

CROSSROADS VILLAGE OUTLOTS

SEQ Pineda Causeway and N. Wickham Rd., Melbourne, FL 32940

FOR SALE, GROUND LEASE, OR BTS



PROPERTY OVERVIEW

Retail Outlots – For Sale, Ground Lease, or Build-to-Suit

- Lot 5: 1.78 AC
- Lot 5A: 1.213 AC
- Lot 6: Ideal for a medical office – up to 3,100 SF adjacent to Orlando Health

Retail/Restaurant Pad – For Ground Lease or Build-to-Suit

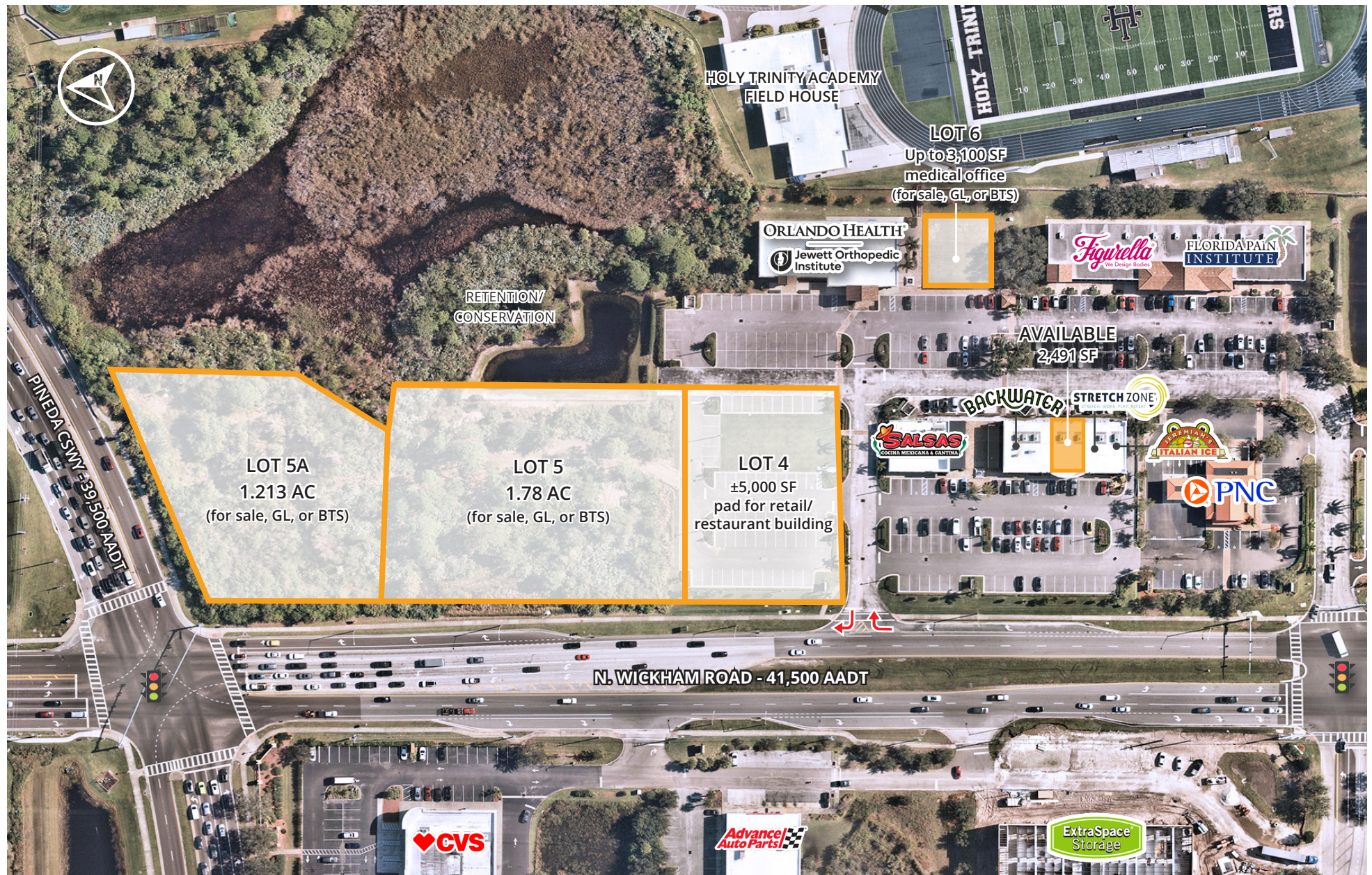
- Lot 4: ±5,000 SF - approved for double drive-thru

