



FOR LEASE

2nd Generation Restaurant

100 Sheriff Dr | Melbourne, FL



Manatee Elementary
897 Students

USSSA Headquarters
500,000 Expected Visitors
270 Tournament Days/Year
100,000 Hotel Nights/Year

VA Viera Clinic

Viera Middle School
900 Student Enrollment Capacity

Viera High School
2,333 Students

Viera Charter School
1,530 Students

270 MF Units

Viera Courthouse

490 MF Units

Duran Golf Club

1,097 MF Units & 234 Hotel Rooms

Heritage Isles
1,500 Homes
~19,000 Residents

ULTA Total Wine & More
SUBWAY
TJ-maxx HomeGoods

OUTBACK WALK-ONS
FIVE BELOW
PETS MART
BUFFALO WILD WINGS
KAMA FLAYS

HOBBY LOBBY
petco
ROSS
p9shelr

Walmart SUPERCENTERS

Health First Viera Hospital
84 Beds

Pinecrest Academy
673 Students

436 MF Units

691 Students

360 Units

BREVARD ZOO
401.9K Visits/Yr

47,000 VPD

751 Employees

569 MF Units

SITE

Spyglass Hill Rd 4,300 VPD

Viera Blvd

Murrell Rd

Wickham Rd

Power Line Ln

Lake Andrew Dr

19,300 VPD

88,800 VPD

17,800 VPD

29,500 VPD

PLANNED:
Viera Station
MILLER'S ALE-HOUSE
CAVA

95,500 VPD

45,500 VPD

95,500 VPD

95,500 VPD

95,500 VPD

95

1

ExtraSpace Storage

95

2nd Generation Restaurant

100 Sheriff Dr | Melbourne, FL 32940



5,406 SF
Available

1.4 AC
Lot Size

Contact
Broker
Rate

ABOUT THE PROPERTY

- Located at 1st light east of I-95.
- Pylon with I-95 visibility provides tremendous exposure.
- Property located in the epicenter of the vibrant Melbourne trade area.
- Available 1/1/25.

JOIN THESE RETAILERS



TRAFFIC COUNTS

Wickham Rd
I-95

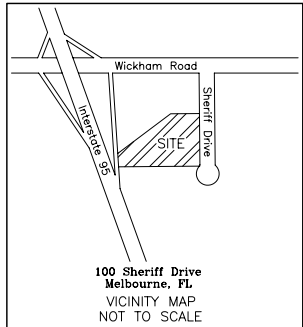
Year: 2024 | Source: FDOT

47,000 VPD
95,500 VPD



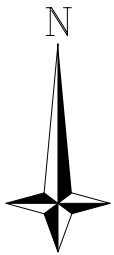
2nd Generation Restaurant

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LEGEND:

