



PROPERTY DESCRIPTION

Presenting an exceptional leasing opportunity at 4980 N Wickham Road, Melbourne. This property features a former restaurant space within a meticulously maintained retail property. The space offers a prime location for businesses seeking high visibility and accessibility. With a spacious layout, ample natural light, and versatile configurations, it's the perfect fit for various retail or service-oriented ventures. The property boasts a contemporary exterior, ample parking, and is situated in a highly traveled area, ensuring maximum exposure. Elevate your business's presence in this vibrant location, designed to support growth and success.

LOCATION DESCRIPTION

Discover a vibrant retail destination in Melbourne, FL, where The Shops at Pineda Ridge is perfectly positioned for success. Nestled within a bustling commercial hub, this area is brimming with opportunities for retail and street retail tenants. With a diverse mix of neighboring businesses and a steady flow of foot traffic, the location offers optimal exposure and potential for attracting a robust customer base.

PROPERTY HIGHLIGHTS

- High-visibility former restaurant space
- Monument and building signage
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (\$6.72/sf NNN)
Available SF:	3,753 SF
Lot Size:	3.85 Acres
Building Size:	7,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,409	17,359	42,735
Total Population	6,062	40,428	102,624
Average HH Income	\$136,234	\$121,053	\$114,239

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COURTNEY SMITH

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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	\$6.72/sf NNN	Lease Term:	Negotiable
Total Space:	3,753 SF	Lease Rate:	\$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
B101-103	Available	3,753 SF	\$6.72/sf NNN	\$28.00 SF/yr
B104	Nails & Spa	1,200 SF	NNN	-
B105	Silver Bay Coin & Bullion	1,200 SF	NNN	-
B106	Chilly Spoons	1,507 SF	NNN	-

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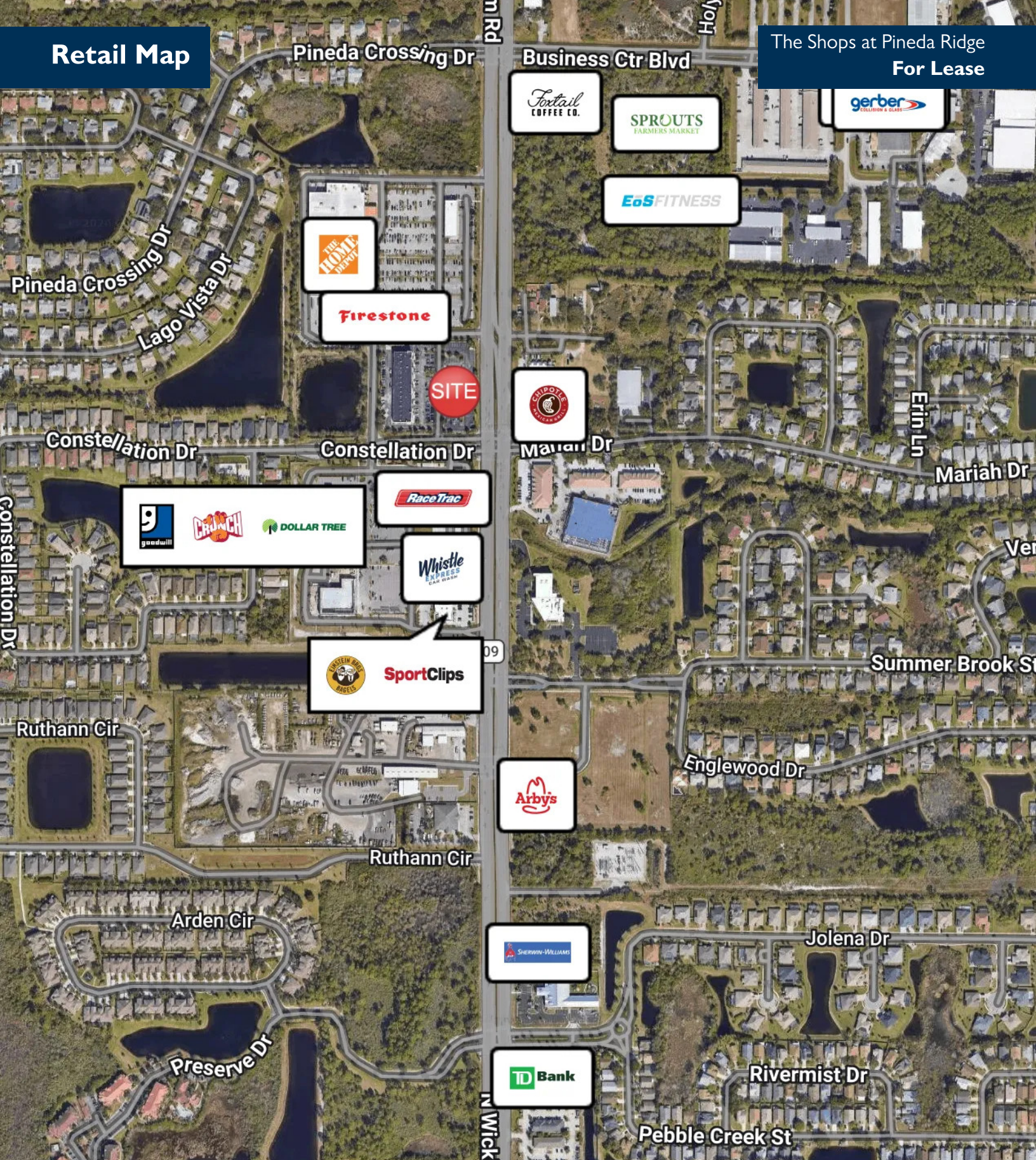
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Retail Map

