

# Prime Commercial Land FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

0 N Wickham Rd, Melbourne, FL 32935  
SE of Parkway Dr & N Wickham Rd



Contact:



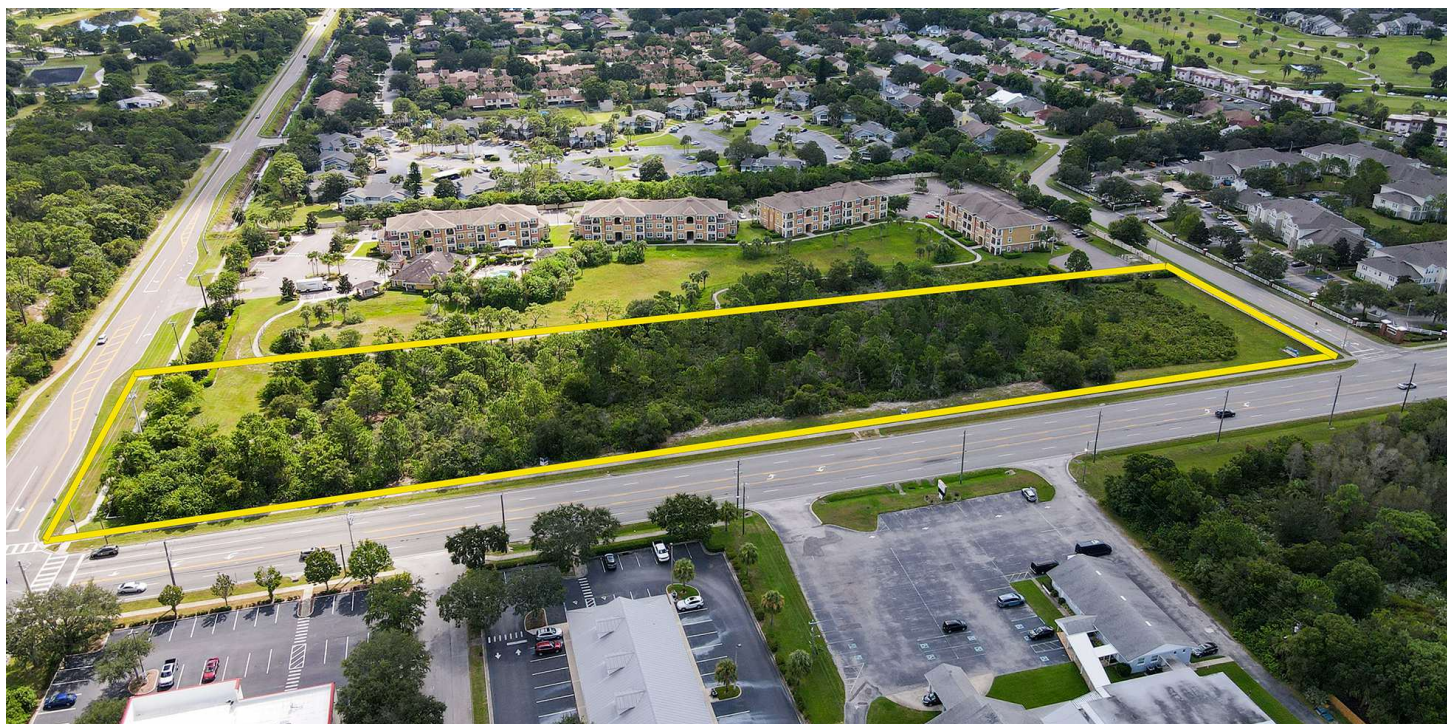
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Indian Harbour Beach, FL 32937



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# FOR SALE



## OFFERING SUMMARY

**Sale Price:** \$3,500,000

**Lot Size:** 270,072 SF

**Zoning:** C1 - To access the Declaration of Restrictions, please click the **Zoning link** under Property Overview

**Market:** Brevard

## PROPERTY OVERVIEW

±6.20 acres of commercial frontage on Wickham Rd - ±1000' frontage by ±300' depth. Sites sold with onsite retention in place. City of Melbourne C1 -Zoning Neighborhood Commercial. Land Use: Mixed Use. Traffic Count 39,800 AADT. Ideal Uses: Retail, Restaurant, Office, Medical, for 6-acres of commercial frontage on Wickham Rd.

