

Wickham Road, Melbourne Florida

Corner Traffic Light. Fronts On 4 Roads

WATSON
COMMERCIAL
REAL ESTATE, INC

Saint Andrews
Boulevard

SITE

N. Wickham Rd.

ADDRESS

SIZE

TYPE

ZONING

PRICE

6905-6933 N. Wickham
Rd, Melbourne FL, 32940

1.72 AC
Acres

LAND
Build to Suit

BU-1
Retail Commercial

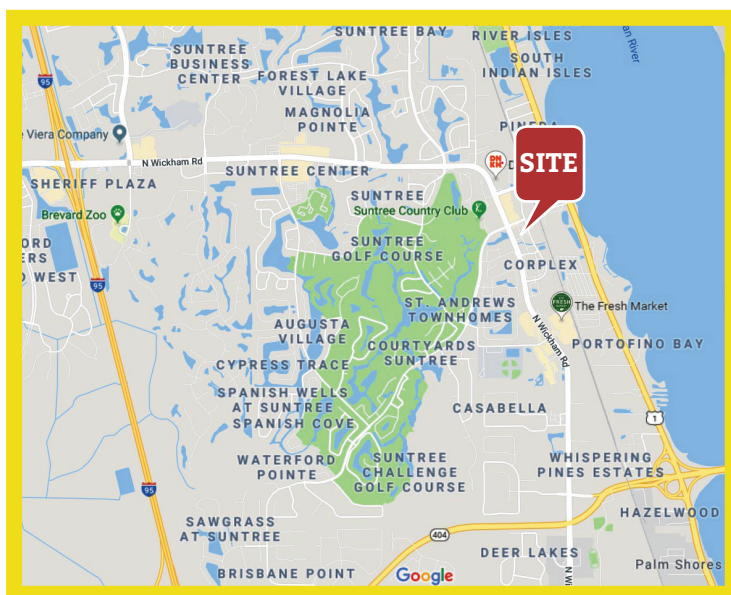
\$1,850,000

Property Highlights:

Watson Commercial Real Estate presents this this great parcel:

- ✓ Corner traffic light
- ✓ Fronts on 4 roads
- ✓ Zoned BU-1.
- ✓ Water, sewer are available.
- ✓ Located on the Southeast corner of St. Andrew Blvd and Wickham Rd. Suntree.

[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson

Broker

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335 S. Plumosa Street Merritt Island, Fl. 32952