The Shops at Pineda Ridge
For Lease



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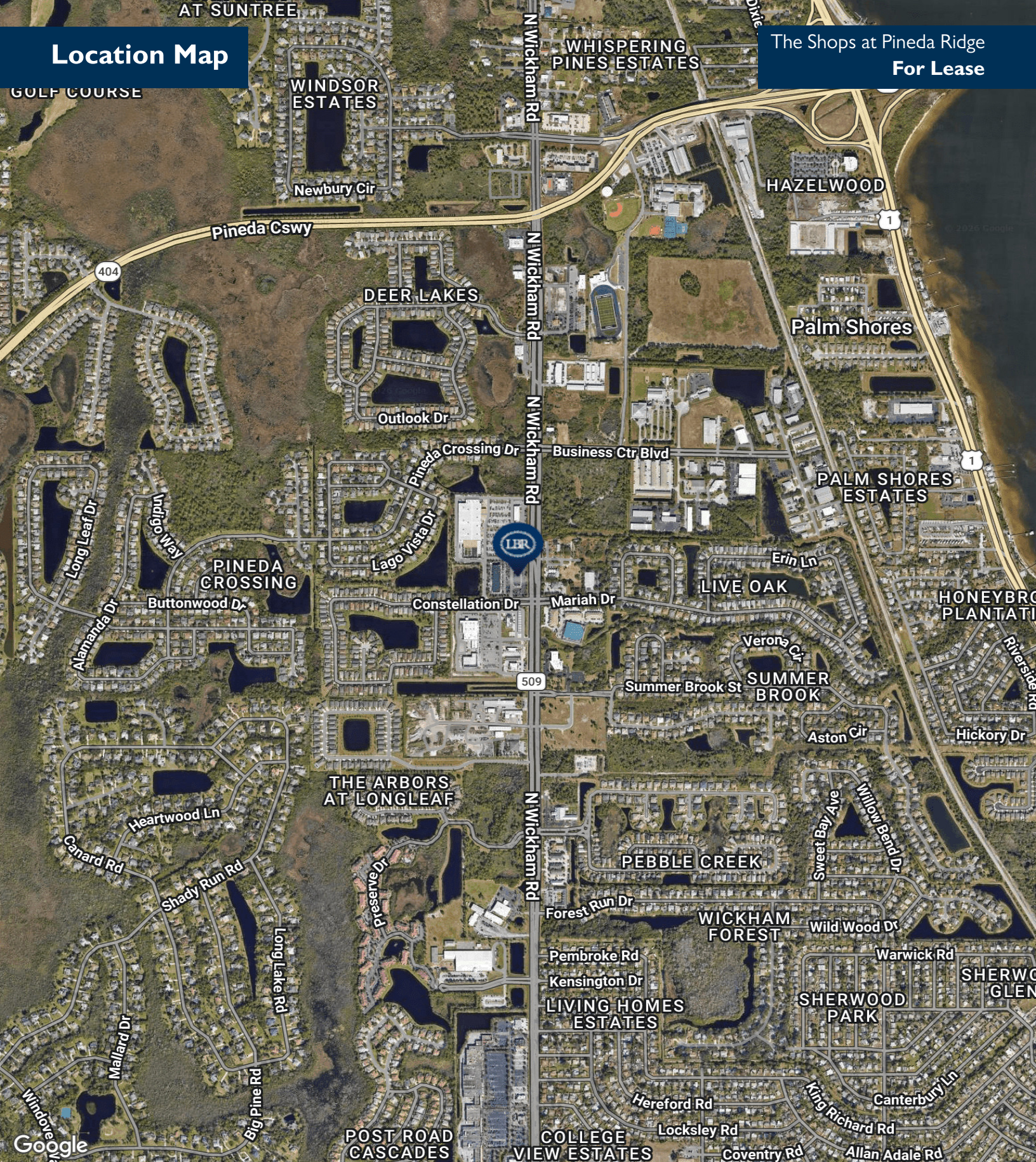
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Location Map

