

Oak Pointe

635 S. Wickham Road, West Melbourne, FL 32904

Well Maintained Retail / Office Space in Heart of West Melbourne



OFFERING SUMMARY

Available SF: 1,323 SF

Lease Rate: \$16 SF/yr (NNN)

Acreage: 2.3 Acres

Facility SF: 18,492 SF

Zoning: City of West Melbourne
Commercial Wickham
(C-W)

PROPERTY OVERVIEW

Unit 201 is 1,323 SF. Dimensions Est. 20' x 66' +/-
1 Office, 2 Restrooms, Open Configuration
100% Fire Sprinklered. Utilities: City Water/Sewer & FPL Electric
Zoning: Retail, Office, Medical, Business Service Establishments & More!
Adequate Parking with 87 Paved/Striped/Lighted Spaces at Plaza
Traffic Count est. 26,500 VPD on Wickham Road
Estimated \$3.97 PSF CAM

LOCATION OVERVIEW

Located in the heart of West Melbourne, just south of the Ellis Road / Wickham Road intersection. Easy access to the surrounding area via nearby Interstate 95, US 192, and US1. Close proximity to the Melbourne International Airport, Melbourne Square Mall, Downtown Melbourne, and all of the other shopping, dining, employers, and daycare that the area has to offer. Make this the future home for your business today!

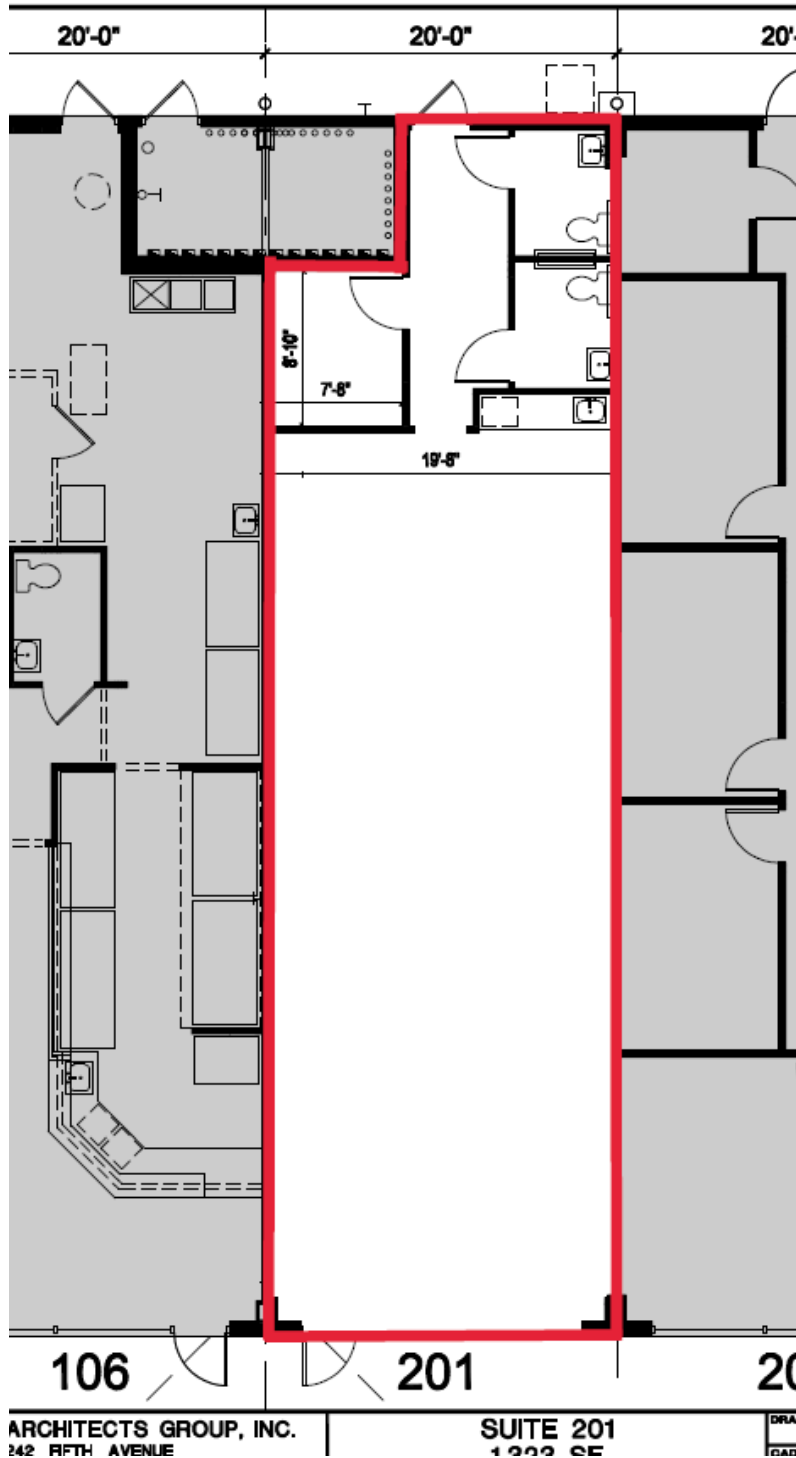
Zachary Ullian

Broker Associate
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Unit 201 Floorplan (1,323 SF Retail Unit)