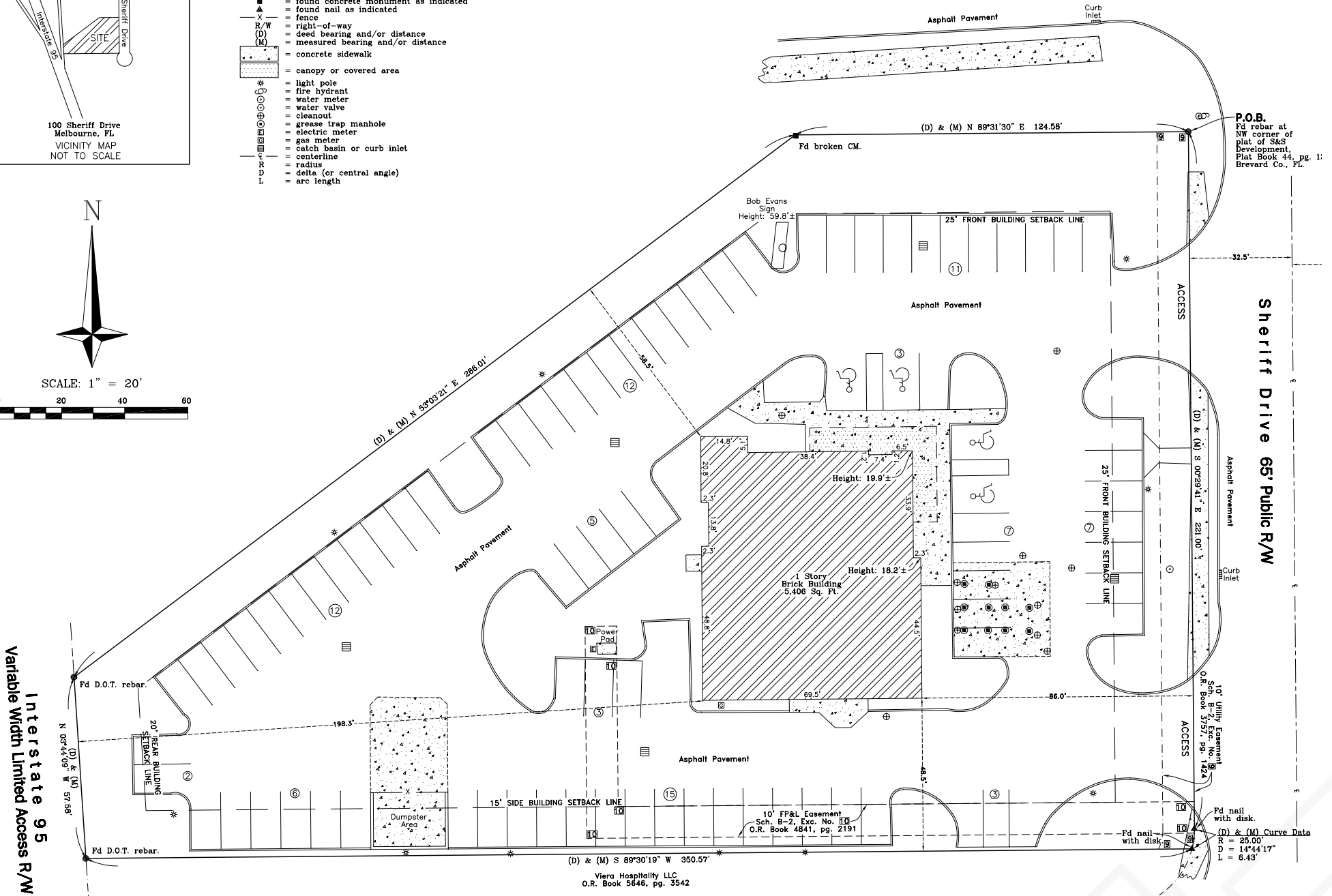
- P.O.B. = Point of Beginning
- Fd = Found
- CM = concrete monument
- = found rebar or iron pipe as indicated
- = found concrete monument as indicated
- ▲ = found nail as indicated
- = fence
- R/W = right-of-way
- (D) = deed bearing and/or distance
- (M) = measured bearing and/or distance
- [] = concrete sidewalk
- [] = canopy or covered area
- *
- ☉ = light pole
- ⊕ = fire hydrant
- ⊙ = water meter
- ⊕ = water valve
- ⊙ = cleanout
- ⊕ = grease trap manhole
- ⊕ = electric meter
- ⊕ = gas meter
- ⊕ = catch basin or curb inlet
- = centerline
- R = radius
- D = delta (or central angle)
- L = arc length



SCALE: 1" = 20'



Wickham Road Variable Width Public R/W



Interstate 95
Variable Width Limited Access R/W

Sheriff Drive 65' Public R/W

10' FP&L Easement
Sch. B-2, Exc. No. 810
O.R. Book 4841, pg. 2191

P.O.B.
Fd rebar at
NW corner of
plat of S&S
Development,
Plat Book 44, pg. 1:
Brevard Co., FL.

