

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.

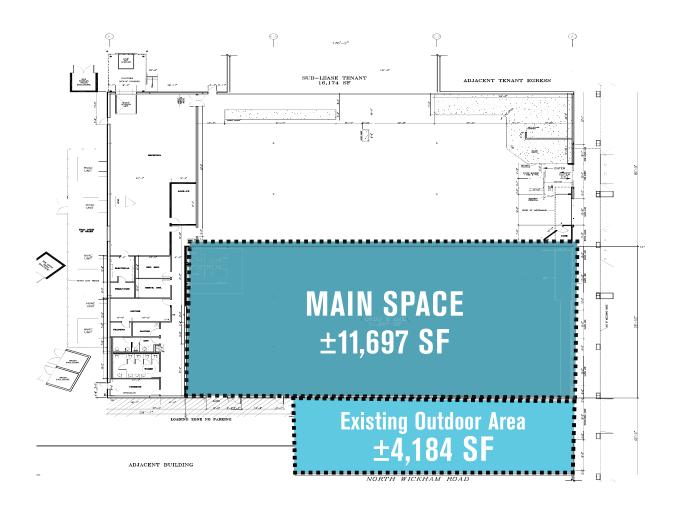
For more information:

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

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Site Plan



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Melbourne Village Plaza

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Photos





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Tenant Map



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

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

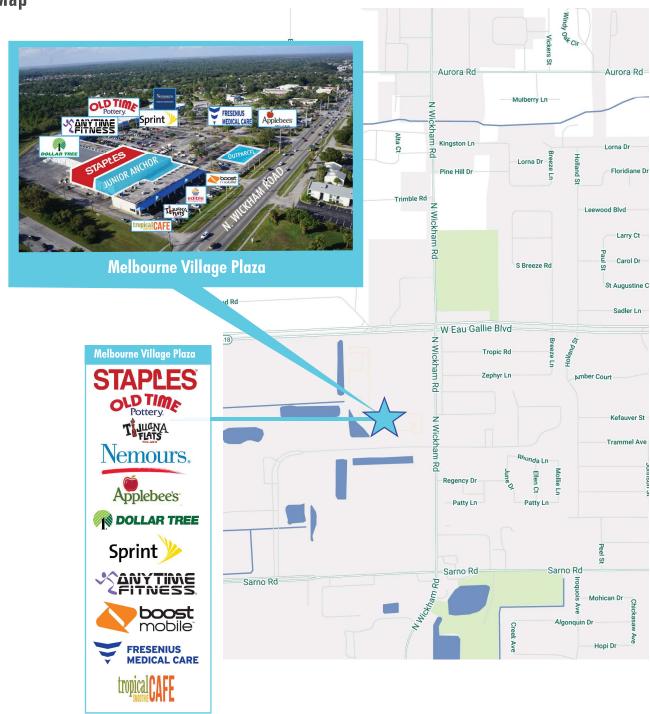
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Map



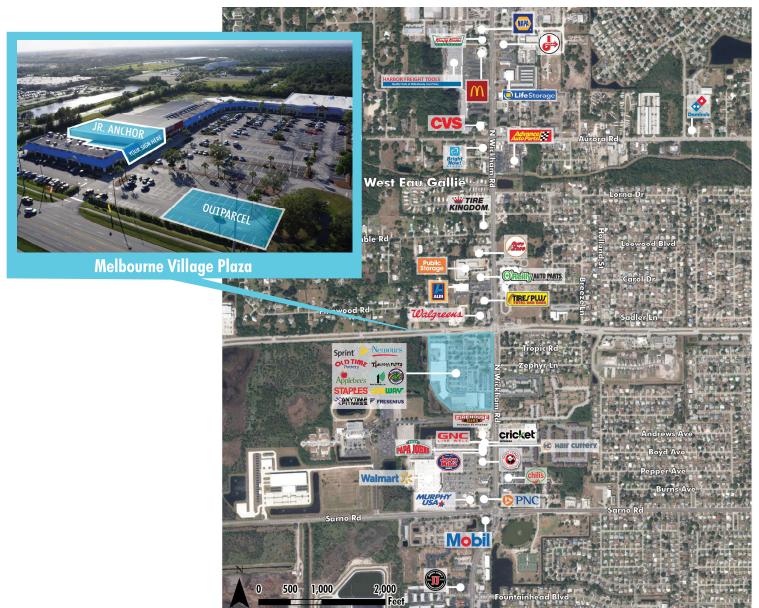
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Amenities Map



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