6905-6933 N. Wickham Rd, Melbourne FL, 32940

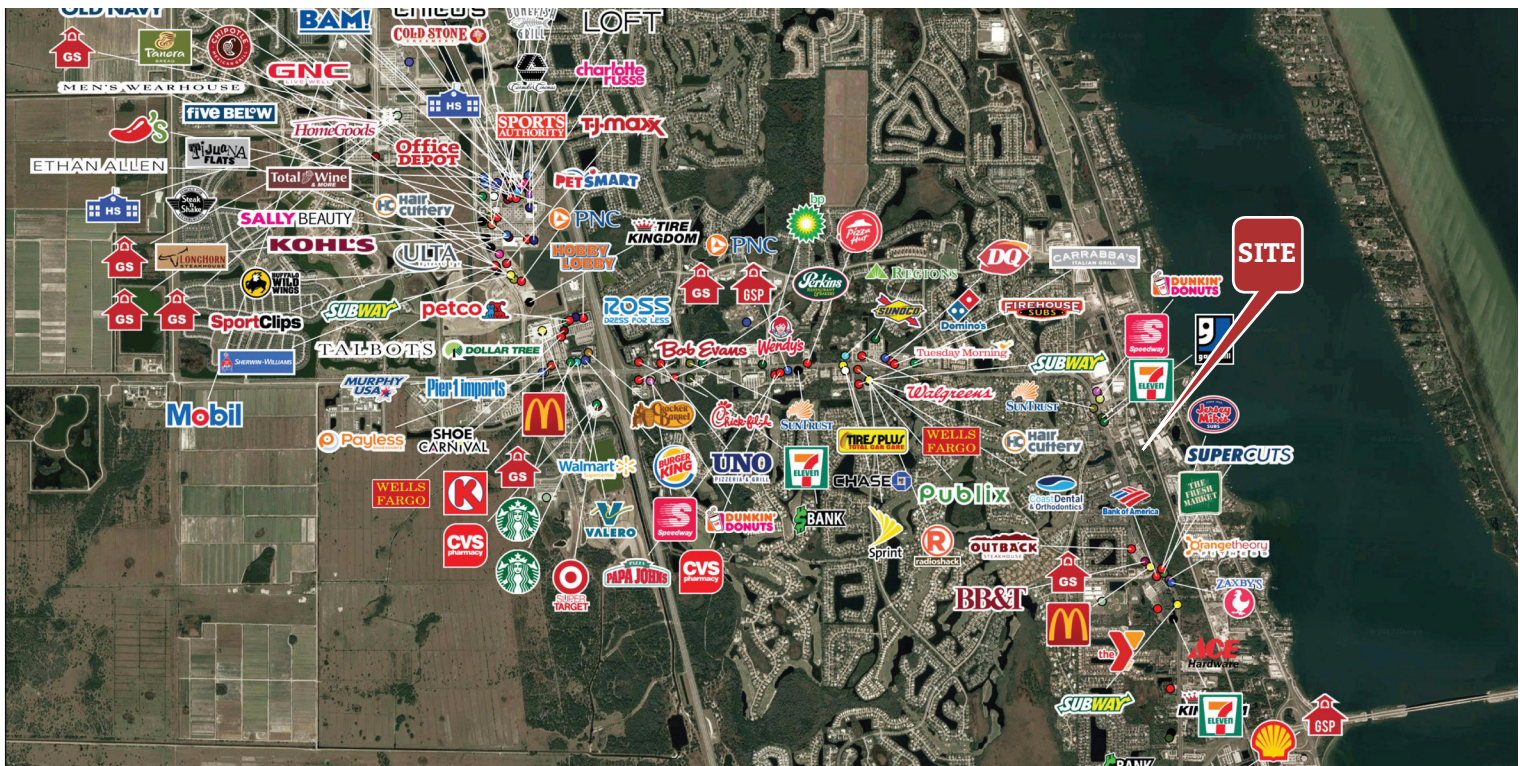


Summary

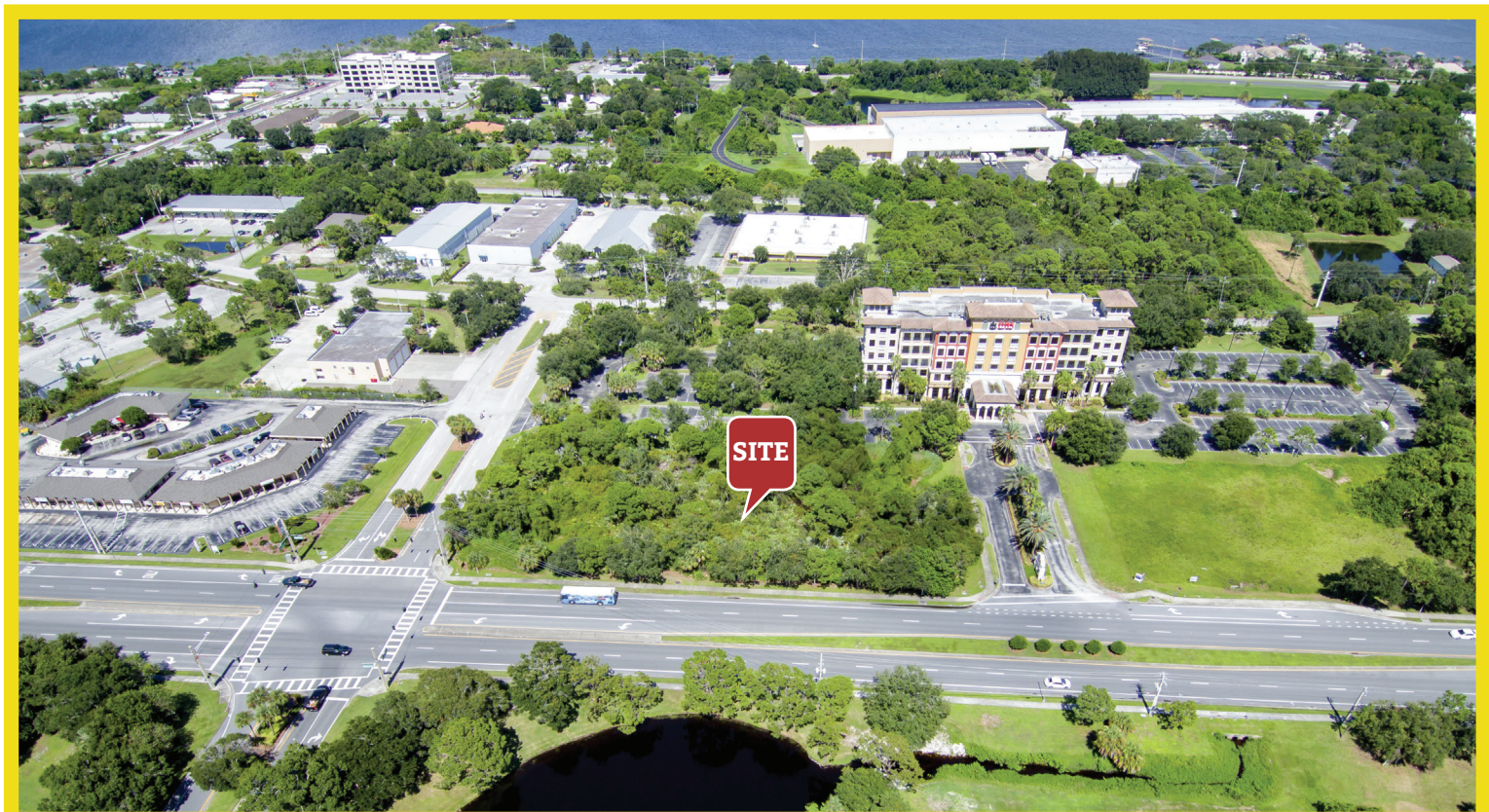
PRICE:	\$1,850,000
TYPE:	LAND
ZONING:	BU-1
LOT SIZE:	1.72 ACRES

Property Demographics

	2 MILE	5 MILE	10 MILE
2024 Total Population:	16,675	85,493	239,530
2024 Avg Income:	\$115,244	\$114,381	\$100,384
2024 Total Households:	7,393	35,942	103,921



6905-6933 N. Wickham Rd, Melbourne FL, 32940



Demographic Summary Report

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	18,250		93,945		262,919	
2024 Estimate	16,675		85,493		239,530	
2020 Census	16,063		80,337		226,645	
Growth 2024 - 2029	9.45%		9.89%		9.76%	
Growth 2020 - 2024	3.81%		6.42%		5.69%	
2024 Population by Hispanic Origin	1,617		9,506		26,155	
2024 Population	16,675		85,493		239,530	
White	13,463	80.74%	66,920	78.28%	186,584	77.90%
Black	494	2.96%	3,511	4.11%	13,521	5.64%
Am. Indian & Alaskan	35	0.21%	285	0.33%	994	0.41%
Asian	615	3.69%	3,472	4.06%	7,301	3.05%
Hawaiian & Pacific Island	10	0.06%	67	0.08%	245	0.10%
