PROPERTY HIGHLIGHTS
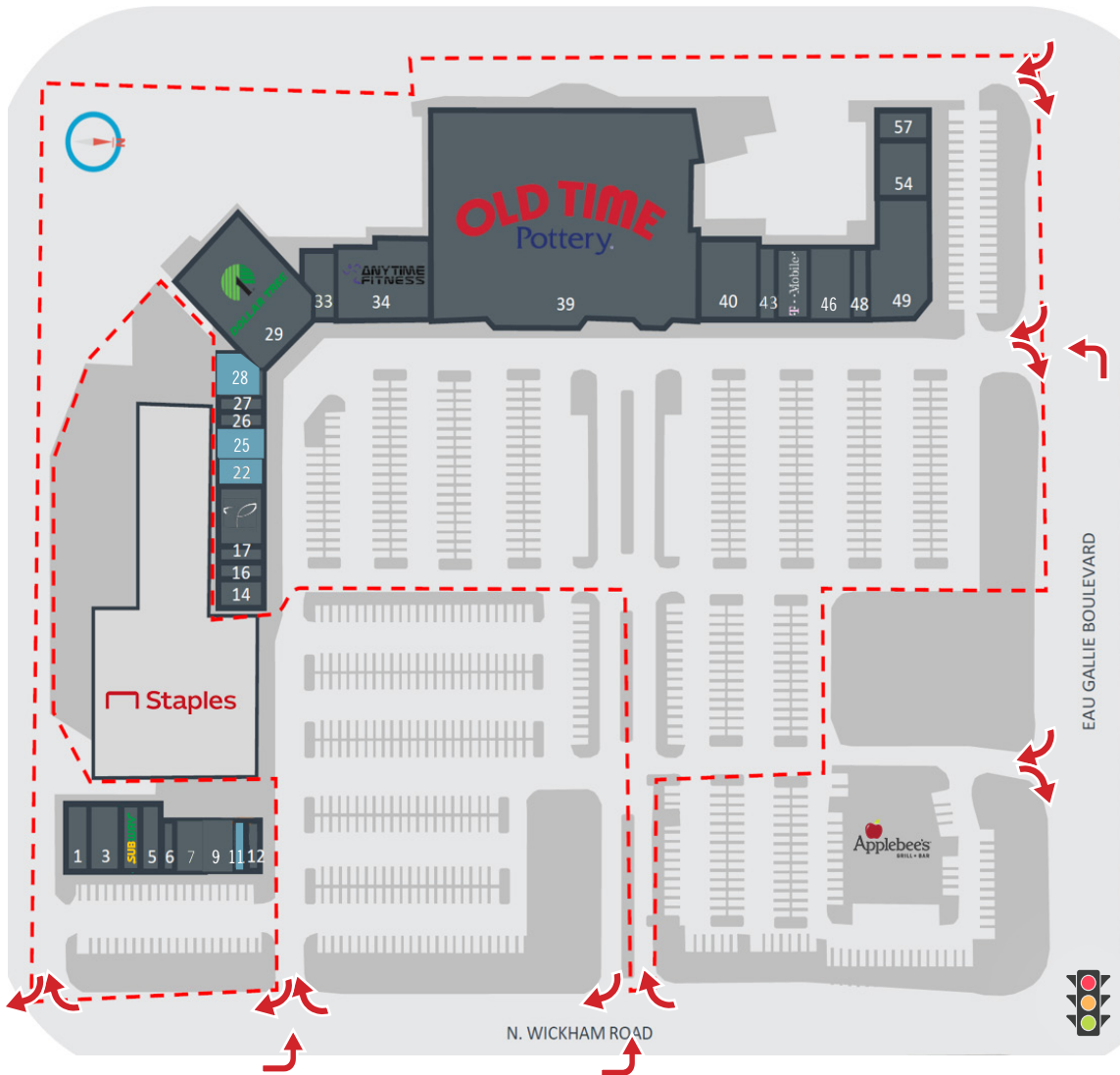
» **Retail space available: 750 - 1,500 SF**

» Second generation restaurant and hair salon space available

» Neigborhood shopping center anchored by Old Time Pottery and Staples

» Located at the signalized intersection of N. Wickham Rd. and W. Eau Gallie Blvd. with a combined traffic count of 52,500 vehicles per day

» Excellent visibility and multiple access points along N. Wickham Rd. and W. Eau Gallie Blvd.

