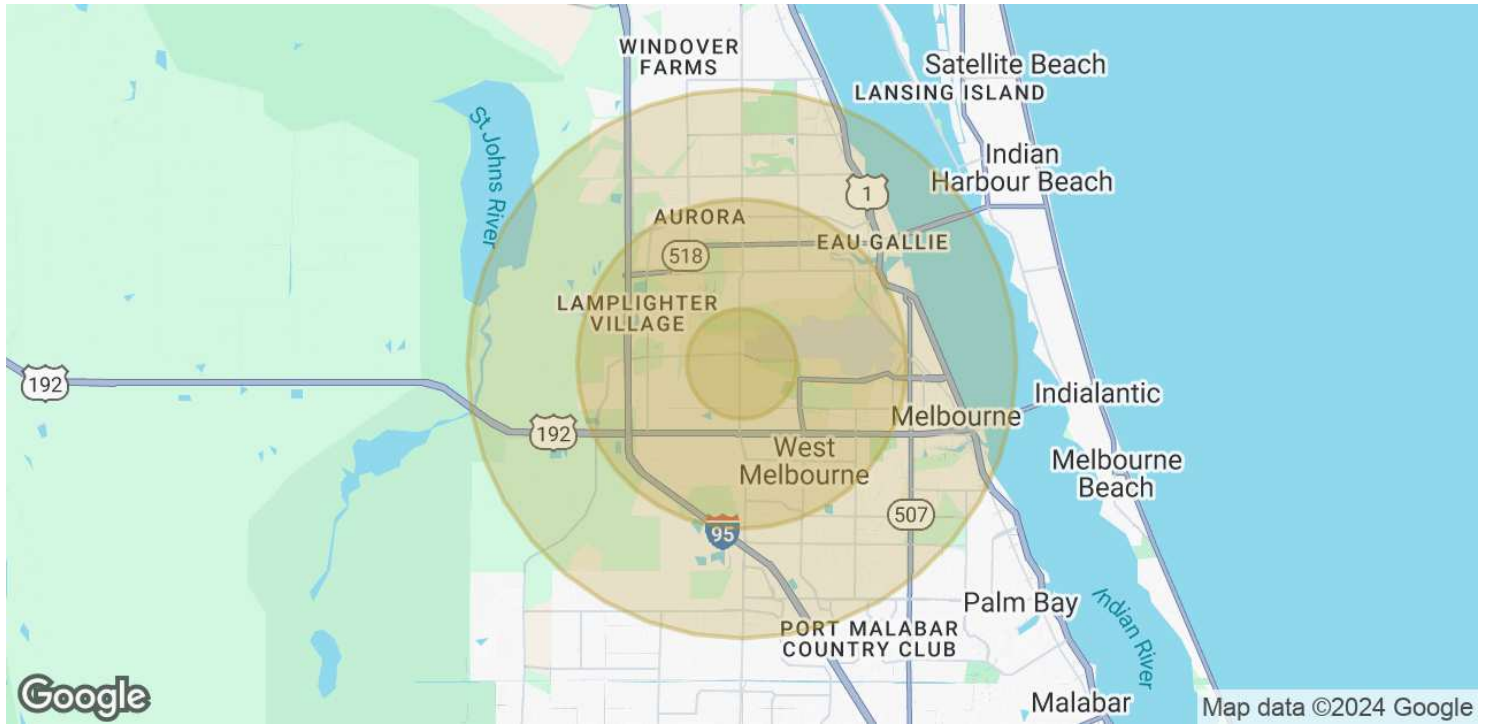
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,508	44,795	115,180
Average Age	46.7	42.2	42.9
Average Age (Male)	46.8	40.2	40.5
Average Age (Female)	49.6	45.3	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,686	19,528	51,267
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$68,289	\$64,777	\$62,351
Average House Value	\$196,807	\$185,747	\$195,601

2020 American Community Survey (ACS)

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