

**RETAIL SPACE IN PREMIER LOCATION IN THE CENTER OF BREVARD COUNTY**  
**2,491 SF AVAILABLE | MELBOURNE, FL**



**5555 N WICKHAM ROAD, SUITE 102-103 | MELBOURNE, FL 32940**

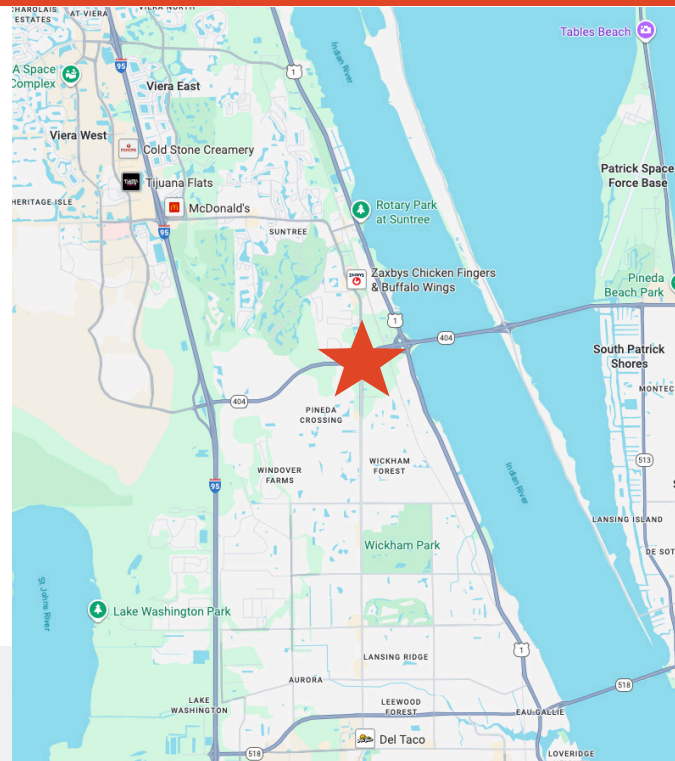
**PRICE: \$35 PLUS NNN**

**PROPERTY HIGHLIGHTS**

- 2,491 SF total with 1,553 SF of open area, office, 2 restrooms, and janitor closet
- Crossroads Village is located in the center of Brevard with closest distance to A1A and I-95
- 41,500 vehicles per day
- Impeccably maintained, upscale building
- Just minutes from Viera, one of the nation's top master-planned communities

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
**V3CommercialAdvisors.com**

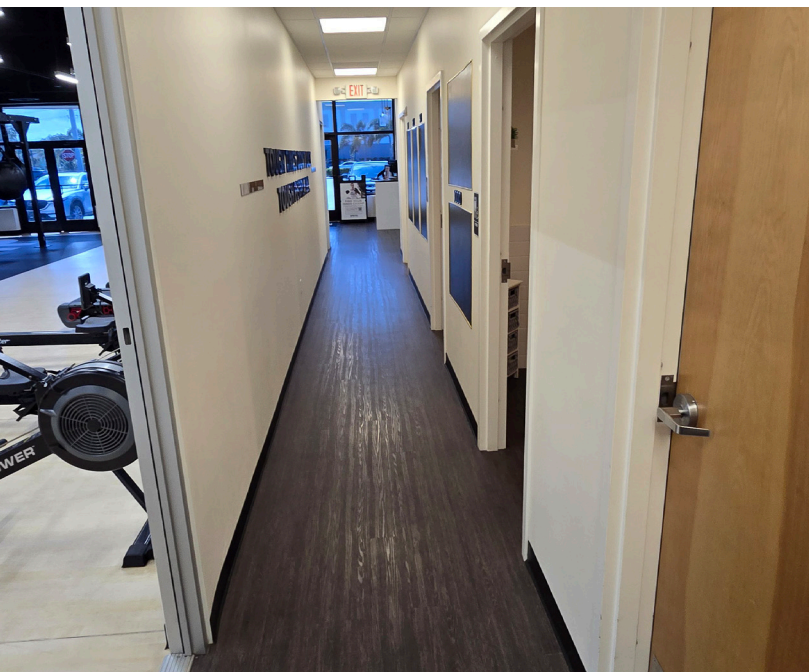


**2.4 MILES FROM EASTERN FLORIDA STATE  
COLLEGE WITH OVER 19,000 STUDENTS &  
MINUTES FROM PATRICK SPACE FORCE BASE**

## DEMOGRAPHICS

|                | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------|-----------|-----------|-----------|
| Population     | 5,064     | 37,338    | 106,693   |
| Households     | 2,083     | 16,184    | 46,160    |
| Avg. HH Income | \$169,829 | \$139,472 | \$130,777 |

## PROPERTY PHOTOS



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