

# DEVELOPABLE LAND

## HEART OF MELBOURNE

551 N WICKHAM RD  
MELBOURNE, FL 32925

**2 PARCELS FOR  
GROUND LEASE**



For more information, please contact:

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# Property Description

Two parcels available for lease in the Melbourne Beach submarket. Frontage to the major retail thoroughfare of Wickham Road.

## Property Highlights

- The parcel is located directly on Wickham Road, with numerous amounts of other retail users which include Walmart, Panda Express, Chili's, Old Time Pottery, Wendy's, Del Taco, Papa John's, and Bowlero.
- Nearby market drivers include Melbourne Regional Medical Center, L3 Harris corporate center, and The American Muscle Car Museum.
- This property fronts Wickham Road by 600' feet. Wickham Road also has 25,500 cars passing by daily.

## Site Details

- **Address:** 551 N. Wickham Rd, Melbourne, FL 32934
- **Size:** 2 Parcels: 2.27 acres & 1.0 acre
- **Zoning:** C-1 (Neighborhood Commercial)
- **Access:** Full lighted access from FL-524
- **Traffic:** 25,500 AADT

## *2 Parcels For Ground Lease*





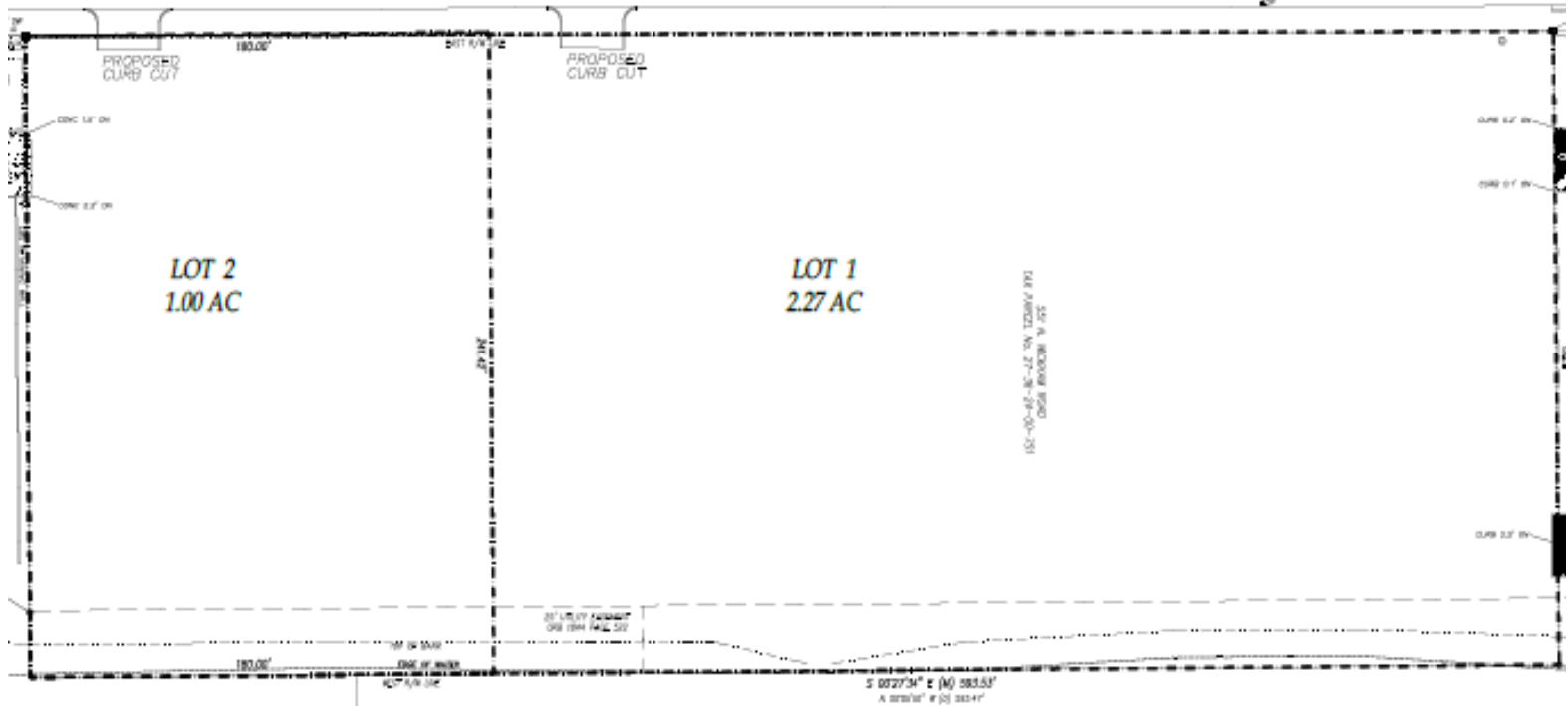


# Site Plans

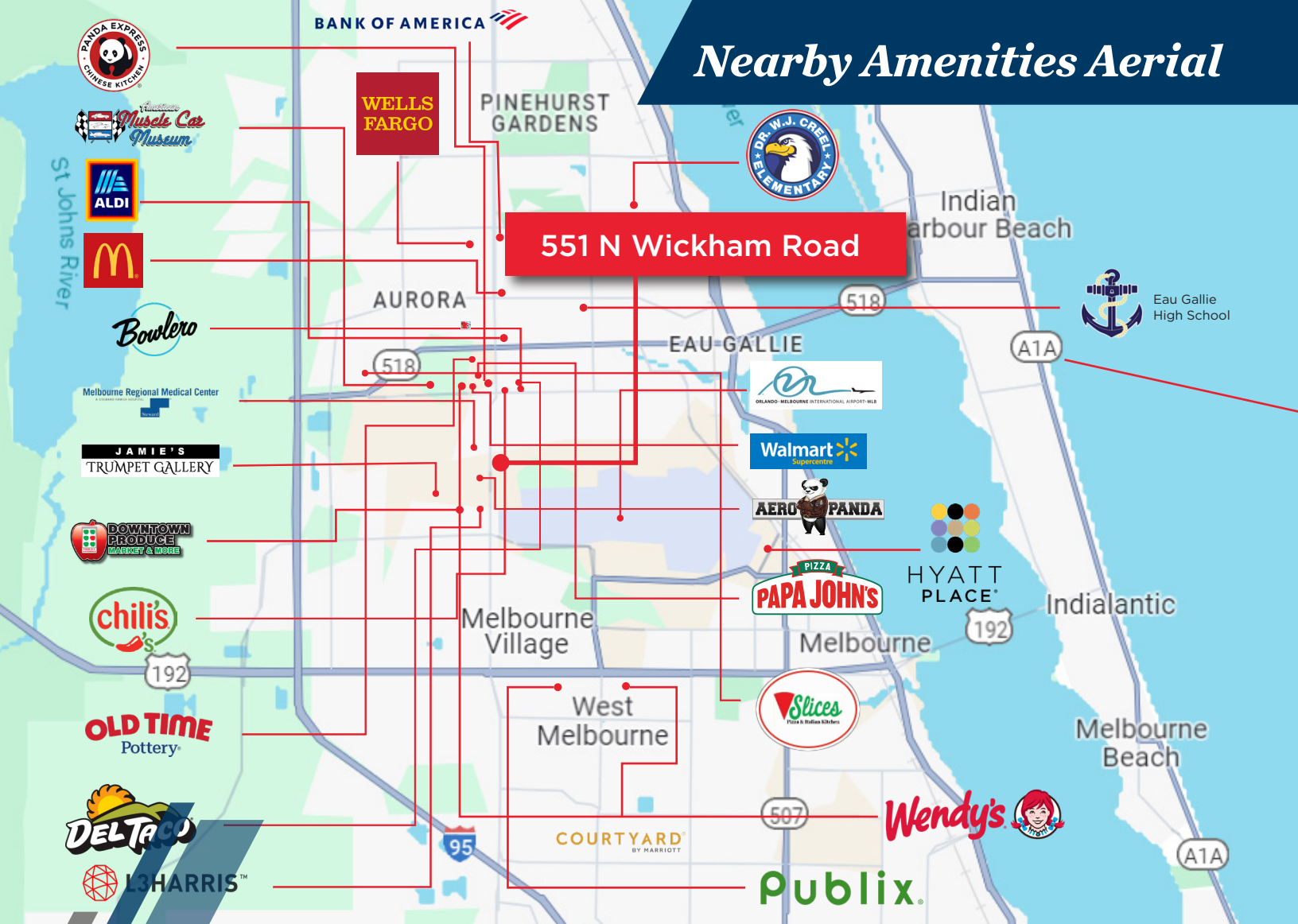


NORTH WICKHAM ROAD - 80' PUBLIC R/W




$\theta = 0029107^\circ$   $\bullet$  (D) 583.19'  
 $\theta = 0070334^\circ$   $\bullet$  (N) 583.19'



# Nearby Amenities Aerial



## Neighborhood Demographics

	 POPULATION	 AVERAGE HH INCOME	 TOTAL HOUSEHOLDS	TRAFFIC COUNT
1 Mile	6,581	\$66,468	3,831	N. Wickham Rd. 25,500 AADT
3 Miles	47,679	\$74,982	23,231	
5 Miles	96,463	\$80,977	48,212	

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