

# Pineda Commons | Melbourne, FL

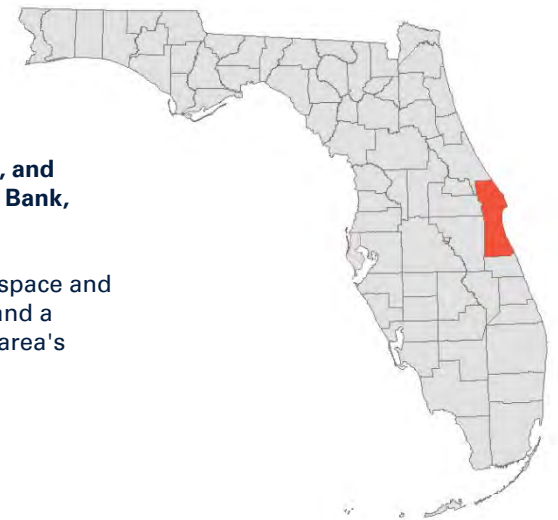


## Retail Space Available | 4,200 Sf

SEC of Business Center Boulevard and Wickham Road, **Melbourne**, FL

Pineda Commons is a newly developed neighborhood center anchored by Sprouts Farmers Market and EOS Fitness, and complemented by a strong lineup of national tenants including First Watch, Heartland Dental, Bojangles, Fifth Third Bank, and Mister Car Wash.

Located in the heart of Melbourne, one of Florida's fastest-growing markets, the area is experiencing a surge in Aerospace and Defense industry jobs, drawing an influx of high-income professionals. With a low cost of living, strong job growth, and a wave of new residential and luxury multifamily developments, Pineda Commons is perfectly positioned to serve the area's expanding and affluent population.



**BARCLAY**  
GROUP

1211 N. Westshore Blvd. Suite 801

Tampa, Florida 33607

[www.barclaygroup.com](http://www.barclaygroup.com)

