

# PALM TREE PLAZA: MULTIPLE SPACES AVAILABLE

FOR LEASE | MELBOURNE, FL



397 / 401 / 405 N. WICKHAM ROAD | MELBOURNE, FL 32935

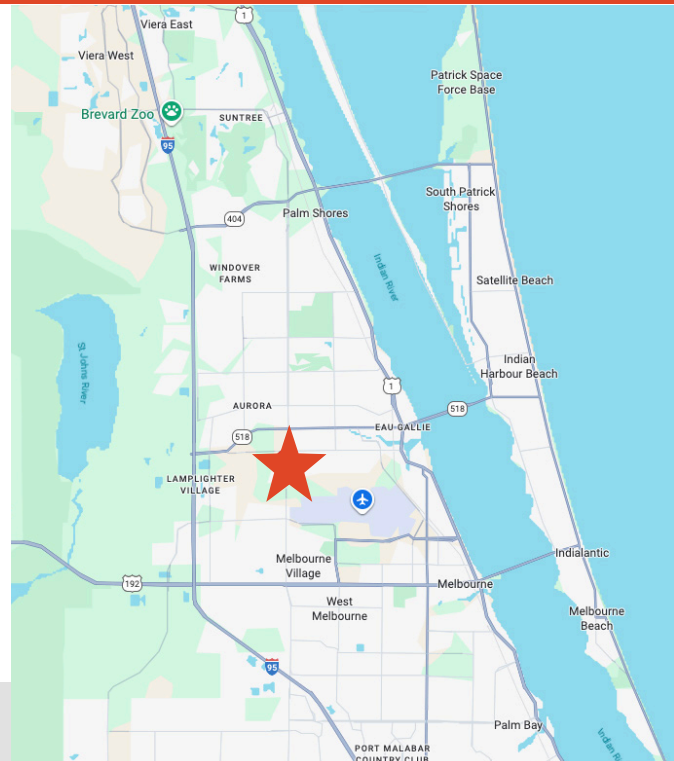
**AVAILABLE:**

397 N. WICKHAM:	SUITE 105 - 1,000 SF
401 N. WICKHAM:	SUITE P - 1,000SF
	SUITE 125 & 126 - 2,000 SF
405 N. WICKHAM:	SUITE 105 - 900 SF

**LEASE RATE: \$19.75/SF/YR Modified Gross**

## PROPERTY HIGHLIGHTS

- Excellent central location
- High traffic Wickham Road corridor
- Traffic count of 37,403 CPD
- Great visibility (street-front units)
- Easy access
- Signalized intersection
- Established residential area
- Convenient parking



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 Population	4,989	52,387	113,814
2021 AHI	\$59,476	\$71,510	\$77,130
Med. Age	43.9	47.1	\$47.2



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