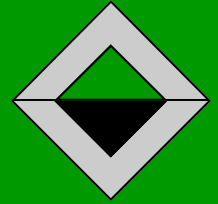


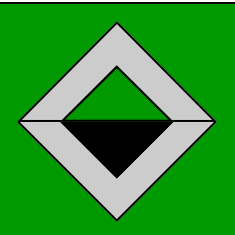
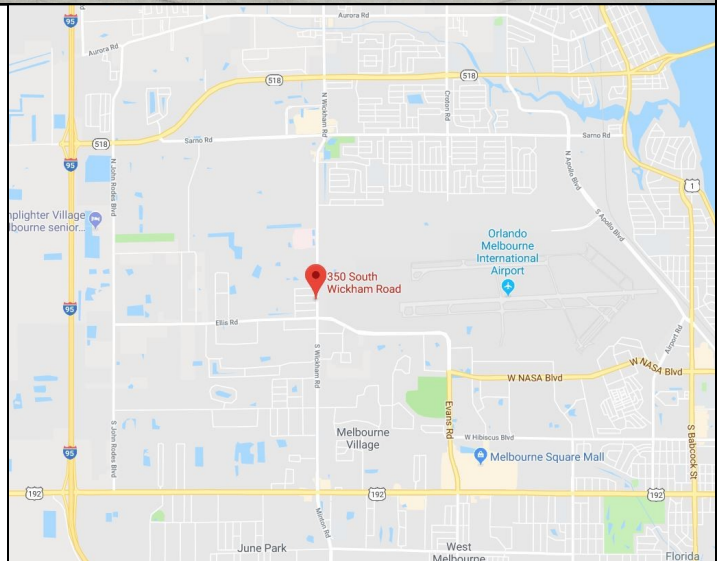
**FOR LEASE RETAIL**

**350 S WICKHAM ROAD**

West Melbourne, FL 32904



- ▲ In-Line Retail on Busy Wickham Road Between 192 and Eau Gallie
- ▲ Traffic Counts of 38,020 CPD
- ▲ Dunkin' Donuts on one Side & a Gas Station on the Other Brings in Traffic & Gives Great Visibility to this Location
- ▲ Newer 2009 Construction
- ▲ Large Storefront Windows & High Ceilings
- ▲ 1,600 SF Unit Available on South Side with Roll-Up Door
- ▲ \$12/SF/YR + CAM \$3.75/SF/YR



Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

Licensed Real Estate Broker



**Commercial**

- ▲ Management
- ▲ Leasing
- ▲ Sales

**Leasing Contact:**

**Nicole Reed**

JM Real Estate, Inc.