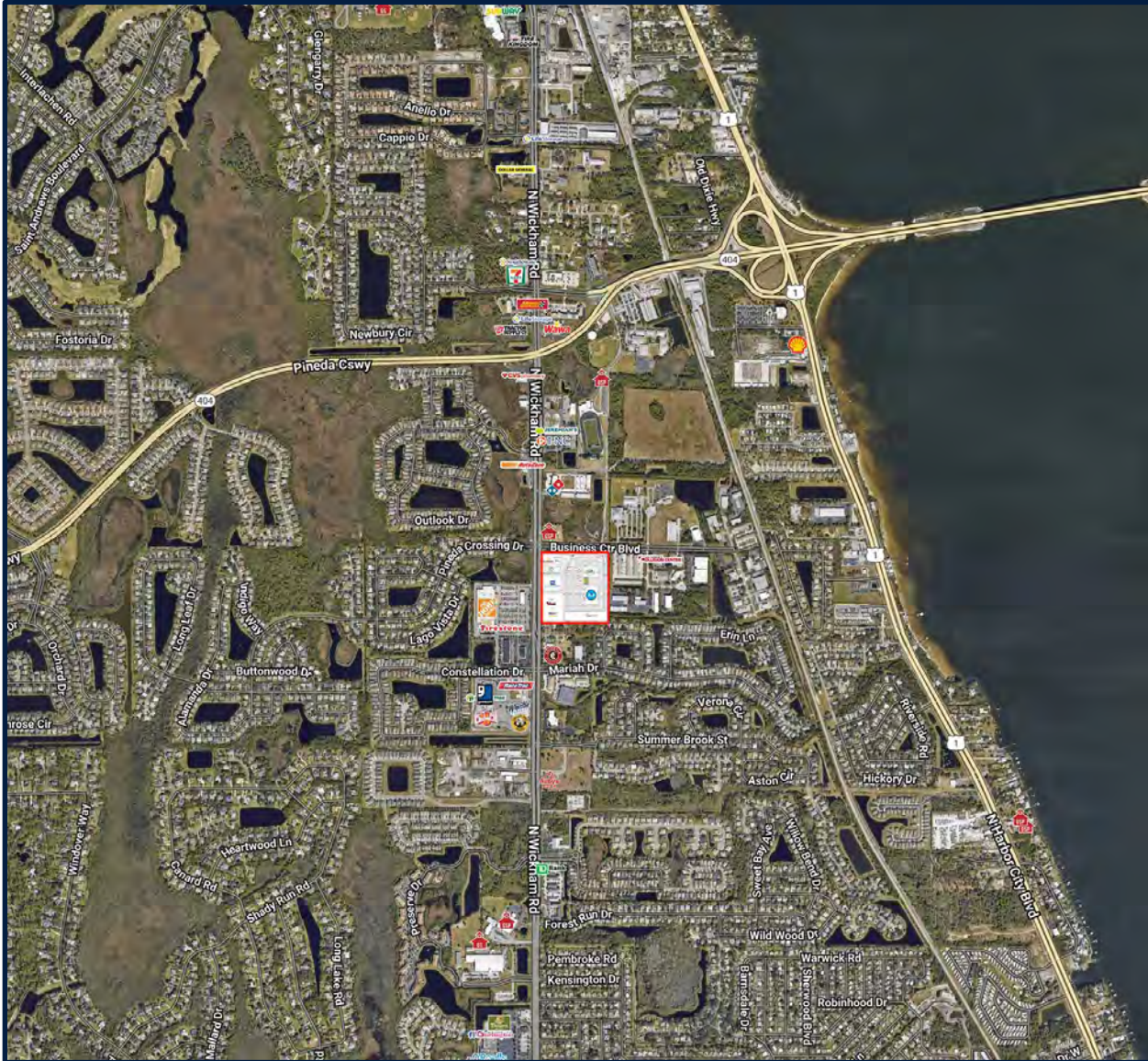
**Loren Coia**

Leasing

727-733-8417 Direct

[lcoia@barclaygroup.com](mailto:lcoia@barclaygroup.com)

# Pineda Commons | Location



- Located at the high-traffic intersection of Wickham Road and Pineda Causeway, providing excellent visibility and accessibility to both the beachside and the I-95 corridor. The surrounding area is densely populated, with popular neighborhoods such as Suntree, Viera, and Baytree, which are home to strong demographics and growing residential demand.
- The center benefits from direct proximity to several major employers such as L3Harris, Northrop Grumman, and Patrick Space Force Base. These institutions continue to drive job creation, attracting high-income professionals and fueling retail and service demand.
- Nearby national co-tenants include Publix, Walmart, Target, The Home Depot, and Aldi, along with key health and wellness providers and top-tier schools, making this one of the most active and desirable retail corridors in Brevard County.
- The area is also undergoing robust residential development, including over 2,000 new housing units within a 3-mile radius, further strengthening daytime traffic and long-term customer growth.

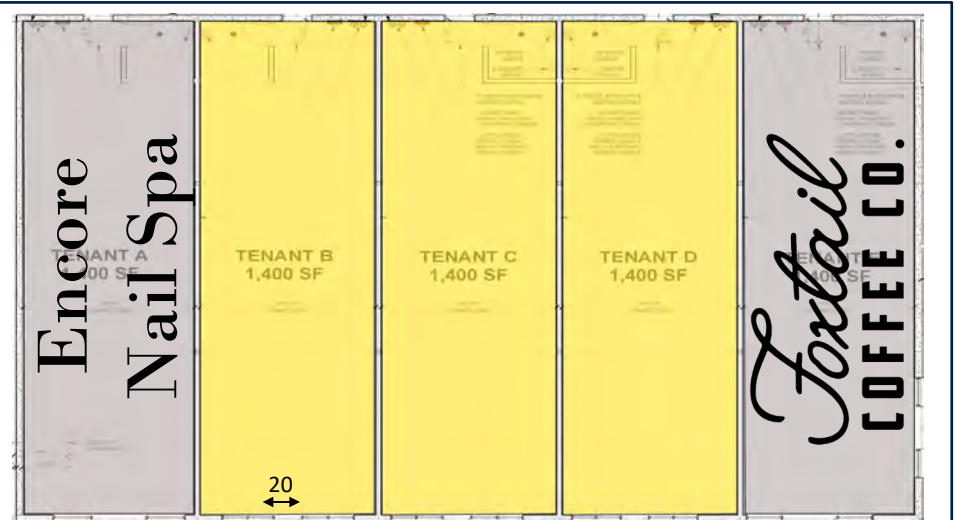
# Pineda Commons | Site Plan



1211 N. Westshore Blvd. Suite 801  
Tampa, Florida 33607  
[www.barclaygroup.com](http://www.barclaygroup.com)

**Loren Coia**  
Leasing  
727-733-8417 Direct  
[Lcoia@barclaygroup.com](mailto:Lcoia@barclaygroup.com)

# Pineda Commons | Shop Space



## Shop Space Details

- (3) Inline units available each 1,400 SF
- Spaces can be combined for up to 4,200 SF
- Move-in ready
- Delivered in Vanilla Shell condition
- Located between Foxtail Coffee Co. and Encore Nail Spa
- HVAC, storefront glass, and utility stubs in place



1211 N. Westshore Blvd. Suite 801  
Tampa, Florida 33607  
[www.barclaygroup.com](http://www.barclaygroup.com)

**Loren Coia**  
Leasing  
727-733-8417 Direct  
[lcoia@barclaygroup.com](mailto:lcoia@barclaygroup.com)

# Pineda Commons | Progress Aerials



1211 N. Westshore Blvd. Suite 801  
Tampa, Florida 33607  
[www.barclaygroup.com](http://www.barclaygroup.com)

**Loren Coia**  
Leasing  
727-733-8417 Direct  
[Lcoia@barclaygroup.com](mailto:Lcoia@barclaygroup.com)

# Demographics | 3 Miles

