



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

OFFICE BUILDING FOR LEASE

Office Building For Lease Former Financial Institution

7750 N Wickham Road Melbourne, FL 32940

UP TO +/- 5,084 SF OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Principal | Broker Associate

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EXECUTIVE SUMMARY

Office Building for Lease Former Financial Institution • 7750 N Wickham Road
Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 5,084 SF

Lease Rate: \$25.50 SF/yr (Full Service)

Year Built: 2006

Building Size: 14,544 SF

Zoning: BU-1

PROPERTY OVERVIEW

First Floor Space Available
Sublease Former Financial Institution With Drive Thru Lanes
Ample Parking
Large Marquee Signage
Contemporary Modern Interior
Perimeter Offices and Open Space for Work Areas

LOCATION OVERVIEW

Prime Location on Busy Wickham Road
Situated in the Affluent Suntree - Viera Market Area
Prominent Central Brevard Location
+/- 4 Miles to Moore Justice Center / Court House
+/- 2 Miles to Health First Viera Hospital
+/- 1.3 Miles to Interstate 95 - North / South Exchange

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ADDITIONAL PHOTOS

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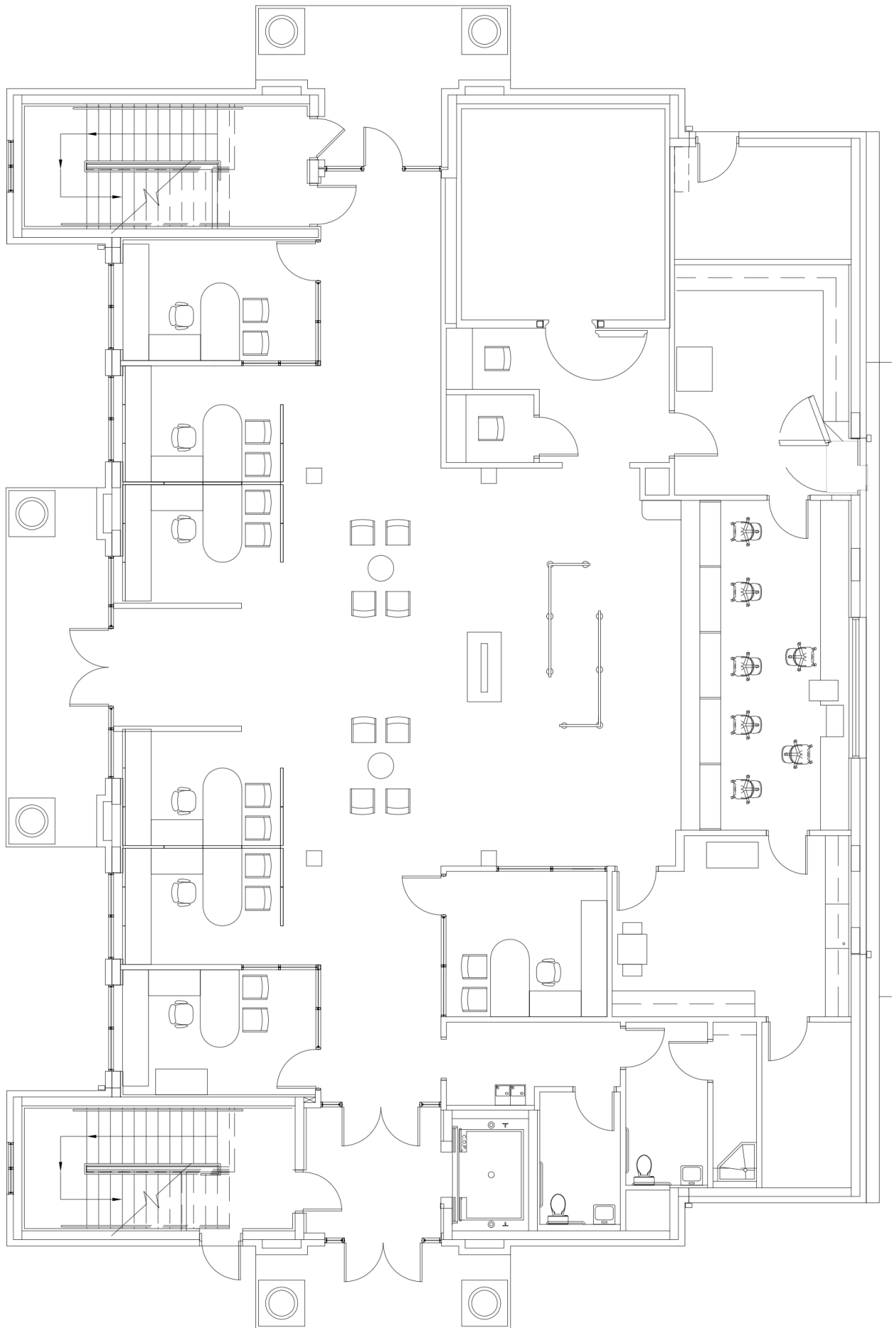
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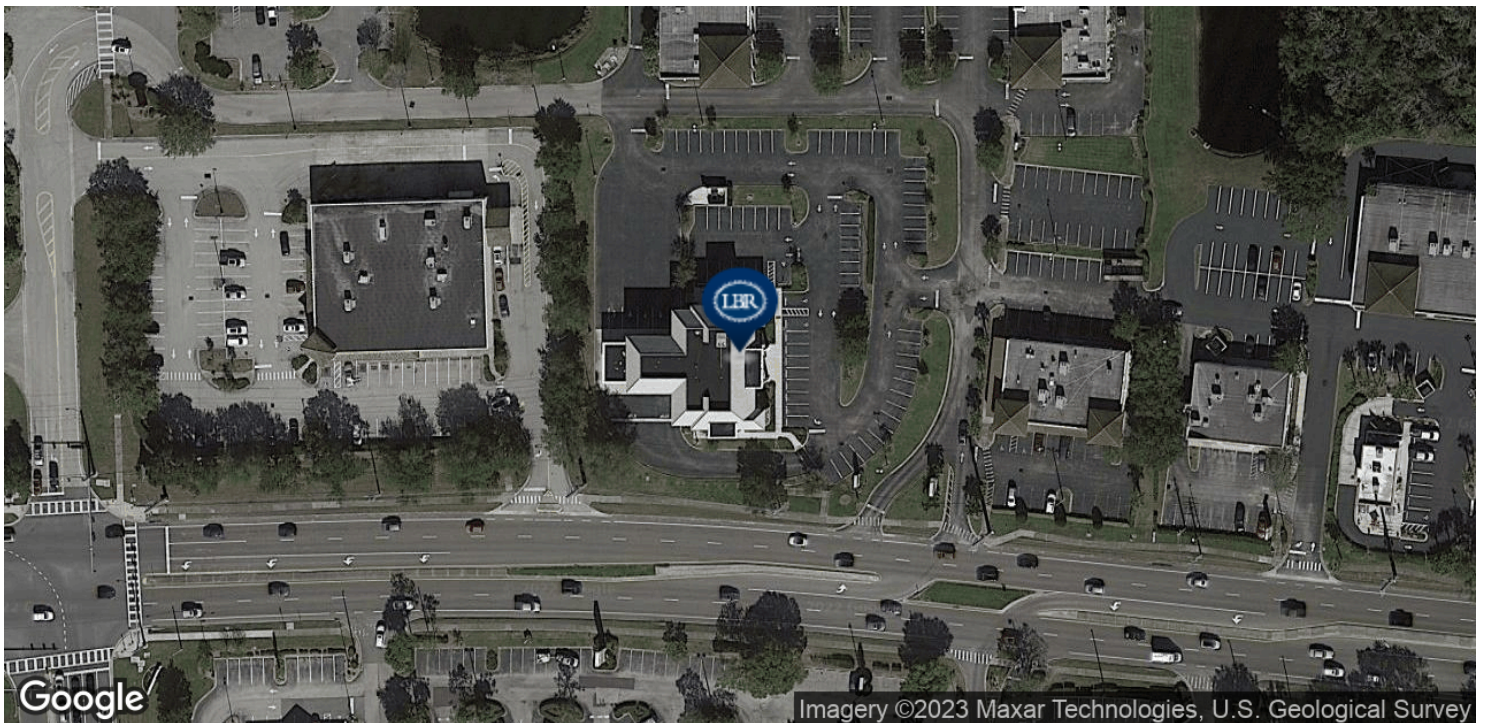
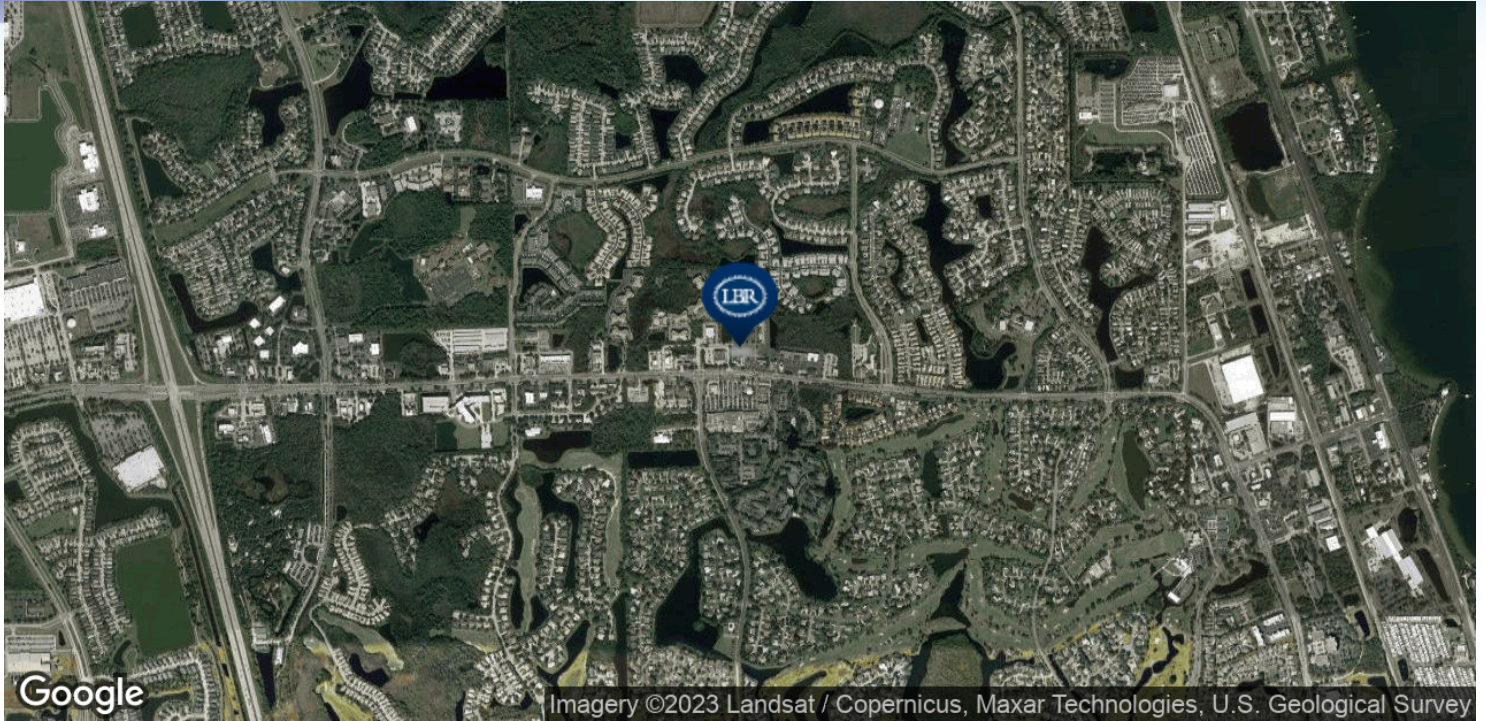
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LOCATION MAP

