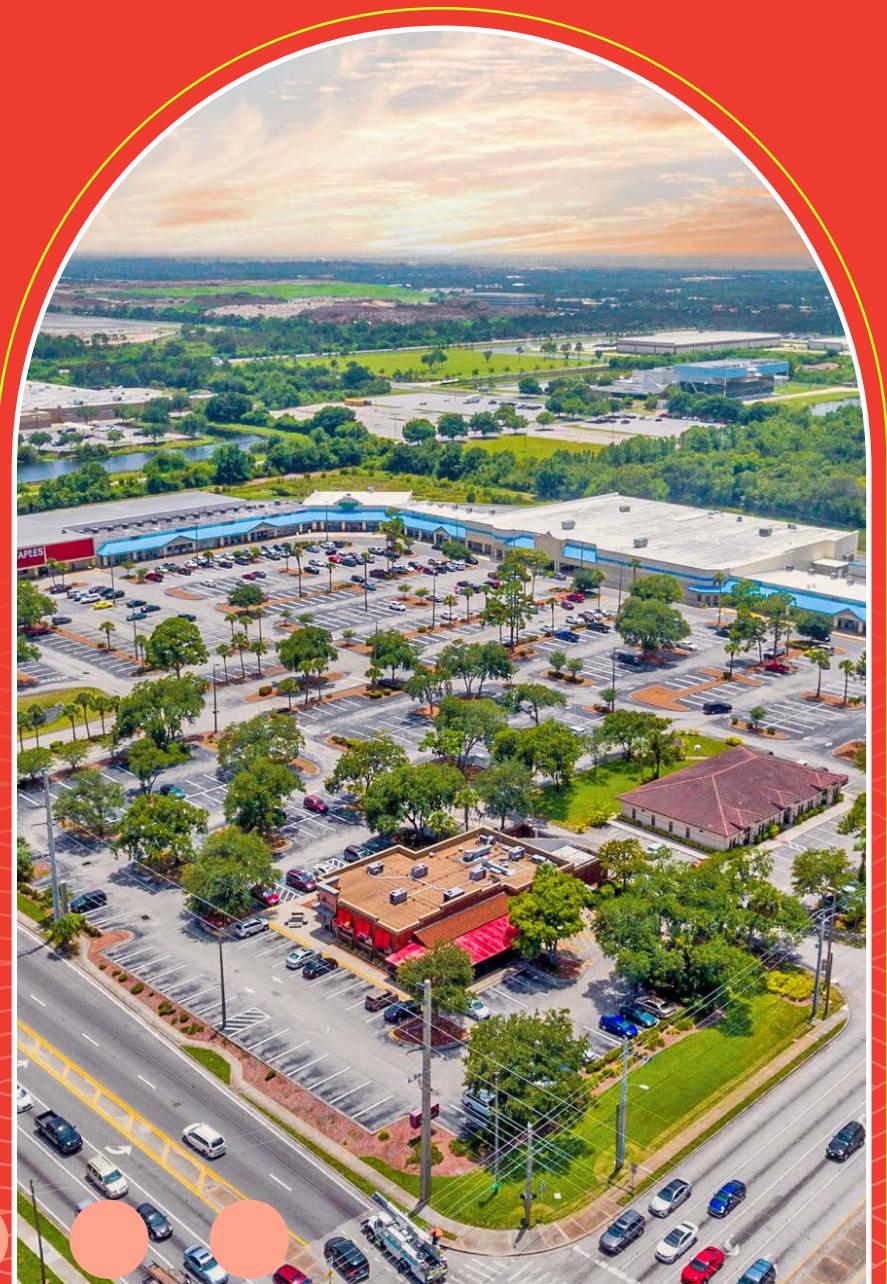


Melbourne Village Plaza

Retail for lease

1270 N Wickham Rd,
Melbourne, FL 32934

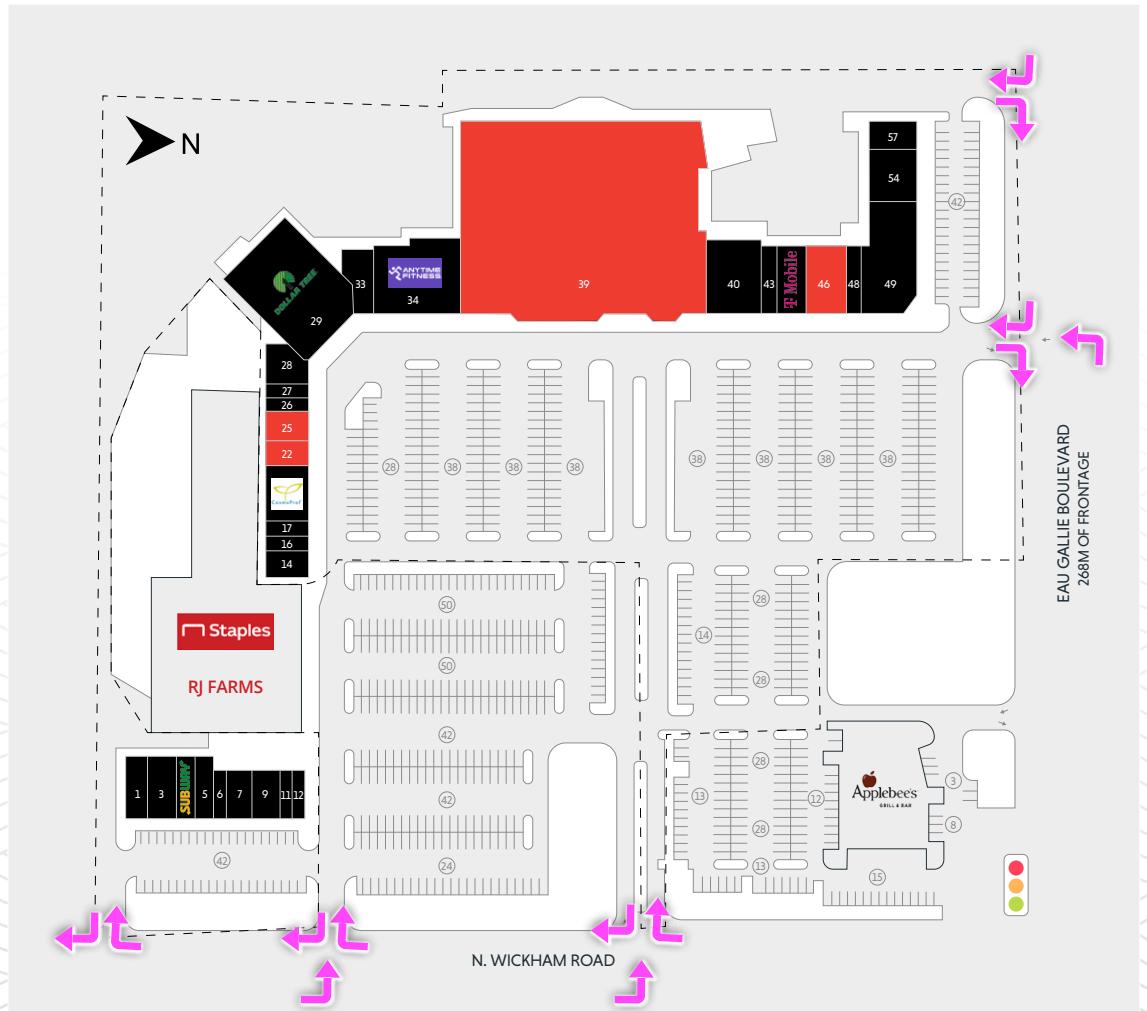


Highlights

- › Neighborhood shopping destination situated in a prominent Melbourne retail corridor
- › **Big box space available:** 15,000 to 57,500 contiguous s.f., allowing for flexibility to accommodate multiple tenants
- › **Inline space available:** 1,500 to 3,400 s.f., including a 2nd generation restaurant space
- › Resides on the lighted intersection of W Eau Gallie Blvd/ SR-518 (19,900 VPD) and N Wickham Rd (34,000 VPD) for a combined intersection count of 53,900 VPD
- › Multiple points of access along both thoroughfares
- › Adjacent to Amazon's new 66.3 a.c. distribution center, projected to employ 440 individuals; Amazon recently purchased a second Melbourne location with the success of Melbourne operations
- › Amazon's migration into the area has also delivered immediate and incoming growth, as shown by the planned adjacent Eau Gallie Blvd Apartments and the new Avocet at Melbourne (240 units) apartments



