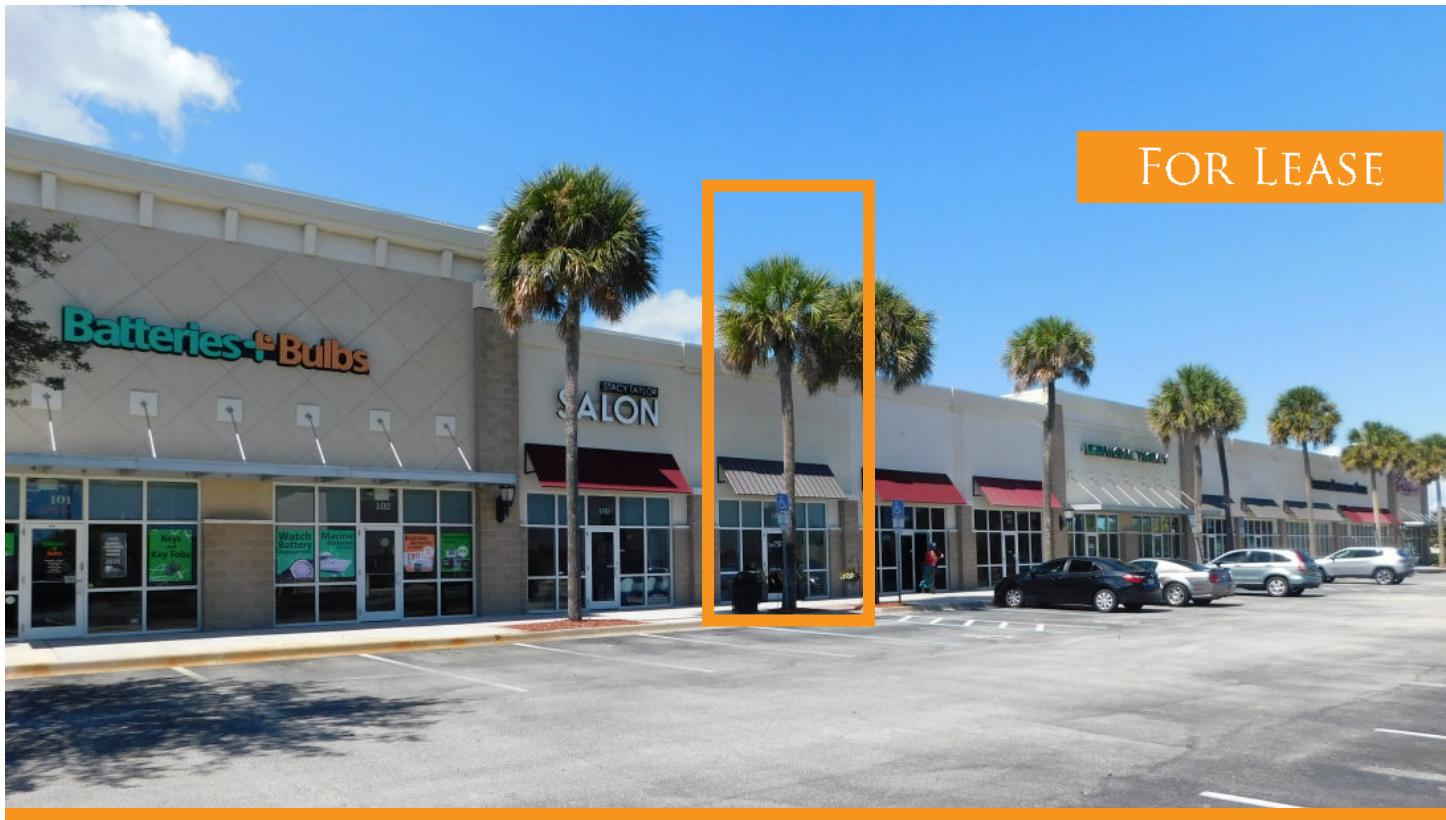


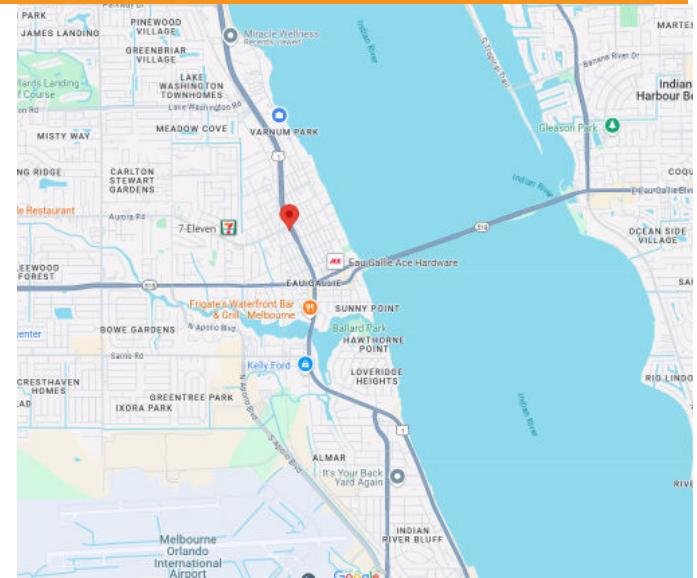
RETAIL SPACE FOR LEASE

SHOPS AT PINEDA RIDGE

5000 N Wickham Road, Melbourne, FL 32940



- Home Depot Shadow Anchored Shopping Plaza
- Excellent Frontage Along Wickham Road
- Just South Pineda Causeway
- Signalized Entrance
- Modern Façade
- Traffic Counts of over 35,000 Cars Daily
- Excellent Tenant Mix - Restaurants, Retailers & Services
- Stable Ownership & Professionally Managed
- Ample Parking
- 1486 SF Space Available
- \$18/SF/YR Plus \$6.22/SF/YR/NNN



JMREALESTATE.COM

Courtney Smith

JM Real Estate, Inc.

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courtney@jmrealestate.com

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.

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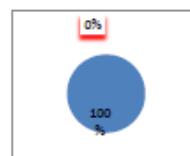
Batteries Plus Suites A1-A2 2,972 sf	Stacy Taylor Salon Suite A3 1486 sf	1486 SF	Pineda Social Center Suite A5-A6 2972sf	Harbor City Physical Therapy Suite A7-8 3,014 sf	MELBOURNE KIDS VILLAGE A-9, A-10 3010 sf	Fujiyama Japanese Steakhouse Suite A11 7,275 sf
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Available Suite

Manny Cuchina Napoletana Suite B1-B3 3,753 sf	Melbourne Nails & Spa Suite B4 1,200 sf	Silver Coin & Bullion Suite B5 1,200 sf	Chilly Spoon Suite B6 1,507 sf
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4980 Building

TOTAL OCCUPIED	29,875
TOTAL VACANT	-
TOTAL SQ.FT.	29,875



DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	7,381	39,062	108,029
2029 Pop Projection	7,928	42,493	118,386
Growth 2024-2029	1.5%	1.8%	1.9%
Median Age	49.3	49.7	46.4
Bachelor's or Higher	45%	40%	39%
U.S. Armed Forces	29	129	809
Average HH Income	\$129,073	\$106,385	\$103,980



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