10' Utility Easement
Sch. B-2, Exc. No. 810
O.R. Book 3757, pg. 1424

Fd nail
with disk.
(D) & (M) Curve Data
R = 25.00'
D = 14°44'17"
L = 6.43'

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

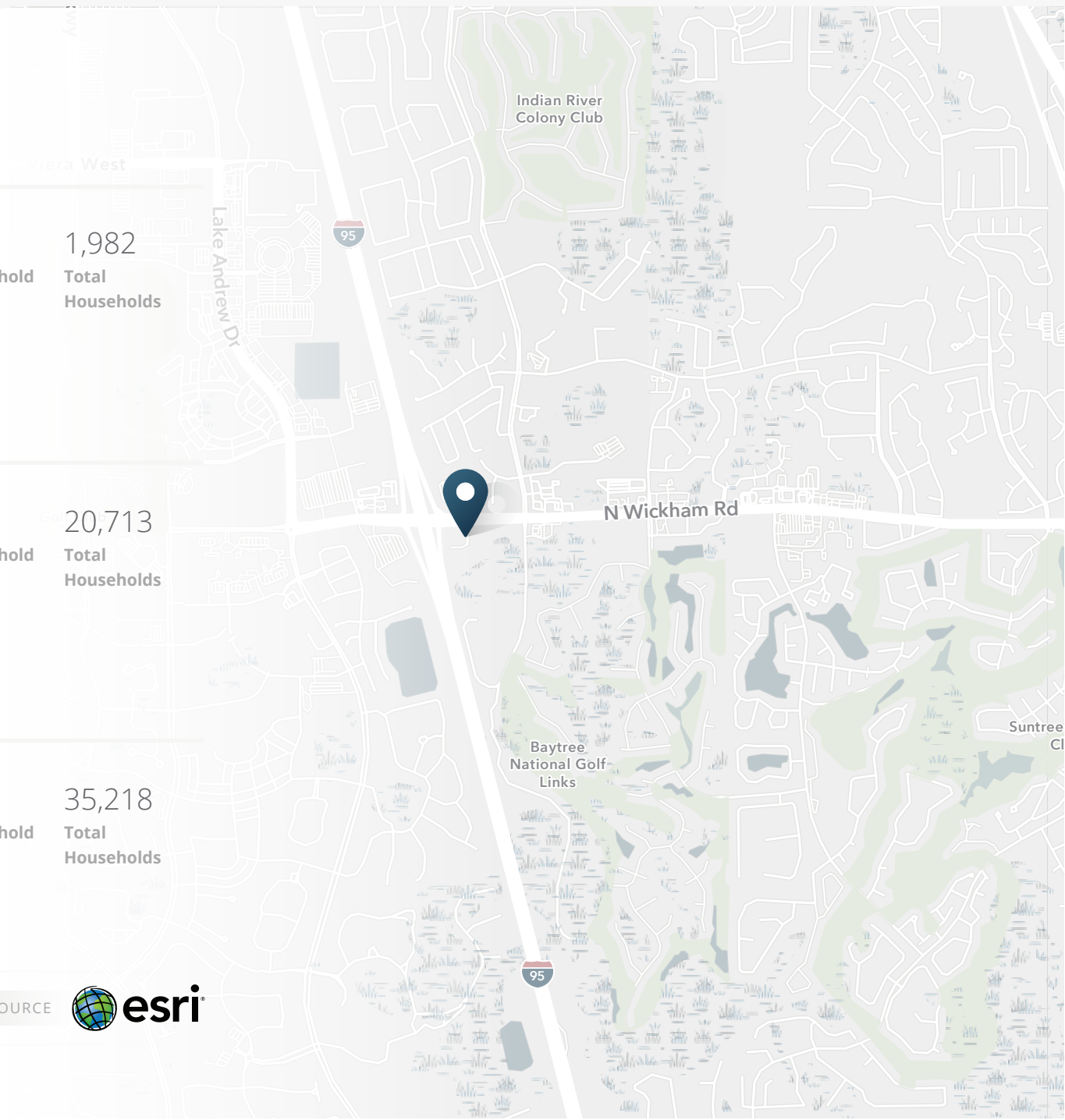
5,448 Population	7,901 Total Daytime Population	\$146,707 Average Household Income	1,982 Total Households
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3 MILES

48,942 Population	52,305 Total Daytime Population	\$143,425 Average Household Income	20,713 Total Households
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5 MILES

84,445 Population	81,245 Total Daytime Population	\$143,682 Average Household Income	35,218 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Shoppes At Lake Andrew