Other	2,057	12.34%	11,237	13.14%	30,885	12.89%
U.S. Armed Forces	83		940		1,692	
Households						
2029 Projection	8,094		39,368		113,952	
2024 Estimate	7,393		35,942		103,921	
2020 Census	7,082		34,292		98,471	
Growth 2024 - 2029	9.48%		9.53%		9.65%	
Growth 2020 - 2024	4.39%		4.81%		5.53%	
Owner Occupied	6,089	82.36%	28,368	78.93%	76,064	73.19%
Renter Occupied	1,304	17.64%	7,573	21.07%	27,857	26.81%
2024 Households by HH Income						
Income: <\$25,000	1,152	15.58%	4,791	13.33%	16,098	15.49%
Income: \$25,000 - \$50,000	1,332	18.02%	5,761	16.03%	18,711	18.01%
Income: \$50,000 - \$75,000	789	10.67%	5,008	13.93%	16,104	15.50%
Income: \$75,000 - \$100,000	721	9.75%	4,247	11.82%	13,173	12.68%
Income: \$100,000 - \$125,000	752	10.17%	3,835	10.67%	11,622	11.18%
Income: \$125,000 - \$150,000	787	10.65%	3,212	8.94%	8,593	8.27%
Income: \$150,000 - \$200,000	747	10.10%	4,132	11.50%	9,262	8.91%
Income: \$200,000+	1,113	15.05%	4,956	13.79%	10,357	9.97%
2024 Avg Household Income	\$115,244		\$114,381		\$100,384	
2024 Med Household Income	\$89,684		\$89,192		\$76,987	

