

# Prime Retail Opportunity on High-Traffic Wickham Rd!

**WATSON**  
COMMERCIAL  
REAL ESTATE, INC

**Walmart**



Wickham Rd  
Traffic Count 26,000



**ADDRESS**

**SIZE**

**TYPE**

**ZONING**

**PRICE**

**725 N Wickham Rd  
Melbourne, FL 32935**

**0.99 AC  
ACRES**

**BLDG  
RETAIL**

**CC1  
Commercial**

**\$1,290,000**

## Property Highlights:

- ✓ **Prime Location:** 3,600 SF situated on bustling Wickham Rd, with 26,000 vehicles passing daily.
- ✓ **Neighboring Retail Powerhouses:** Surrounded by high-traffic businesses including Walmart, Staples, Jimmy John's, Firehouse Subs, and PNC Bank.
- ✓ **High Visibility & Accessibility:** Excellent road frontage and easy access for customers.
- ✓ **Vibrant Retail:** Located in a thriving commercial hub in Melbourne, FL.
- ✓ **Strong Local Demographics:** Steady foot traffic from nearby shopping and dining establishments. Ample Parking: Convenient and accessible parking for customers and staff.



**Duane A. Watson**

*Broker*

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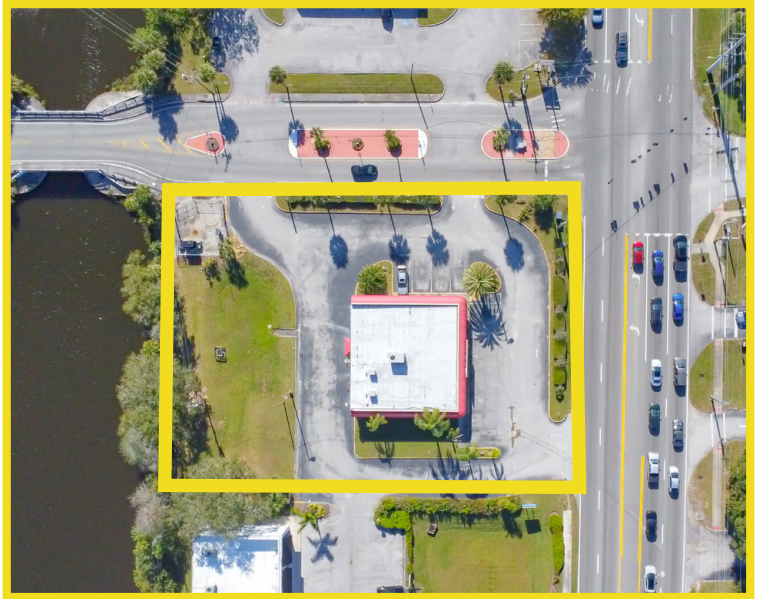


**Paul Johnson**

*Director Of New Development*

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# 725 N Wickham Rd Melbourne, FL 32935



## Summary

<b>PRICE:</b>	\$1,290,000
<b>TYPE:</b>	Building
<b>ZONING:</b>	CC1
<b>SIZE:</b>	0.99 Acres

## Property Demographics

	2 MILE	5 MILE	10 MILE
<b>2029 Total Population:</b>	26,815	120,414	352,665
<b>Avg Household Income:</b>	\$78,873	\$85,404	\$89,153
<b>2029 Total Households:</b>	11,239	50,811	146,519



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## Demographic Market Comparison Report

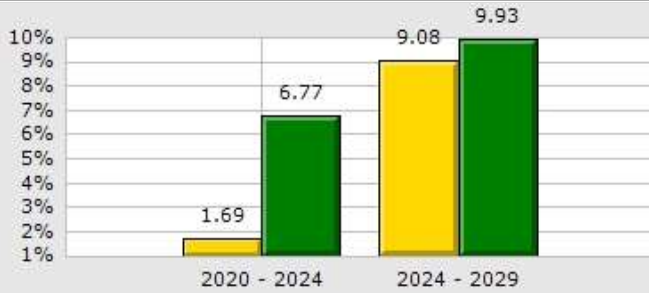
5 mile radius

725 N Wickham Rd, Melbourne, FL 32935

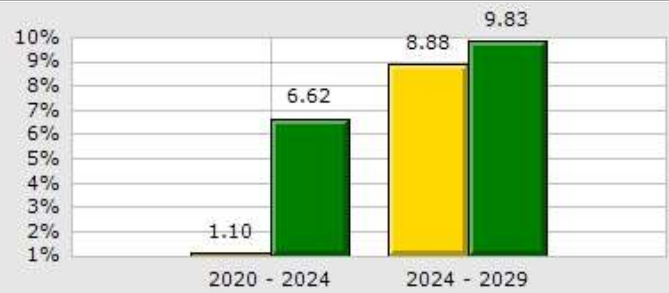
Type: **Retail/Freestanding**  
County: **Brevard**