7201 Shoppes Dr | Melbourne, FL 32940



MOBILE DATA & FOOT TRAFFIC INSIGHTS

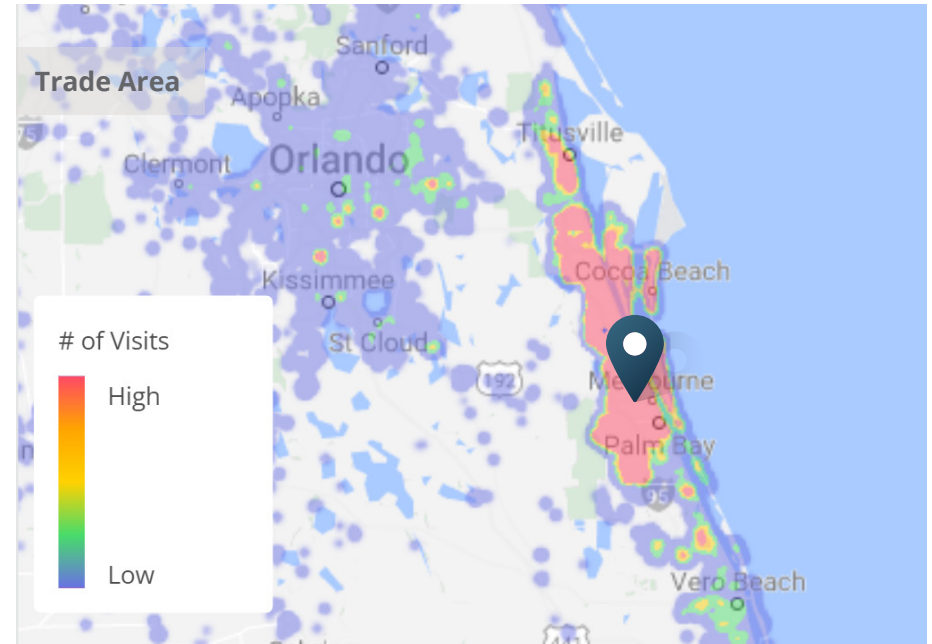
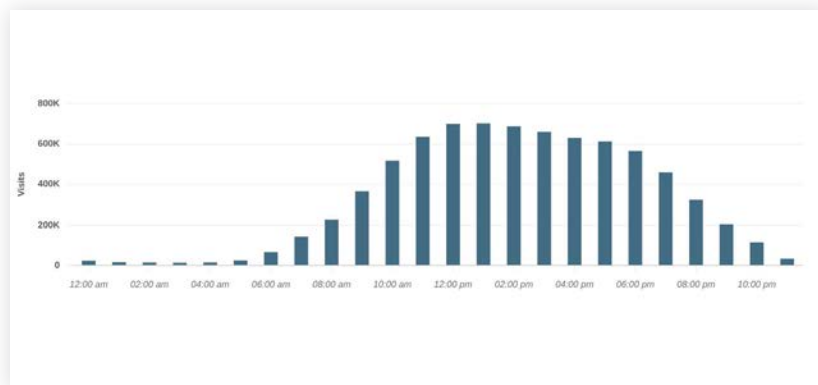
Estimated Annual Visits 10/01/2023 - 09/30/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
750.6K	4.6M	6.11

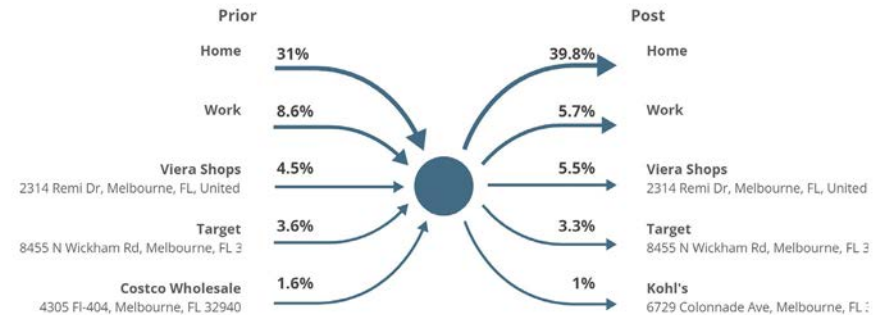
Daily Visits



Hourly Visits



Customer Journey



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