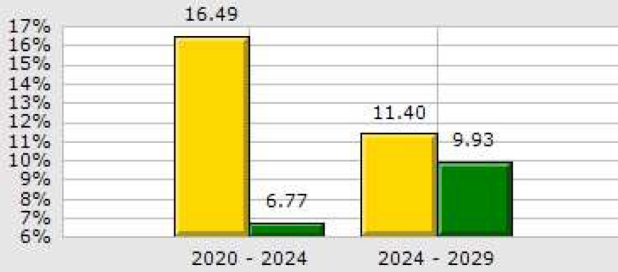
Demographic Market Comparison Report

6905-6933 N. Wickham rd, Melbourne, FL 32940

Type: **Land**
County: **Brevard**

■ 1 Mile
■ County

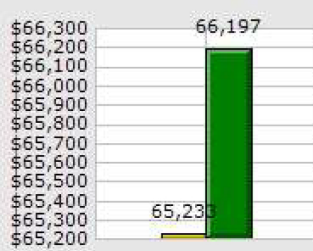
Population Growth



Household Growth



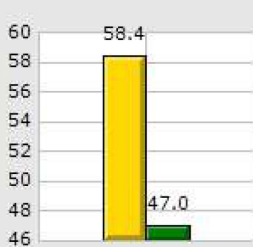
2024 Med Household Inc



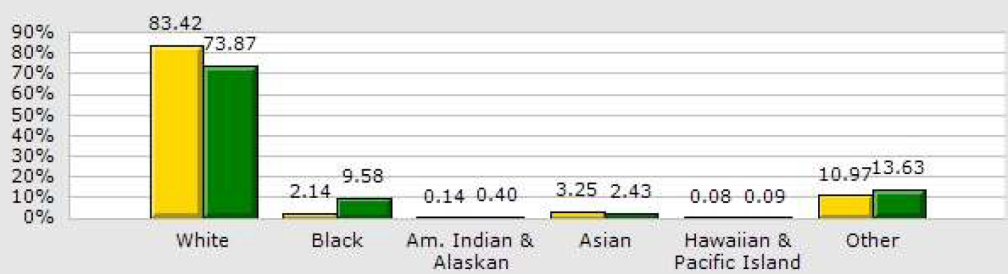
2024 Households by Household Income



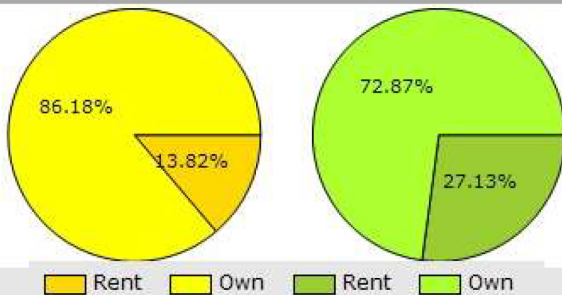
2024 Median Age



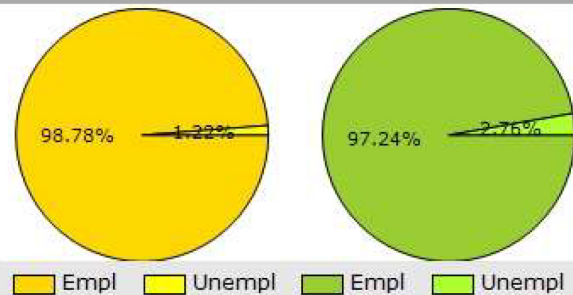
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Traffic Count

