

PROFESSIONAL BUILDING FOR SALE OR FOR LEASE

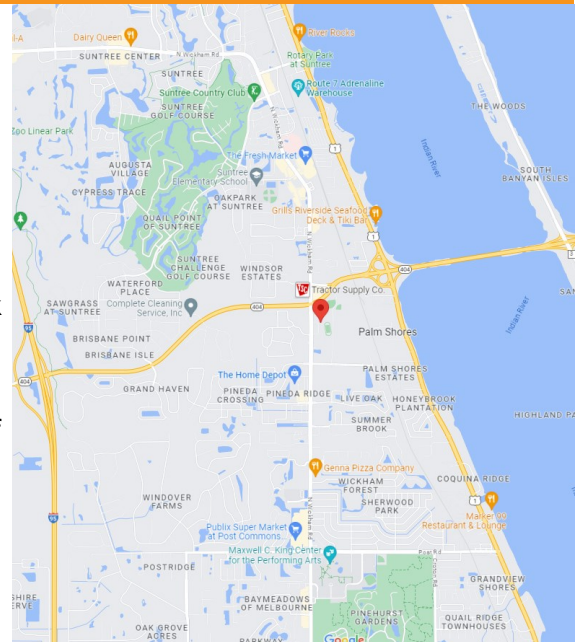
CROSSROADS VILLAGE - 10,000 SF BUILDING

5565 N Wickham Road, Melbourne, FL 32940

FOR SALE OR LEASE



- This IS Location, Location, Location!
- Located in the Center of Brevard County, Viera-Suntree Area, at the Intersection of Pineda Causeway and Wickham Road, Less than 3 Miles East of Interstate 95, and 3 miles West of the Atlantic Ocean (A1A)
- Constructed in 2018, This Single Tenant Building Consists of 9,775 SF per BOMA Measurement
- Perfect for General Office, Medical Office, Urgent Care, Dialysis Center, Surgical Center, Lab, Preschool, Nursing School, Day Care, Executive Suites, Financial Center
- Excellent Floor Plan - Includes Reception Area, Conference Room, Work Area, Utility Closets, 2 Gang Restrooms, 7 Offices, 8 Large Rooms for Classrooms/Office Space/Operatory
- Ample Parking, 62 Parking Spaces Assigned - More if Needed
- Phase 3 Electric, 300 Amp Service with Additional Conduit to Increase if Needed
- Traffic light at Main Entrance Coming June 2023, Total of 2 Entrances from Wickham Road
- Building Available For Occupancy June 1, 2023
- Lease Rate: \$27.00/SF/YR Plus NNN \$8.80/SF/YR
- Asking Price: \$325 PSF - \$3,175,900



Chad Cabrera

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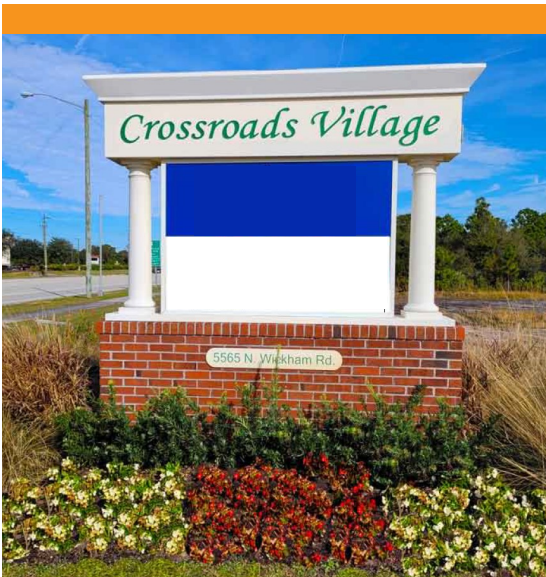
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	4,656	34,943	97,445
2027 Population Projection	4,990	37,426	104,921
Annual Growth 2022-2027	1.4%	1.4%	1.5%
Median Age	50.1	50	48.5
Avg Household Income	\$114,724	\$106,128	\$97,663
Bachelor's or Higher	42%	40%	38%

