

EXECUTIVE SUMMARY

• 6455 N Wickham Rd Melbourne, FL 32940



OFFERING SUMMARY

Available SF: 1,505 - 3,010 SF

Lease Rate: \$28.00 SF/yr (NNN)
\$7.06/sf

Lot Size: 0.91 Acres

Year Built: 2016

Building Size: 5,984 SF

Zoning: BU-1

PROPERTY OVERVIEW

Outparcel to Pineda Landings, featuring retail space with national and regional tenants such as: Fresh Market, Zaxby's, Jersey Mike's, Orange Theory Fitness and many more.

Pylon and building signage
Easy Access

LOCATION OVERVIEW

Located on highly traveled N Wickham Rd, main North/South through-fare in Melbourne

Close to Hwy US-1 and I-95

AADT - 31,002 (19)

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 6455 N Wickham Rd Melbourne, FL 32940



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

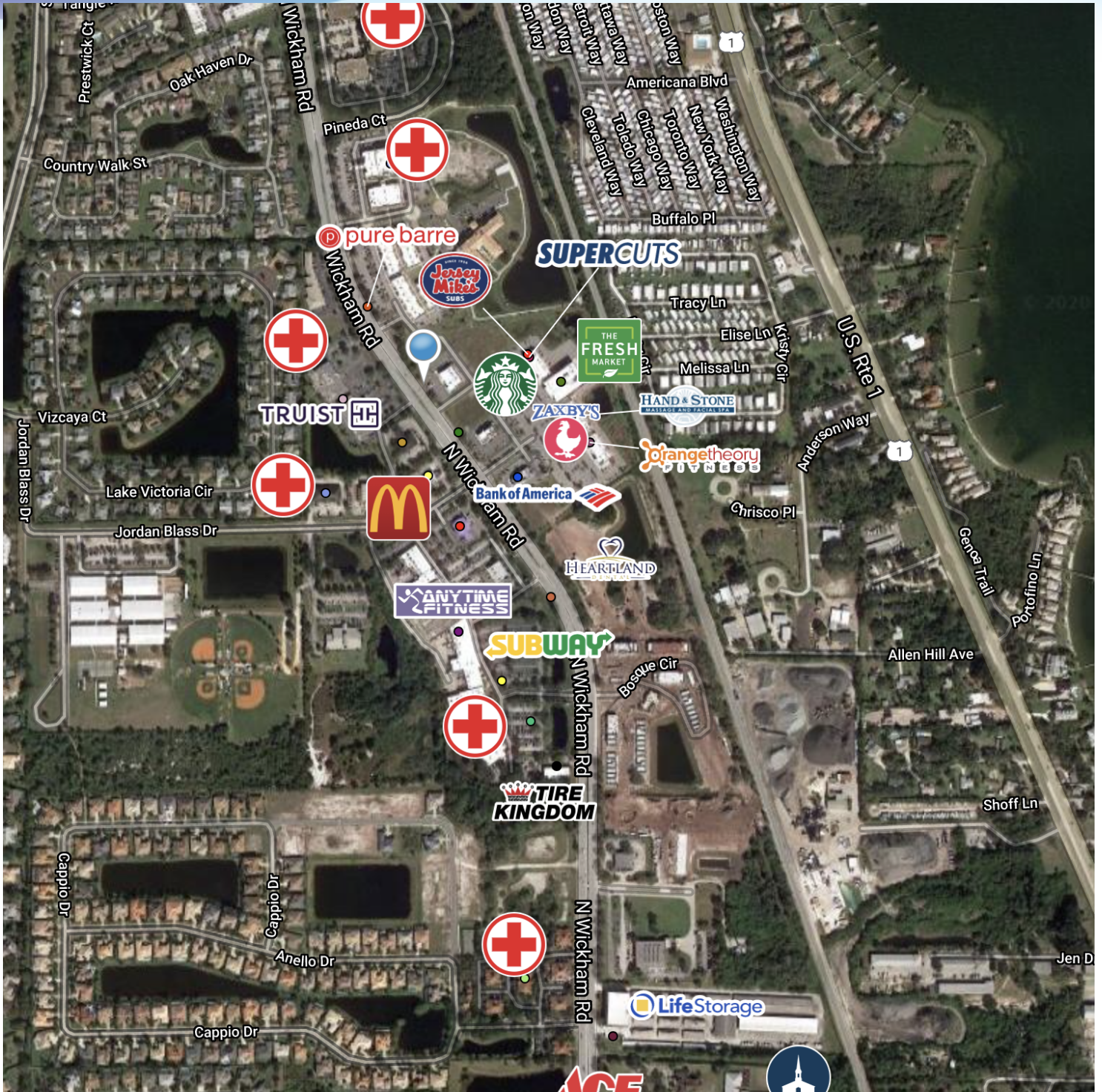
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