Inline Space – For Lease

- 2,491 SF

High Visibility and Strategic Location

- Combined traffic count of 81,000 vehicles per day
- Adjacent to Holy Trinity Episcopal Academy, Brevard County's top-rated private high school
- Located just 3.4 miles east of Viera's Village 2, where over 4,000 homes are in various stages of development and additional neighborhoods are planned
- Viera is recognized as one of the nation's top master-planned communities, home to over 37,000 residents and 15,000 homes. It is projected to grow to 70,000 residents and 31,000 homes at full buildout by 2050.
- Only 2.4 miles from the rapidly growing Eastern Florida State College, serving more than 19,000 students
- Minutes from the beach and Patrick Space Force Base residential communities



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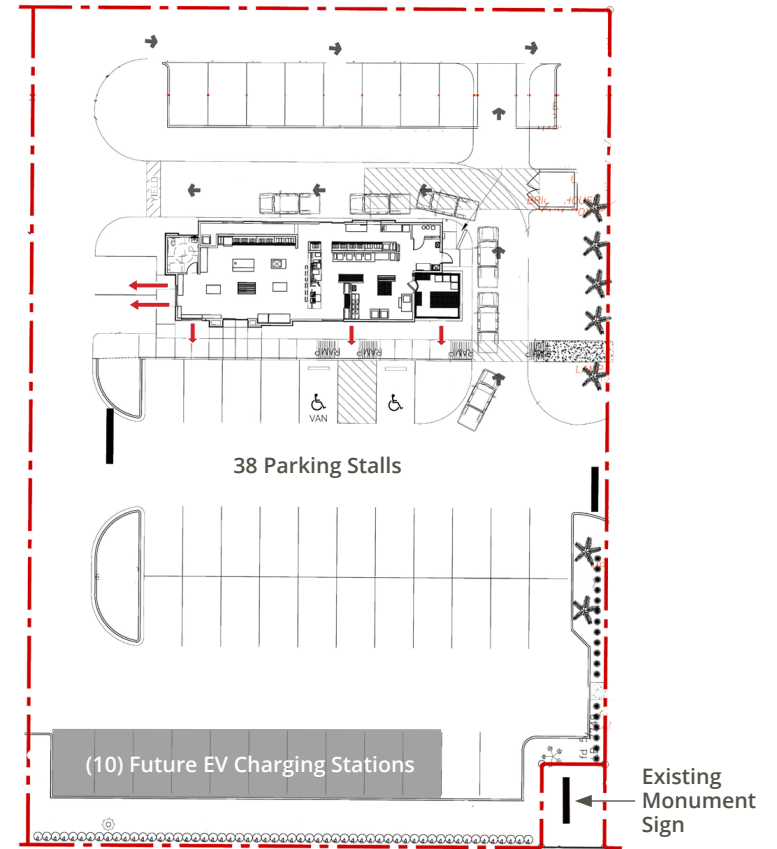
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LOT 4 CONCEPTUAL SITE PLAN QSR with Double Drive-Thru