**Florida's Space Coast-One Small Step for your Giant Leap in to our Market**

Kindly visit this link - <https://spacecoastedc.org/>

Please click the link to view the property:

<https://vimeo.com/ccvideoproductions/review/862675209/16e807b925>

**ZONING:** <https://shorturl.at/WUola>

**DECLARATION OF RESTRICCRIONS:** In the Brevard County Public Records, a Declaration of Restrictions from 2010 ORB 6194, PAGE 225 states that "No Residential Use of Commercial Parcel", as outlined in restriction number 1 on page 5.

## LOCATION OVERVIEW

Prime Commercial Frontage- Located on the front 1000 feet of at the Southeast corner of Wickham Road between Parkway Drive and Weston Drive, Melbourne, FL. Site is the commercial frontage to the new Parkway Place Apartments, 96-unit complex. Wickham Park is on the NE corner, CVS Drug Store on the SW corner and a Seven Eleven on the NW corner. Many rooftops with Wickham Club Apartments, Sun N' Green Condos to the South, Park Village Apartments and Weston Park Subdivision to the East, and Lake Pointe Apartments across Wickham Road. Wickham Road is a high traffic corridor that runs from US Highway 192 North to the high growth golf communities of Suntree / Viera.



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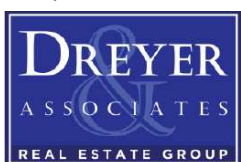
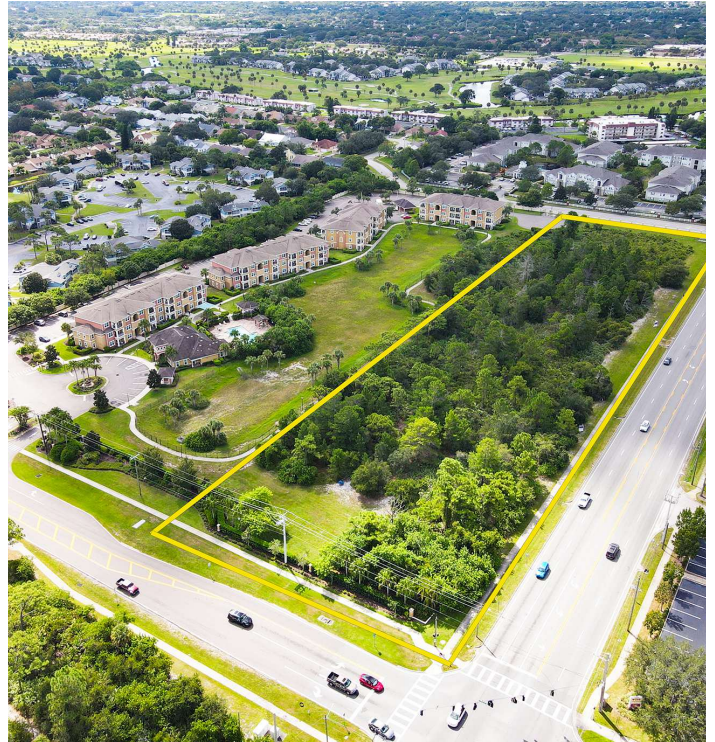
## COMMISSION ARRANGEMENT

There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer. Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