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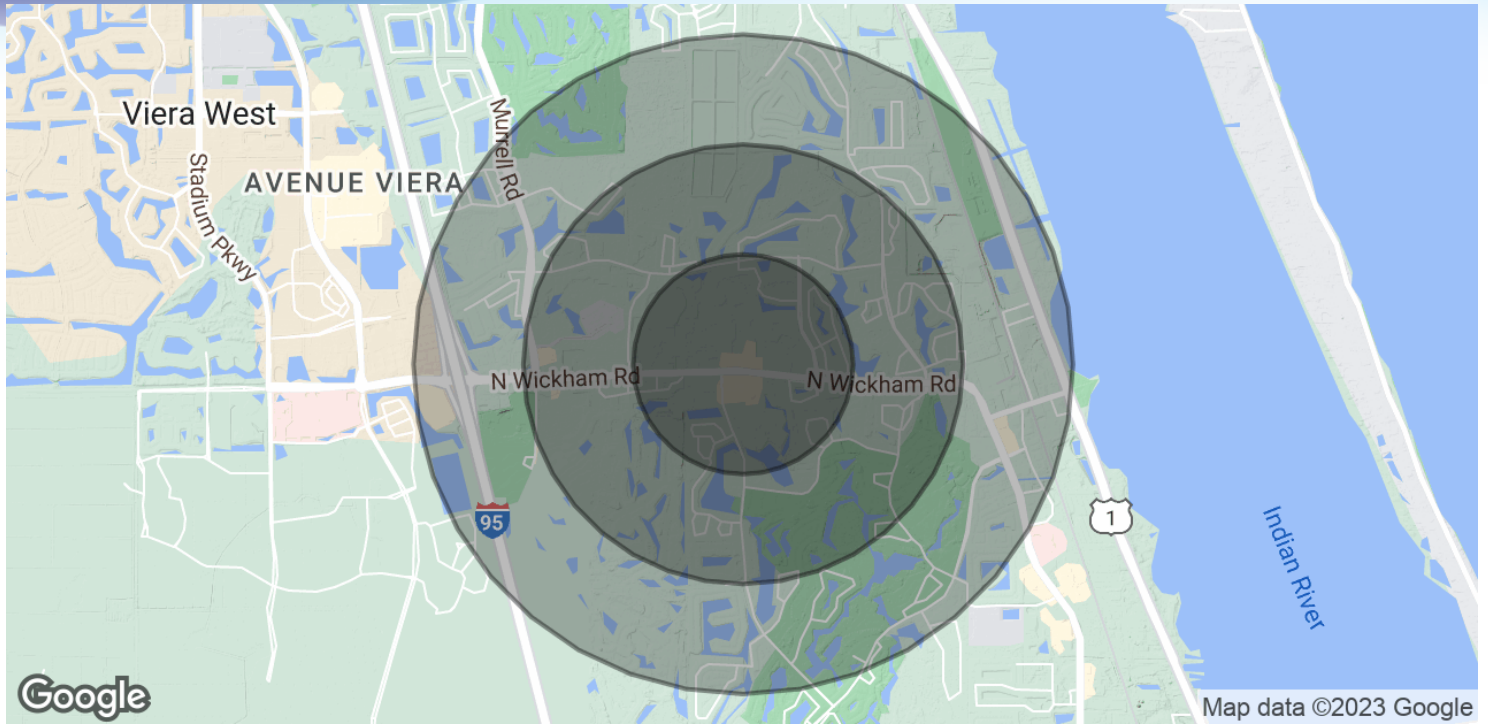
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,715 | 7,166 | 15,390 |
| Average Age | 57.3 | 55.1 | 50.0 |
| Average Age (Male) | 59.3 | 54.3 | 48.1 |
| Average Age (Female) | 58.9 | 56.5 | 51.3 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,016 | 3,744 | 7,135 |
| # of Persons per HH | 1.7 | 1.9 | 2.2 |
| Average HH Income | \$60,984 | \$76,026 | \$88,988 |
| Average House Value | \$338,661 | \$336,193 | \$320,505 |

* Demographic data derived from 2020 ACS - US Census

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