Office: 321.242.2882 ext. 201

Cell: 314.795.4339

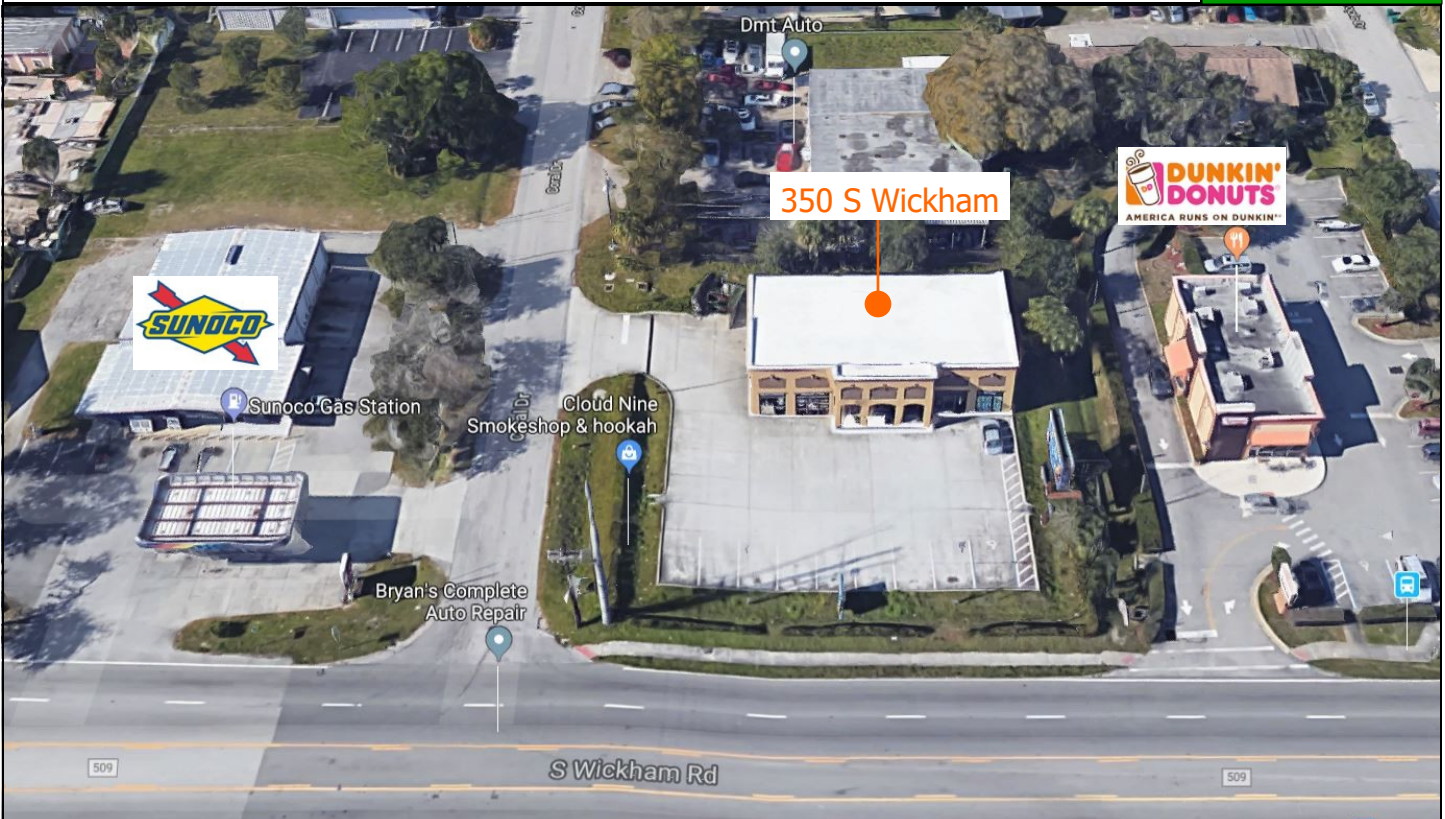
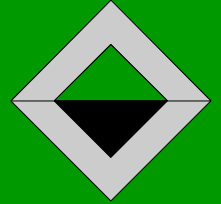
Email: [Nicole@JMRealEstate.com](mailto:Nicole@JMRealEstate.com)

**[WWW.JMREALESTATE.COM](http://WWW.JMREALESTATE.COM)**

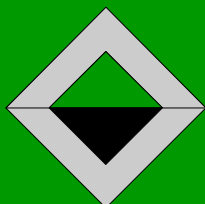
**FOR LEASE RETAIL**

**350 S WICKHAM ROAD**

West Melbourne, FL 32904



Radius	1 Mile	3 Mile	5 Mile
2017 Population	2,528	46,130	107,714
2017 Average Household Income	\$59,037	\$59,804	\$62,081
Median Age	49	47.1	46.5



