

# EXECUTIVE SUMMARY

Pineda Landings • 6365 North Wickham Road Melbourne, FL 32940



## OFFERING SUMMARY

<b>Available SF:</b>	1,070 - 52,272 SF
<b>Lease Rate:</b>	\$35.00 SF/yr (\$14.16/sf NNN; Ground)
<b>Lot Size:</b>	14.16 Acres
<b>Year Built:</b>	2015
<b>Building Size:</b>	49,995 SF
<b>Zoning:</b>	PUD

## PROPERTY OVERVIEW

- Located in the Viera/Suntree area of Melbourne, FL at the signalized intersection of Wickham Rd and Jordan Blass Drive.
- Melbourne, FL boasts the 2nd most concentration of engineers in the country with employers such as L3Harris, Embraer, Northrop Grumman, Lockheed Martin, SpaceX, and more.
- #12 fastest growing area in the US and #20 best place to live consisting of families, professionals, and retirees alike.
- Pineda Landings is anchored by the 2nd highest-performing Fresh Market in the Central/West Florida region and features a strong lineup of tenants including Orange Theory, Hand and Stone Massage, AT&T, Super Cuts, and more.
- 1.2-acre BTS development site available.

## LOCATION OVERVIEW

This prime location offers unbeatable visibility and access. With its convenient location and proximity to major roadways, this promises an excellent opportunity for businesses looking to thrive in a bustling retail hub.

### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# RETAIL PAD

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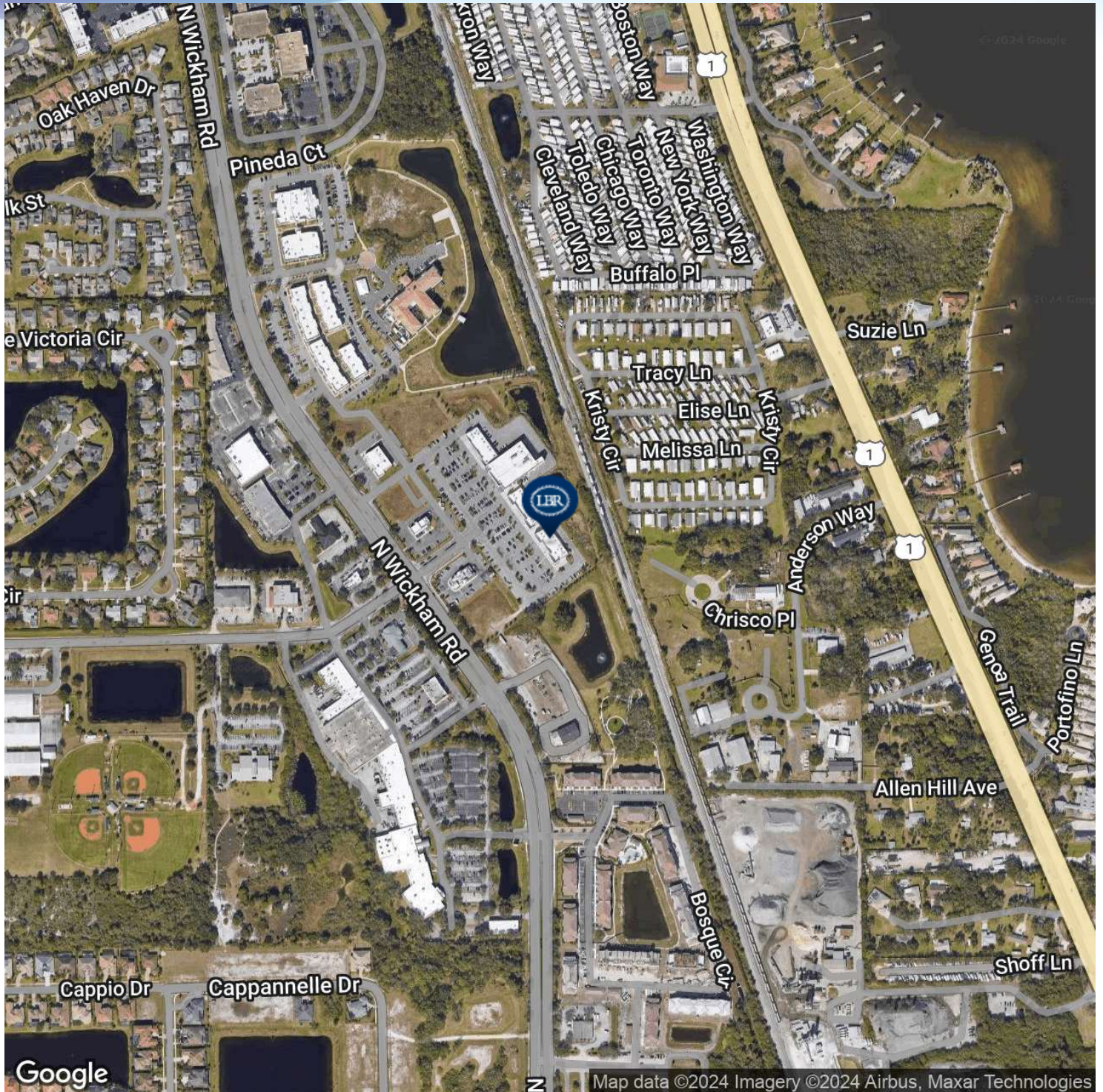
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# LOCATION MAP