RETAIL MAP

• 6455 N Wickham Rd Melbourne, FL 32940



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

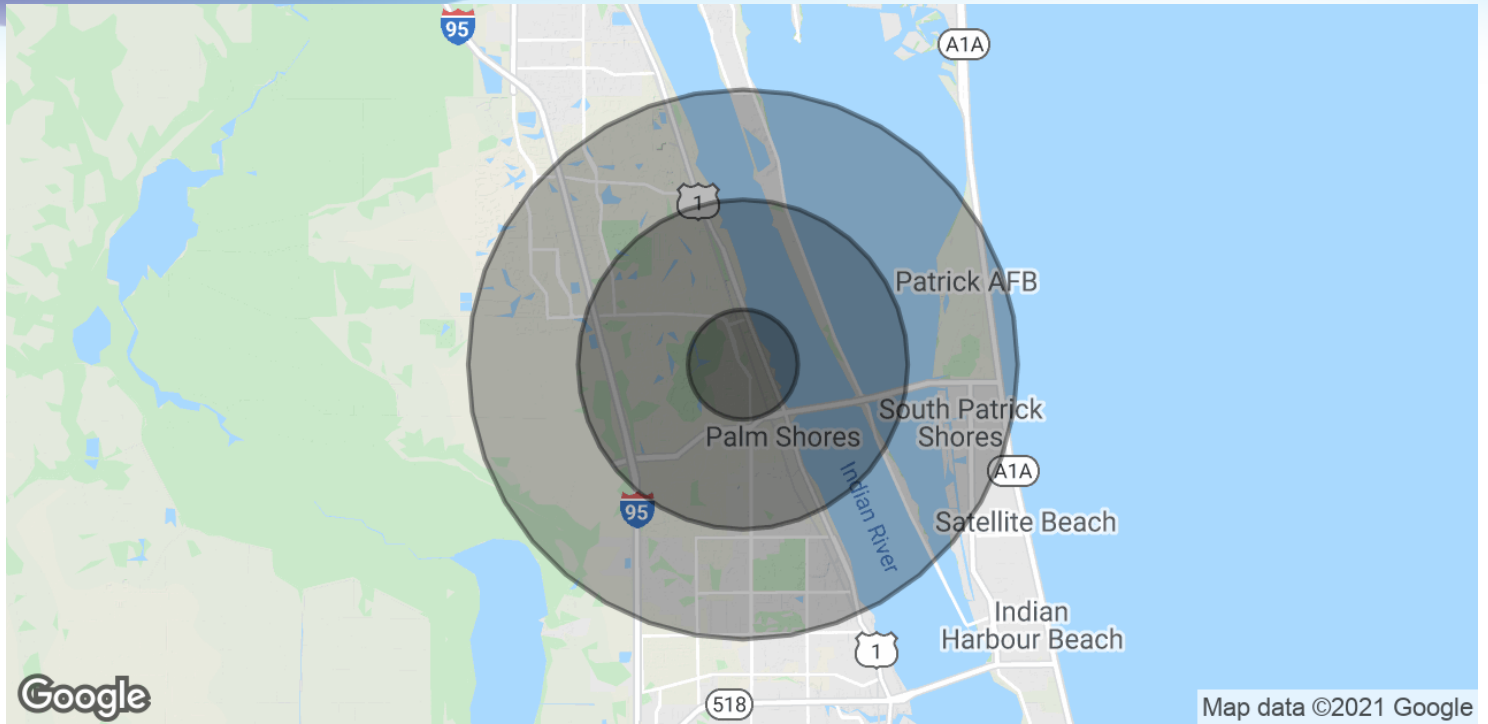
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP & REPORT

• 6455 N Wickham Rd Melbourne, FL 32940



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,970	33,250	77,199
Average age	47.4	47.0	45.8
Average age (Male)	47.8	47.0	45.0
Average age (Female)	46.9	47.0	46.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,584	13,295	31,794
# of persons per HH	2.5	2.5	2.4
Average HH income	\$96,793	\$93,406	\$82,706
Average house value	\$300,720	\$296,348	\$275,431

* Demographic data derived from 2010 US Census

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.