*Expandable (←) or contractable by 2,000 SF



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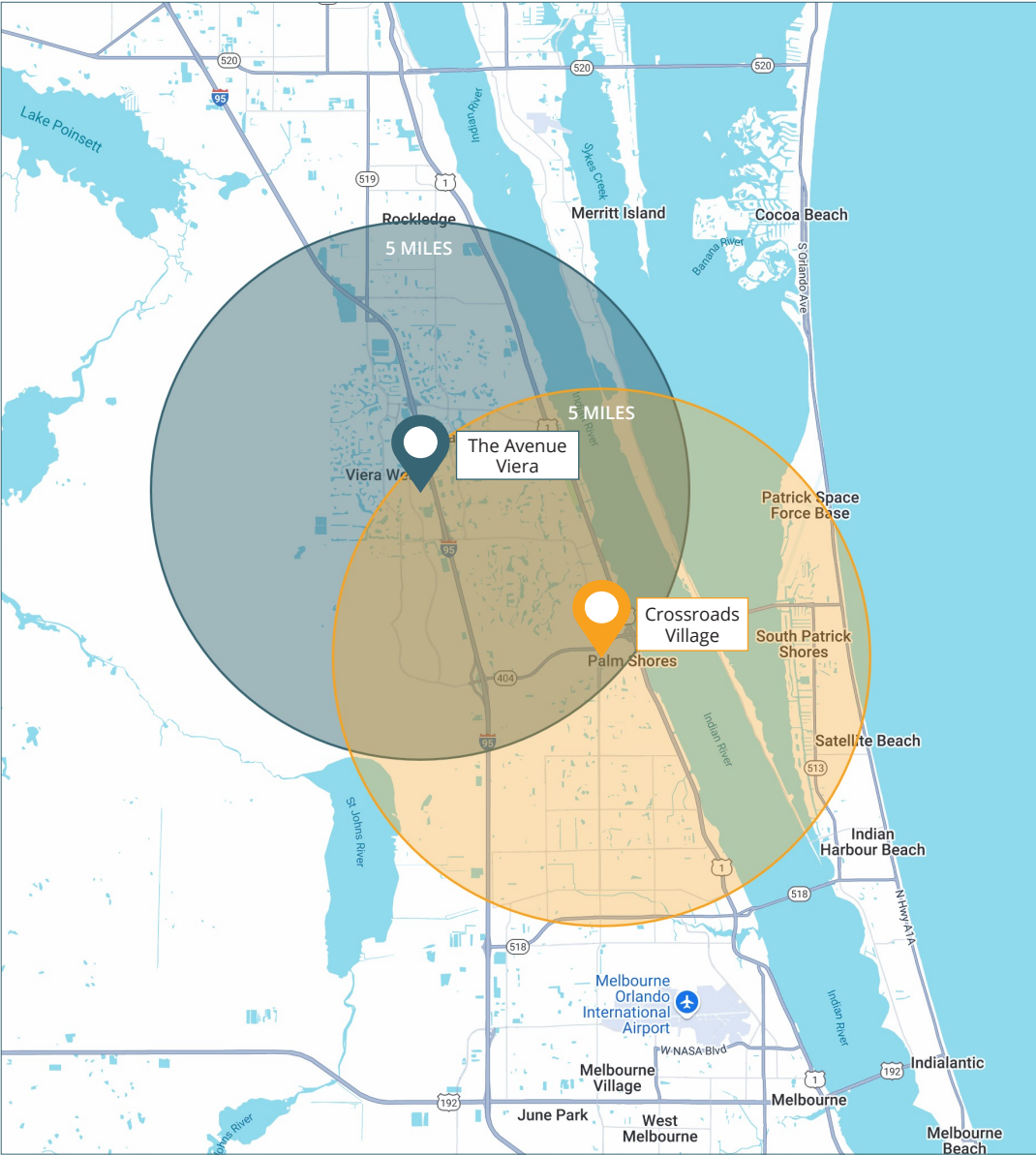
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TRADE AREA COMPARISON



Sources: ESRI (2024), Placer.ai (YOY Visits: 2024), DOT (Traffic: 2024)

	1 Mile	3 Miles	5 Miles
CROSSROADS VILLAGE (Pineda Cswy and N. Wickham Rd.)			
Population	5,064	37,338	106,693
Wealth Index	214	162	141
Total Households	2,083	16,184	46,160
Average HH Size	2.43	2.3	2.3
Median HH Income	\$123,439	\$100,781	\$94,319
Average HH Income	\$169,829	\$139,472	\$130,777
Pop. Trend (2024-2029)	0.09%	0.05%	1.41%
Visits Year Over Prior Year	4%		
Traffic Count - Main Road	N. Wickham Rd. - 41,500 AADT		
Traffic Count - Side Road	Pineada Cswy - 39,500 AADT		

*Highest wealth index in the county.

	1 Mile	3 Miles	5 Miles
THE AVENUE VIERA MALL (2261 Town Center Ave.)			
Population	7,809	50,770	82,540
Wealth Index	122	144	155
Total Households	3,470	21,110	34,298
Average HH Size	2.23	2.38	2.39
Median HH Income	\$94,176	\$103,151	\$105,123
Average HH Income	\$134,919	\$137,497	\$141,473
Pop. Trend (2024-2029)	0.99%	2.64%	1.80%
Visits Year Over Prior Year	0%		
Traffic Count - Main Road	Lake Andrew Dr. - 18,000 AADT		
Traffic Count - Side Road	None		