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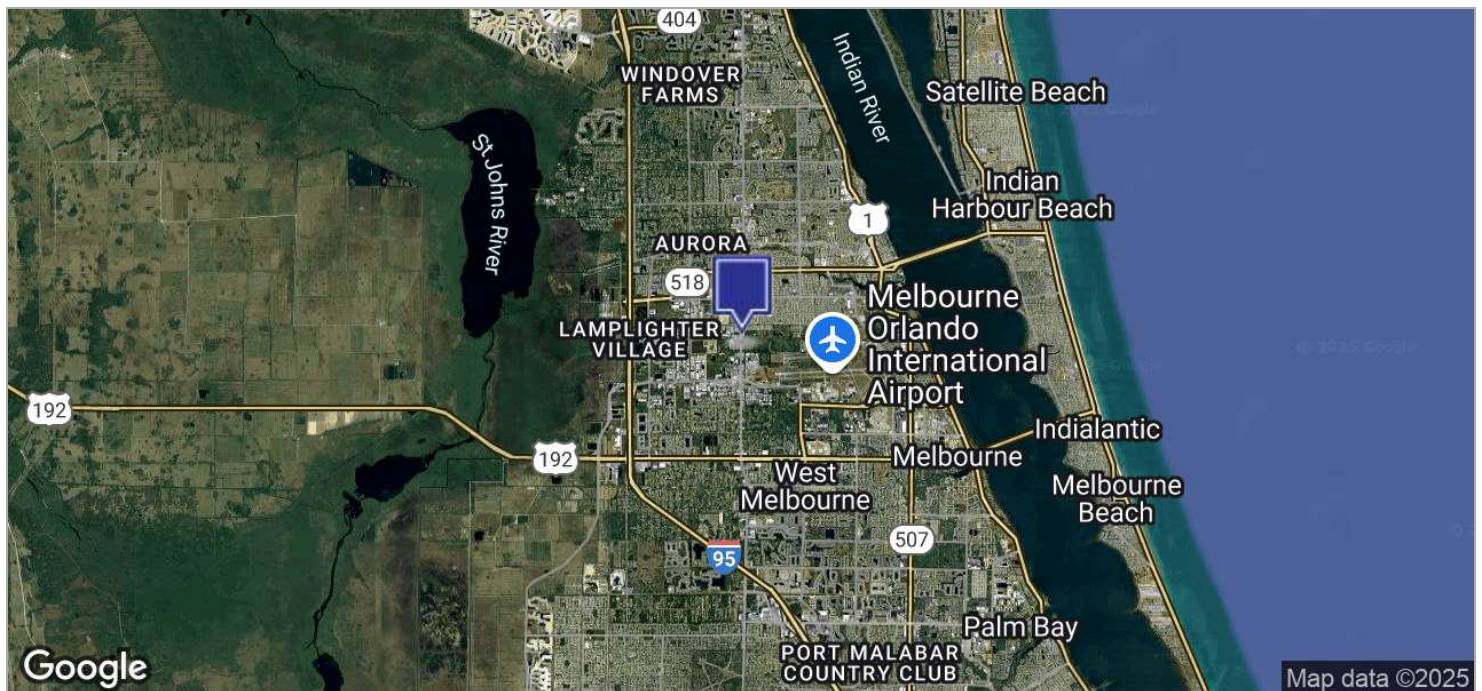
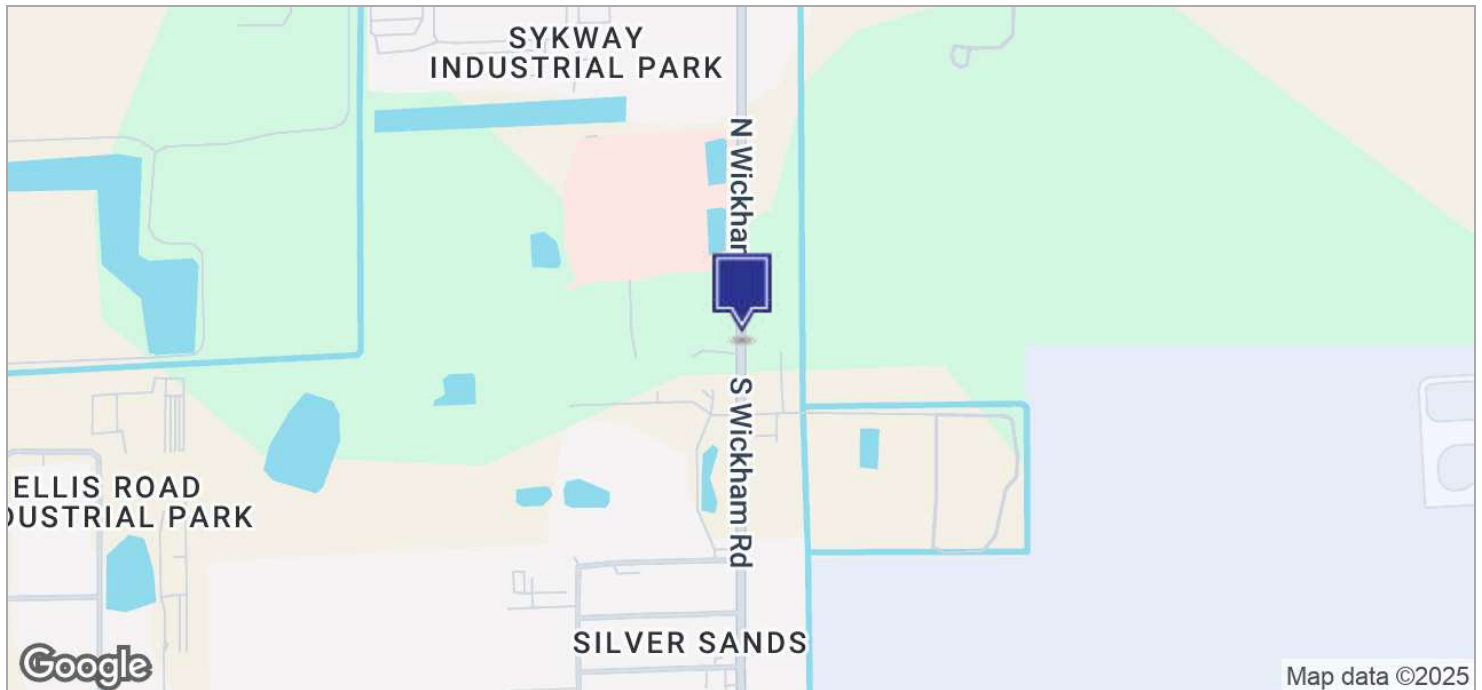
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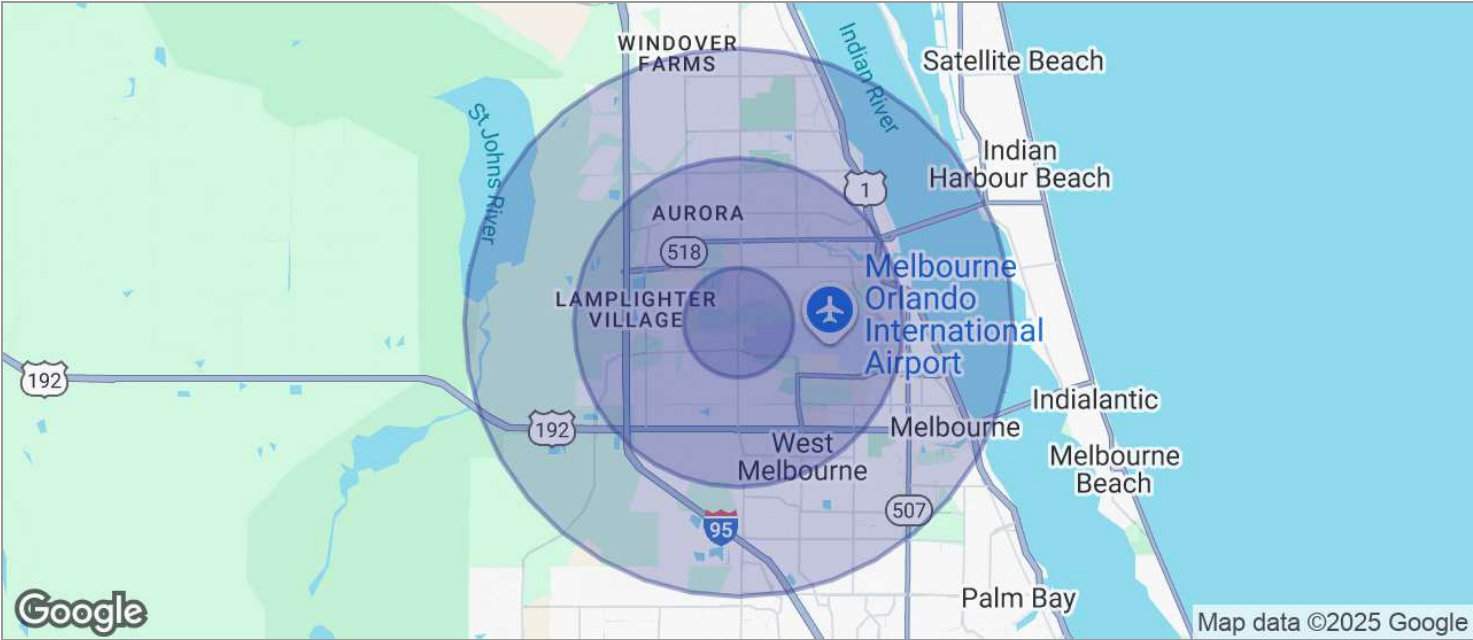


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,994	50,547	101,595
MEDIAN AGE	42.5	43.6	43.3
MEDIAN AGE (MALE)	36.7	41.2	41.4
MEDIAN AGE (FEMALE)	48.3	46.1	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,967	22,616	44,630
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$55,628	\$61,793	\$71,029
AVERAGE HOUSE VALUE	\$171,807	\$187,342	\$216,942

\* Demographic data derived from 2020 ACS - US Census

DREYER

ASSOCIATES

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## ADVISOR BIO



**MICHAEL DREYER, CCIM, ALC**

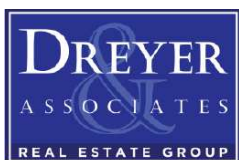
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### NON DISLCOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes

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