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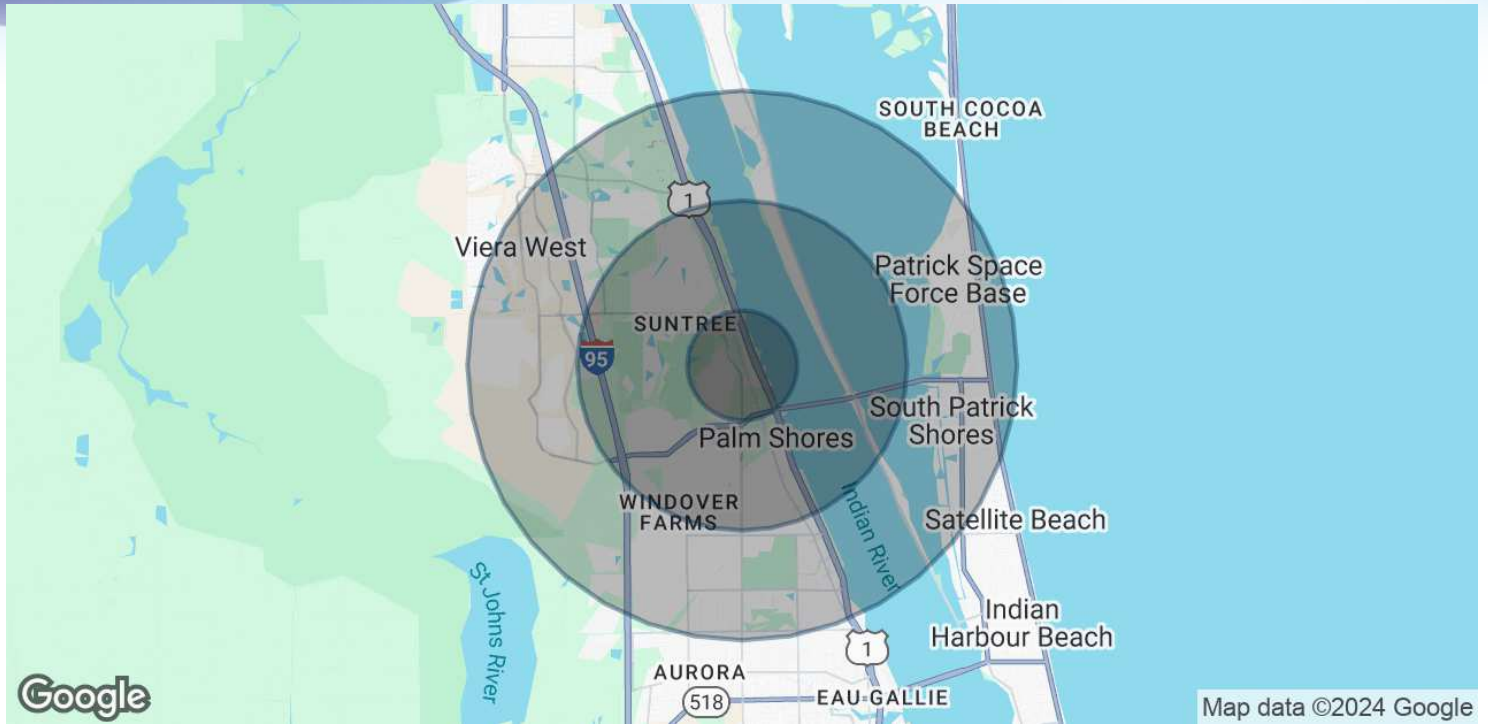
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,387	35,413	86,981
Average Age	55	48	48
Average Age (Male)	54	47	47
Average Age (Female)	56	49	48

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,570	14,877	37,332
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$162,589	\$137,980	\$127,064
Average House Value	\$531,782	\$503,709	\$488,583

Demographics data derived from AlphaMap

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