



For Sale or Lease

Melbourne Village Plaza

Junior Anchor Office/Retail/Medical Space

±15,881 SF

1270 North Wickham Road, Melbourne, Florida 32935

Highlights

- 15,881 SF Junior Anchor space next to Staples
- Includes 4,184 SF of former garden area
- Warm dark shell delivery: walls ready to paint, floors ready for carpet/tile, utilities are connected
- Melbourne Village Plaza is anchored by Staples, Old Time Pottery, Dollar Tree & Anytime Fitness
- Zoning: CP
- Two 20-Ton RTU units (Lennox) serving the main space
- 3 Phase Power 4 Wire 400 Amp service
- Additional loading area
- 120' x 147' approx. dimensions
- 80' lineal storefront frontage

Location

- Located at a signalized intersection with excellent visibility along N. Wickham Road
- Close proximity to Interstate 95
- 38,680 VPD on N. Wickham Road
- 21,000 VPD on W. Eau Gallie Blvd.

For more information:

COLETTE WOOD - 1 321 960 9202
MARTHA SCHOLZ - 1 321 890 7002

www.cbre.us

O ROSCO
GROUP

Melbourne Village Plaza

CBRE

[illegible]

www.cbre.us

OROSCO

Melbourne Village Plaza



Photos



For more information:

COLETTE WOOD - 1 321 960 9202
MARTHA SCHOLZ - 1 321 890 7002

www.cbre.us

O ROSCO
GROUP

Melbourne Village Plaza

CBRE

Tenant Map



Tenants

BAY	TENANT	SQ FT
01	Tropical Smoothie Cafe	1,650
03	Tijuana Flats	2,250
04	Subway	1,300
06	US Navy	750
07	Edible Arrangements	1,500
09	Check 'N Go	1,500
11	Boost Mobile	750
12	Tobacco Store	750
13	Staples	
16	Fast Mail N More	750
18	CosmoProf	3,000
22	The Jewelry Maker	1,500
25	Freedom Cafe	1,500
26	Army Marine Office	750
27	Happy Nails & Spa	750
28	Big City Cuts	750
29	Dollar Tree	12,000
33	Boy Scouts of America	1,783
34	Anytime Fitness	7,600
39	Old Time Pottery	57,500
44	Sprint	2,100
46	Bona Pizza	3,400
48	Lucky Garden	1,400
49	Nemours Children's Clinic	7,087
54	Lanco Paints	3,300

Demographics

MILES	1 MI	3 MI	5 MI
Population	7,638	51,622	102,067
Households	3,315	22,964	44,015
Average Household Income	\$58,499	\$65,590	\$72,536
Vehicles Per Day	38,680	38,680	38,680
Business	457	2,742	5,427
Employees	4,366	29,648	64,821

For more information:

COLETTE WOOD - 1 321 960 9202
 MARTHA SCHOLZ - 1 321 890 7002

www.cbre.us

OROSCO
GROUP

Melbourne Village Plaza

CBRE

±15,881 SF RETAIL/OFFICE/MEDICAL SPACE AVAILABLE

An aerial photograph of the Melbourne Village Plaza shopping center. The image is overlaid with numerous logos and names of the businesses located within the plaza. The central building is a large, low-profile structure with a blue roof and white walls, featuring a large red and blue sign that reads "STAPLES JUNIOR ANCHOR". To the left of this building is a "DOLLAR TREE" store. Above the Staples building is a "ANYTIME FITNESS" gym. To the right of the Staples building is a "boost mobile" store. Further to the right is a "OUTPATIENT" clinic. In the background, there is a "FRESNIUS MEDICAL CARE" building and an "Applebee's" restaurant. Other visible businesses include "OLD TIME Pottery", "Sprint", "Newmans", "edible", "TROPICAL PLAYS", and "tropicalCAFE". A major road, "N. WICKHAM ROAD", runs along the right side of the plaza. The surrounding area is lush with green trees and grass.



www.cbre.us

ORSCO

Melbourne Village Plaza



Amenities Map



© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

For more information:

COLETTE WOOD - 1 321 960 9202
 MARTHA SCHOLZ - 1 321 890 7002

www.cbre.us

OROSCO
GROUP
Melbourne Village Plaza
CBRE