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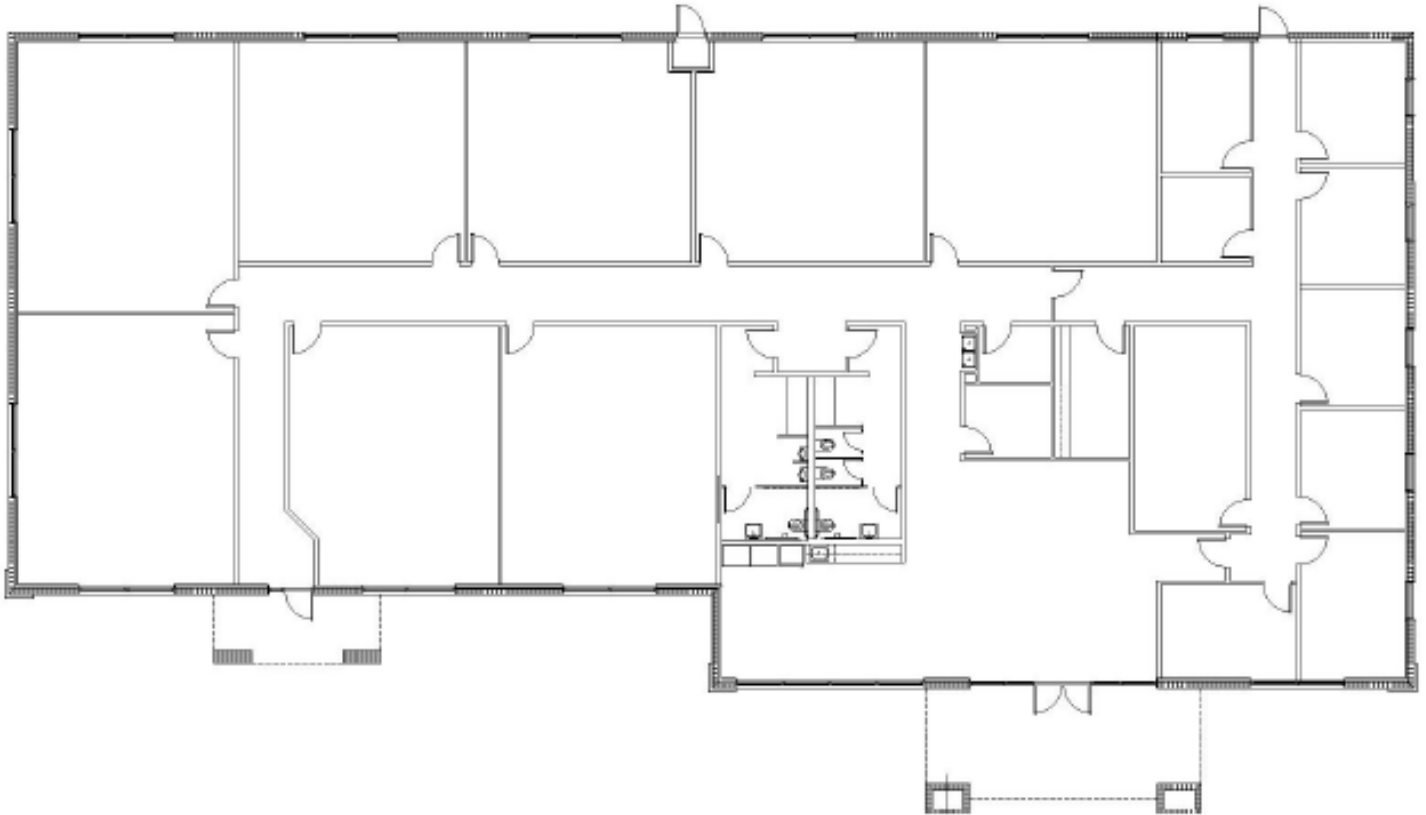
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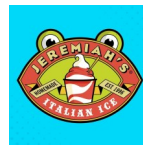
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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance From Site
N Wickham Rd	Deer Lakes Dr S	34,118	2022	0.12 mi

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