» Co-tenants include Dollar Tree, Anytime Fitness, T-Mobile, and Nemours Children's Clinic

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,222	52,491	108,963
Households	3,504	23,115	46,314
Daytime Population	8,265	55,415	114,643
Ave. HH Income	$52,855	$64,586	$74,704

KATY TAYLOR
SENIOR ASSOCIATE
407.458.5429
Katy.Taylor@FranklinSt.com

SITE PLAN

Unit	Tenant	Sq Ft
1	Bakudan Asian Street Fare	1,650
3	Korean Fried Chicken House	2,250
4	Subway	1,300
5	Natural Nails & Spa	1,300
6	US Air Force	750
7	Buffalo Wild Wings Go	1,500
9	Medec Medical Center	1,500
11	Available	750
12	Wickham Tobacco	750
13	Staples	
14	Church	1,500
16	Fast Mail N More	750
17	Cindy's Pampered Pets	750
18	CosmoProf	3,000
22	Available	1,500

Unit	Tenant	Sq Ft
25	Available 2nd Gen. Restaurant	1,500
26	US Air Force	750
27	Happy Nails of Melbourne	750
28	Available 2nd Gen. Hair Salon	1,285
29	Dollar Tree	12,000
33	Royal Palm Massage	1,783
34	Anytime Fitness	7,600
39	Old Time Pottery	57,500
40 & 43	Flames	6,200
44	T-Mobile	2,100
46	Preview Planet	3,400
48	Lucky Garden	1,400
49	Nemours Children's Clinic	7,087
54 & 57	Florida Paints and Coating	5,100

LICENSED REAL ESTATE BROKER
FranklinSt.com

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📞 407.458.5429

✉ Katy.Taylor@FranklinSt.com

23,000 AADT

Public Storage
Walgreens
ALDI
AutoZone

Sabal Elementary School
549 students

Eau Gallie High School
1,593 students

MELBOURNE VILLAGE PLAZA
OLD TIME Pottery
DOLLAR TREE
NEMOURS CHILDREN'S HEALTH
SALLY BEAUTY
T Mobile
ANYTIME FITNESS

Bowlero
Chili's
Del Taco

Croton Elementary School
480 students

Apollo Sarno Plaza
DOLLAR GENERAL
planet fitness

Walmart Supercenter
Jersey Mike's SUBS
GameStop
Wendy's

Tigermart by ExxonMobil
FAMILY DOLLAR
BrevardHEALTH Alliance

92,000 AADT

Roy Allen Elementary School
596 students

Melbourne Regional Medical Center
A STEWARD FAMILY HOSPITAL
Steward

29,500 AADT

ORLANDO–MELBOURNE INTERNATIONAL AIRPORT–MLB

DOWNTOWN PRODUCE MARKET & MORE

Advance Auto Parts
AMERICAN FREIGHT FURNITURE - MATTRESS

NORTHROP GRUMMAN

Metro West SC
Walgreens
Domino's
boost mobile
SUBWAY

L3HARRIS

Days Inn BY WYNDHAM
WOODSPRING SUITES AN EXTENDED STAY HOTEL
Hampton by Hilton

B's

TSC TRACTOR SUPPLY Co
MINI U STORAGE

Plaza West
Winn Dixie
Jackson Hewitt TAX SERVICES

ROSS DRESS FOR LESS
BEST BUY
Target
PETSMART

Melbourne Square
Dillard's
ESPORTA FITNESS
macy's
DICK'S SPORTING GOODS
JCPenney