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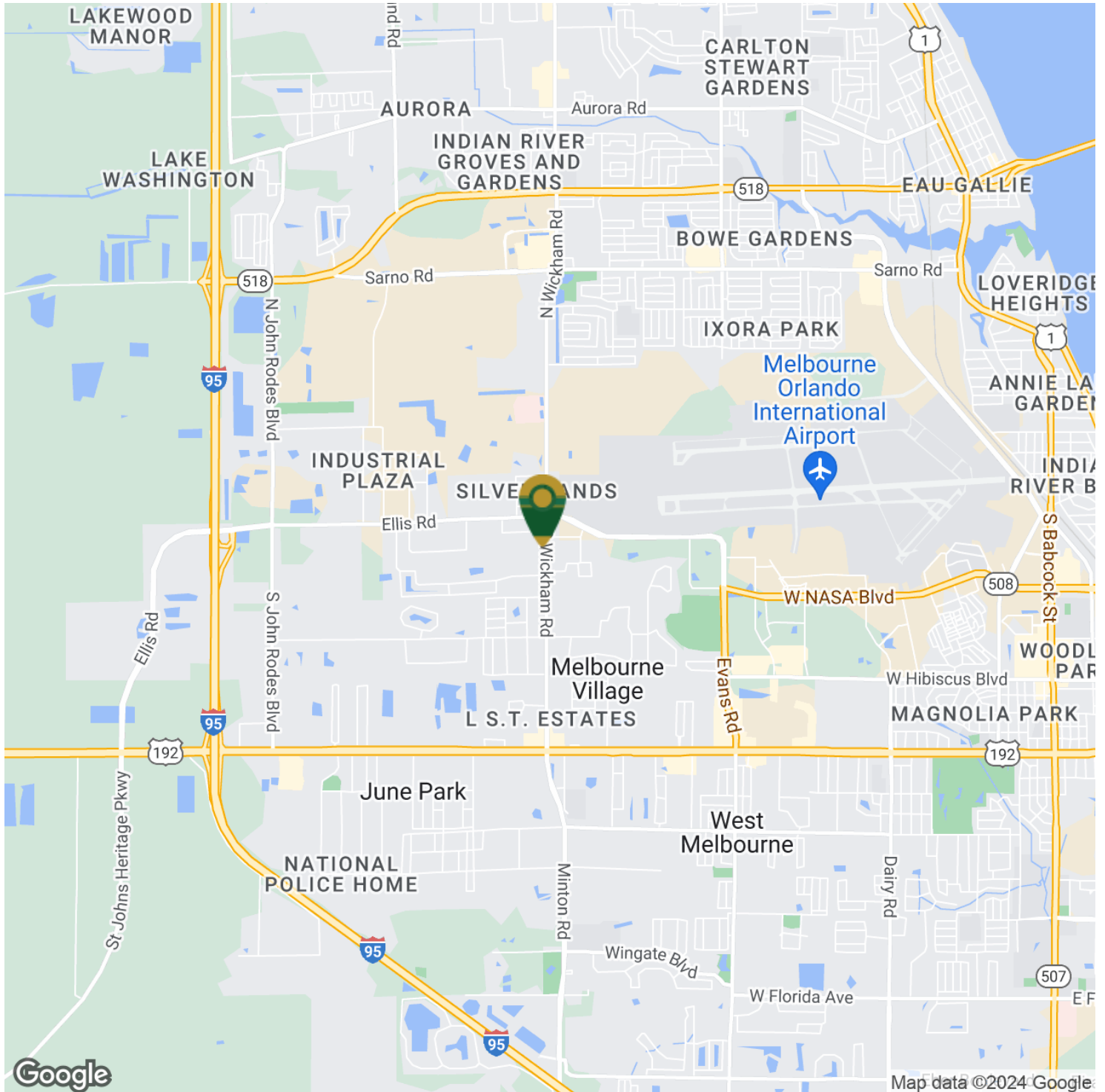
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Location Map



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