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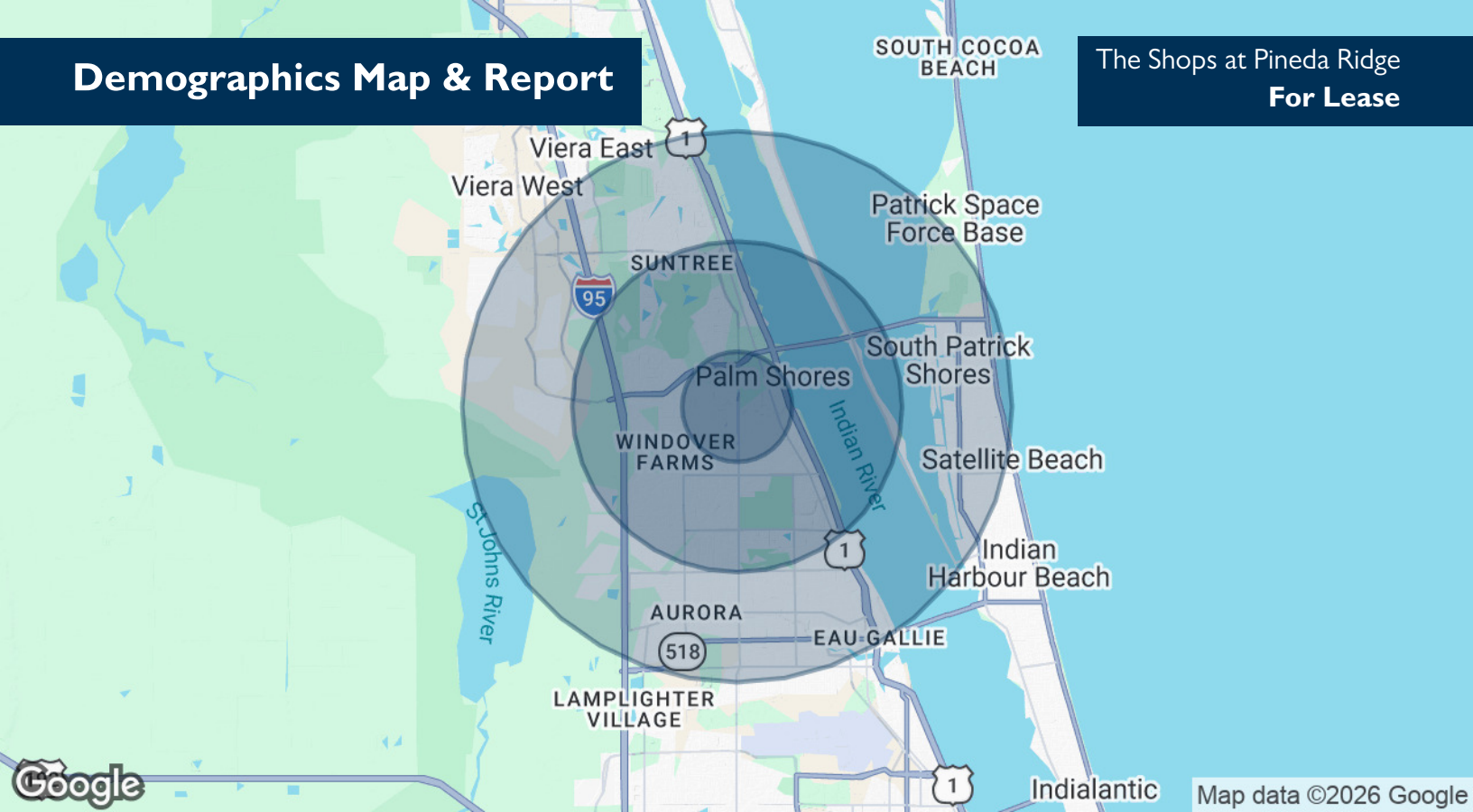
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Demographics Map & Report

The Shops at Pineda Ridge
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,062	40,428	102,624
Average Age	49.7	48.2	46.5
Average Age (Male)	50.2	48.1	45.4
Average Age (Female)	48.2	48.3	47.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,409	17,359	42,735
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$136,234	\$121,053	\$114,239
Average House Value	\$422,388	\$430,452	\$439,465

2023 American Community Survey (ACS)

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