

FOR SALE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

14,000 SF Zoning BU-1

Stefanie Lattner

Broker Assoc

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Stefanie@LattnerGg.com



7211 Waelti Dr. Melbourne, FL 32940



PRICE	\$3,900,000
TERM	N/A
SIZE - SF	14,000 SF
LOT SIZE	1.64 acres
PARKING	70
YEAR BUILT	2024
ZONING	BU-1
MARKET	Orlando
SUBMARKET	Melbourne, Brevard County
PARCEL ID	26-36-12-DE-22-1
CONSTRUCTION	Steel, fiberglass & stucco
ROOF HEIGHT	20ft – 24ft
ESTIMATED COMPLETION	October, 2024
DAILY TRAFFIC	35,000 on Whickham Rd

Here is a rare opportunity to purchase brand new construction on “The Space Coast” (i.e. Brevard County, FL). Avoid all the headaches of owning an older building - at a very competitive price! The building includes many well-thought-out features including three entries, garage door, ample **parking, 20-24 foot ceilings, beautiful exterior finishes, and is delivered ready for your build-out.**

This property is zoned BU-1 which is very flexible, allowing many types of businesses. Located in “Suntree/Viera”, this affluent area is approx 15 min to the ocean. This is the fastest growing area in Florida. The Space Coast, which includes NASA and Kennedy Space Center, has been growing rapidly and continues to do so with many premier employers in the area including SpaceX, Boeing, Blue Origin, Northrup Grumman, Harris Corp/L3, Embraer, MC Assembly, Nuance Communications, TeleTech, OneWeb Satellites, Health First and more. Exciting investments are being made in the immediate area to handle the demand. This has resulted in massive housing expansion and the need for many types of businesses. This location also provides excellent visibility and is well-known to locals.

LPT Realty LLC

1400 S International Prkwy
Lake Mary, FL 32746

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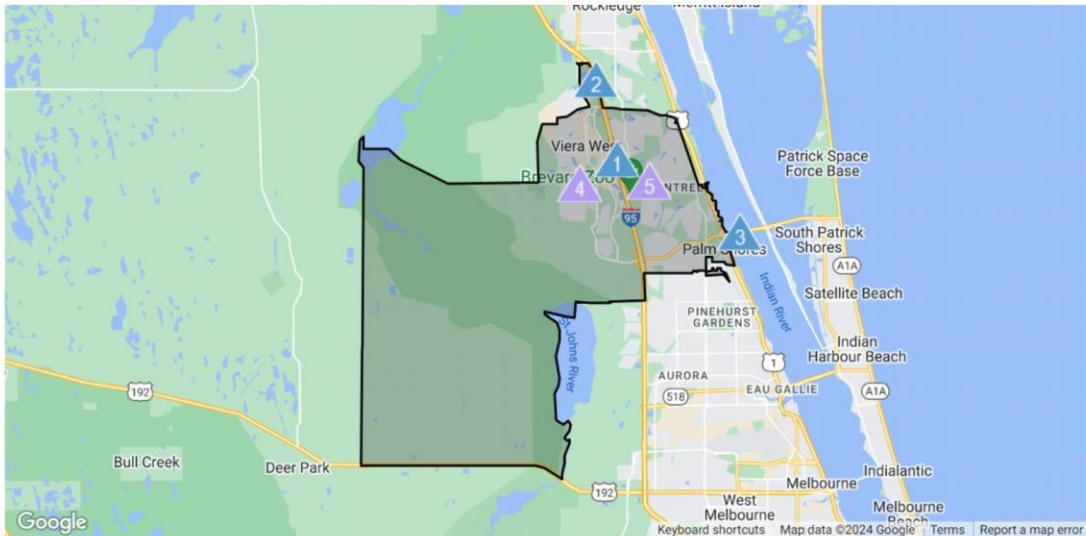
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Trade Area Report

Melbourne, FL 32940

Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1
85,135

2023 Est. daily traffic counts

Street: I- 95
Cross: N Wickham Rd
Cross Dir: S
Dist: 1.9 miles

Historical counts

Year	Count	Type
2022	88,000	AADT
2021	84,000	AADT
2020	83,000	AADT
2019	86,000	AADT
2018	75,500	AADT

2
77,255

2023 Est. daily traffic counts

Street: I- 95
Cross: Fiske Blvd
Cross Dir: S
Dist: 1.04 miles

Historical counts

Year	Count	Type
2009	80,000	AADT
2008	77,000	AADT
2005	61,500	AADT
2000	50,500	AADT
1997	54,000	AADT