**5 Mile**  
**County**

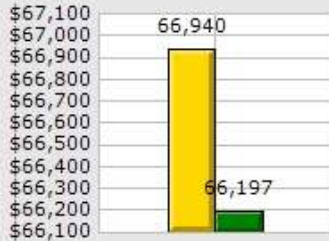
Population Growth



Household Growth



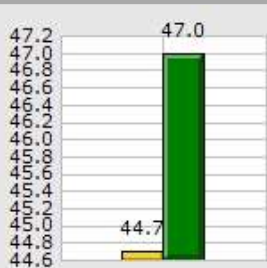
2024 Med Household Inc



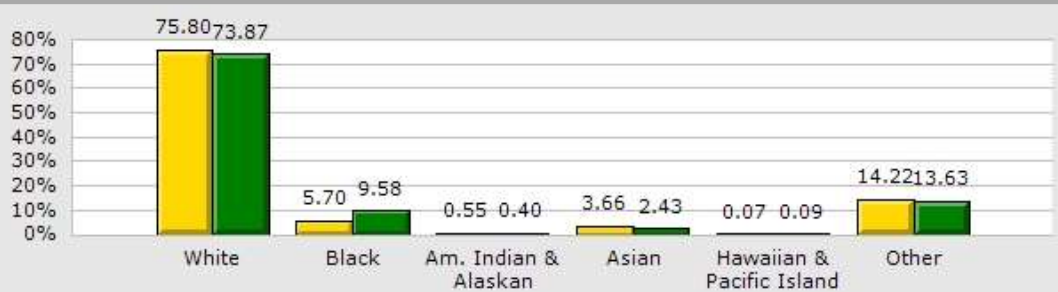
2024 Households by Household Income



2024 Median Age



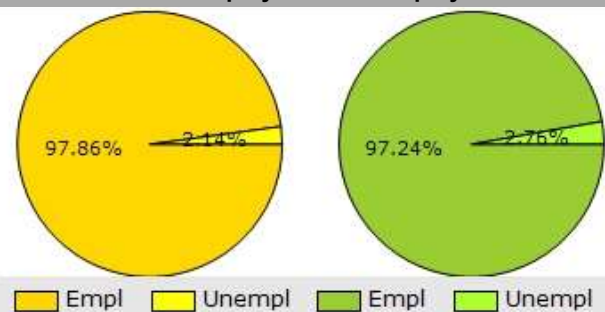
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



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## Demographic Summary Report

725 N Wickham Rd, Melbourne, FL 32935

Building Type: General Retail  
 Secondary: Freestanding  
 GLA: 3,600 SF  
 Year Built: 1990

Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Yr: -



Radius	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	26,815	120,414	352,665
2024 Estimate	24,729	110,394	321,245
2020 Census	25,161	108,562	303,697
Growth 2024 - 2029	8.44%	9.08%	9.78%
Growth 2020 - 2024	-1.72%	1.69%	5.78%
2024 Population by Hispanic Origin	3,543	13,992	44,172
2024 Population	24,729	110,394	321,245
White	18,472 74.70%	83,675 75.80%	232,254 72.30%
Black	1,328 5.37%	6,290 5.70%	28,981 9.02%
Am. Indian & Alaskan	179 0.72%	605 0.55%	1,319 0.41%
Asian	831 3.36%	4,043 3.66%	10,122 3.15%
Hawaiian & Pacific Island	16 0.06%	82 0.07%	224 0.07%
Other	3,902 15.78%	15,700 14.22%	48,345 15.05%
U.S. Armed Forces	60	171	1,510
<b>Households</b>			
2029 Projection	11,239	50,811	146,519
2024 Estimate	10,385	46,667	133,728
2020 Census	10,644	46,157	127,347
Growth 2024 - 2029	8.22%	8.88%	9.56%
Growth 2020 - 2024	-2.43%	1.10%	5.01%
Owner Occupied	6,882 66.27%	31,501 67.50%	95,914 71.72%
Renter Occupied	3,503 33.73%	15,166 32.50%	37,813 28.28%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	1,886 18.16%	8,631 18.49%	24,027 17.97%
Income: \$25,000 - \$50,000	2,260 21.76%	9,963 21.35%	28,332 21.19%
Income: \$50,000 - \$75,000	1,826 17.58%	7,116 15.25%	21,780 16.29%
Income: \$75,000 - \$100,000	1,477 14.22%	6,272 13.44%	16,634 12.44%
Income: \$100,000 - \$125,000	1,097 10.56%	4,781 10.24%	13,571 10.15%
Income: \$125,000 - \$150,000	807 7.77%	3,550 7.61%	8,927 6.68%
Income: \$150,000 - \$200,000	676 6.51%	3,774 8.09%	10,511 7.86%
Income: \$200,000+	357 3.44%	2,580 5.53%	9,946 7.44%
2024 Avg Household Income	\$78,873	\$85,404	\$89,153
2024 Med Household Income	\$63,611	\$66,940	\$67,034