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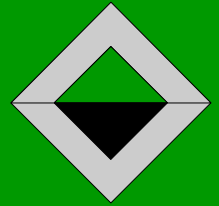
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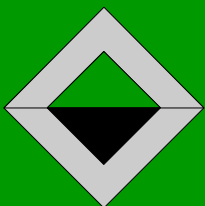
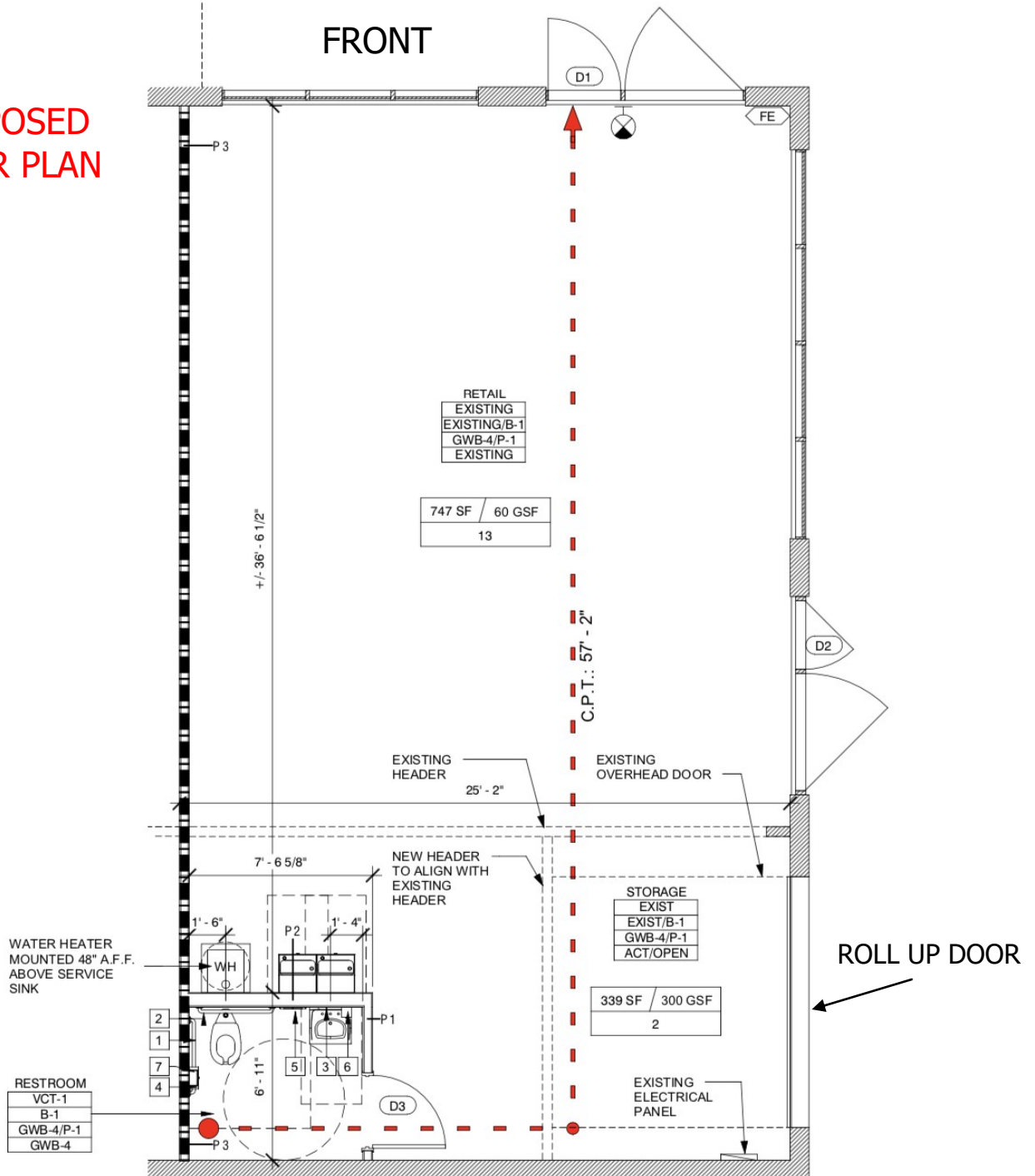
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350 S WICKHAM ROAD

West Melbourne, FL 32904



PROPOSED  
FLOOR PLAN



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