3
50,383

2023 Est. daily traffic counts

Street: Pineda Causeway
Cross: Rockledge Blvd
Cross Dir: W
Dist: 0.49 miles

Historical counts

Year	Count	Type
2022	46,500	AADT
2021	52,500	AADT
2020	52,500	AADT
2019	53,500	AADT
2018	46,500	AADT

4
44,819

2023 Est. daily traffic counts

Street: North Wickham Road
Cross: Ensemble Ln
Cross Dir: SE
Dist: 0.14 miles

Historical counts

Year	Count	Type
2021	44,500	AADT
2020	44,500	AADT
2019	45,500	AADT
2018	47,000	AADT

5
43,056

2023 Est. daily traffic counts

Street: N Wickham Rd
Cross: Capron Trl
Cross Dir: E
Dist: 0.03 miles

Historical counts

Year	Count	Type
2020	44,500	AADT
2008	36,940	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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1/15/2024

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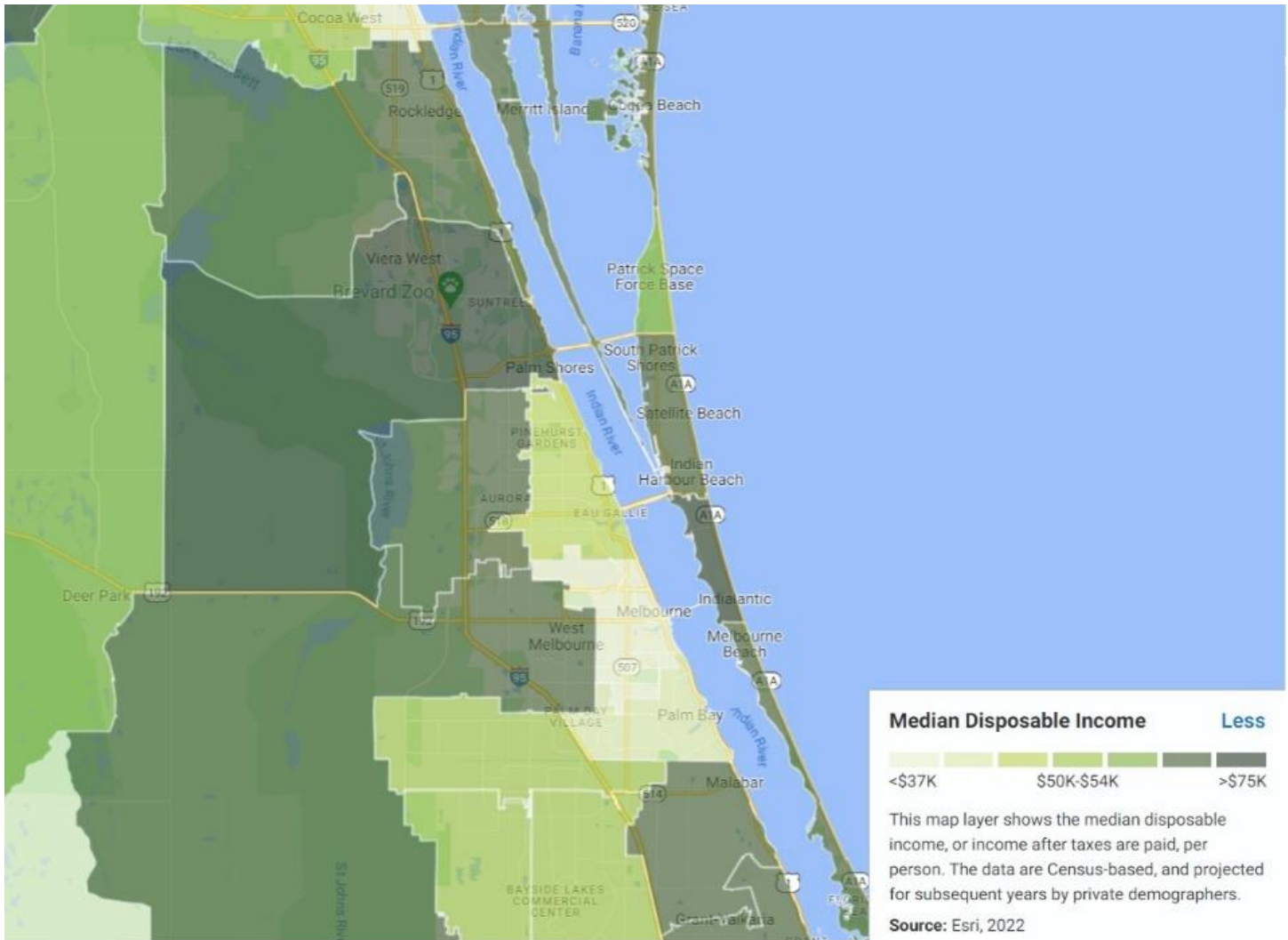
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