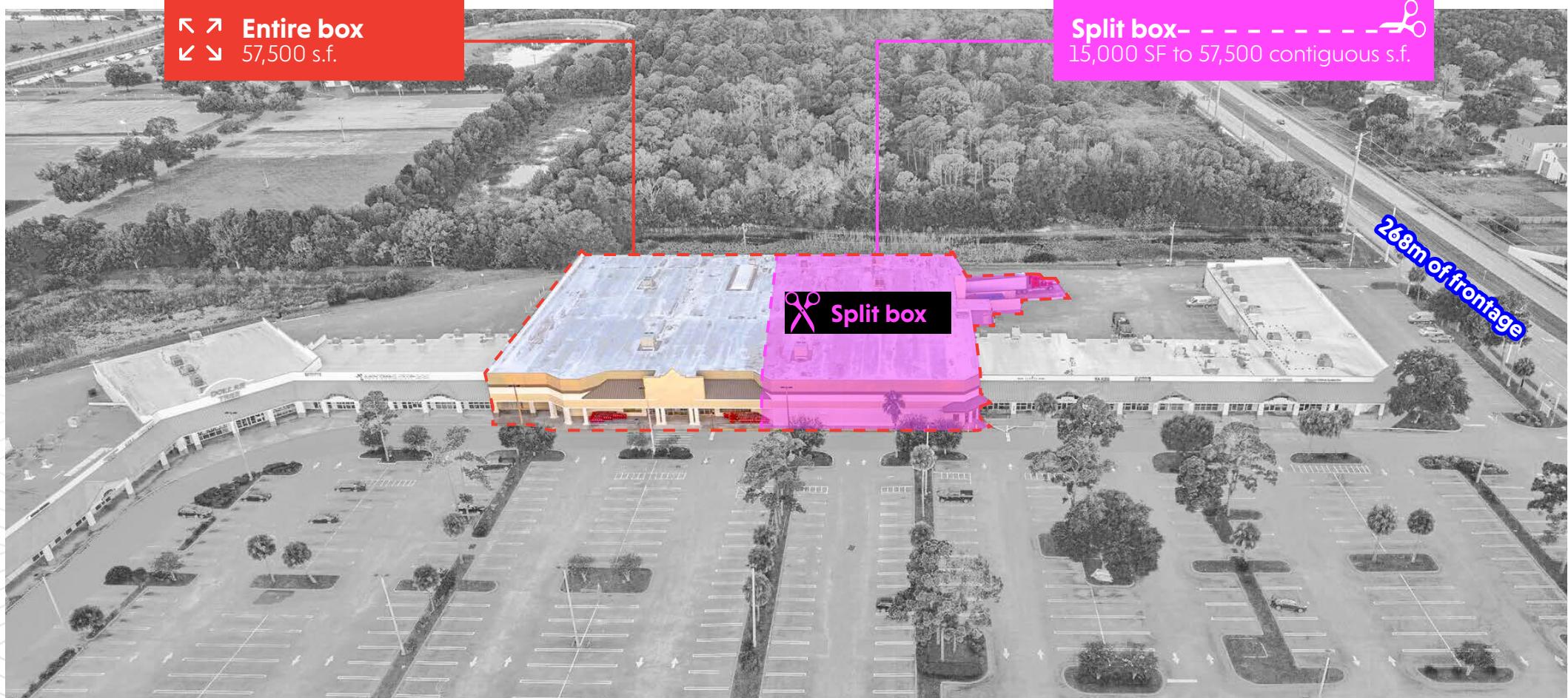
Melbourne Village Plaza Site Plan



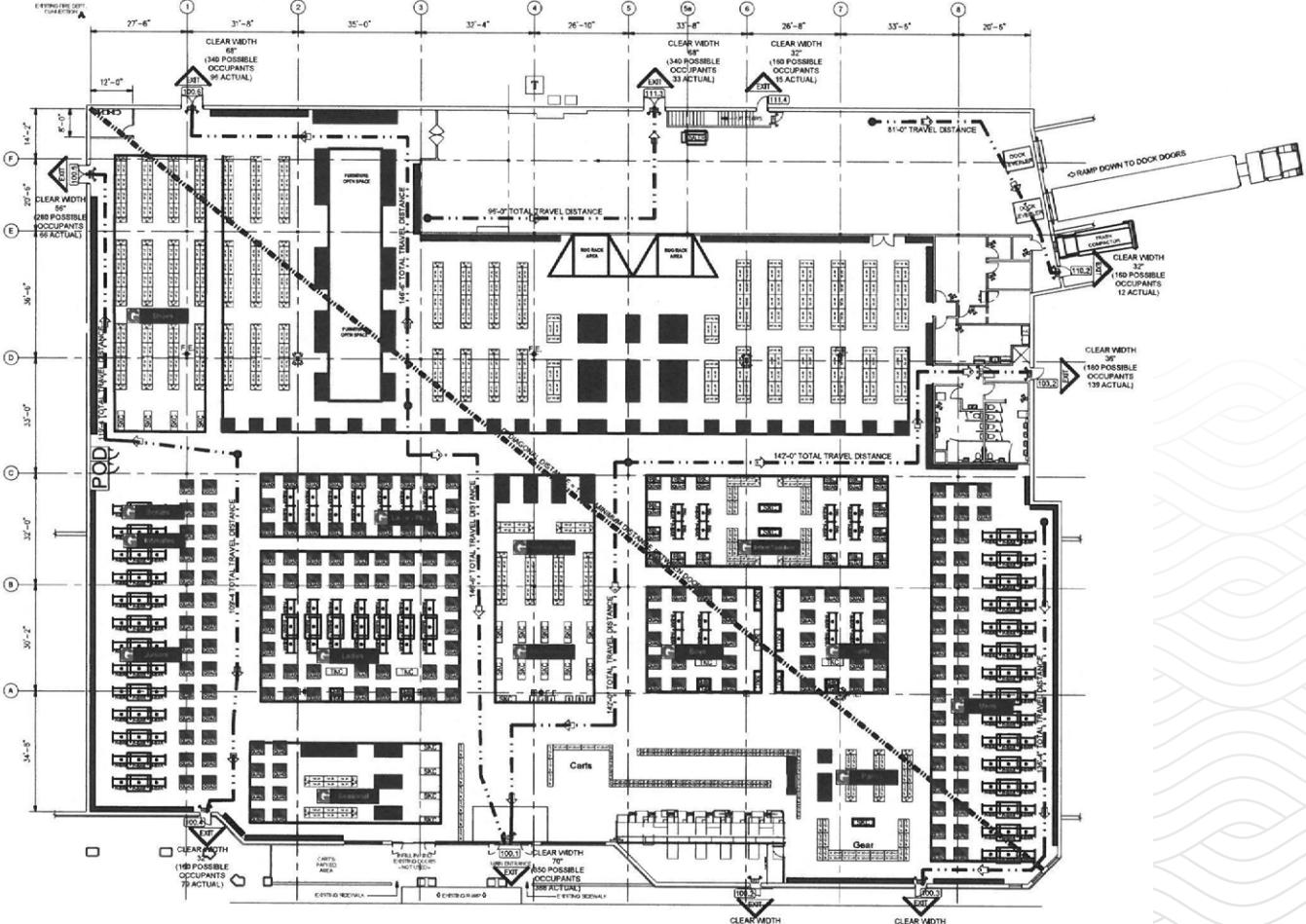
Tenants	Unit	Size
Bakudan Asian Street Fare	1	1,650 SF
Korean Fried Chicken House	3	2,250 SF
Subway	4	1,300 SF
Natural Nails & Spa	5	1,300 SF
US Air Force	6	750 SF
Buffalo Wild Wings Go	7	1,500 SF
Medec Medical Center	9	1,500 SF
Total Wireless	11	750 SF
Wickham Tobacco	12	750 SF
RJ Farms	13A	
Staples	13B	
Church	14	1,500 SF
Fast Mail N More	16	750 SF
Cindy's Pampered Pets	17	750 SF
CosmoProf	18	3,000 SF
Available	22	1,500 SF
Available 2nd Gen. Restaurant	25	1,500 SF
US Air Force	26	750 SF
Happy Nails of Melbourne	27	750 SF
Beauty Care Salon & Spa	28	1,285 SF
Dollar Tree	29	12,000 SF
Royal Palm Massage	33	1,783 SF
Anytime Fitness	34	7,600 SF
Big Box Availability	39	15,000 to 57,500 SF
Flames	40-43	6,200 SF
T-Mobile	44	2,100 SF
Available	46	3,400 SF
Lucky Garden	48	1,400 SF
Nemours Children's Clinic	49	7,087 SF
Florida Paints and Coating	54-57	5,100 SF

Big Box Flexibility

► Versatile s.f. to allow for multiple tenants



Big Box Site Plan

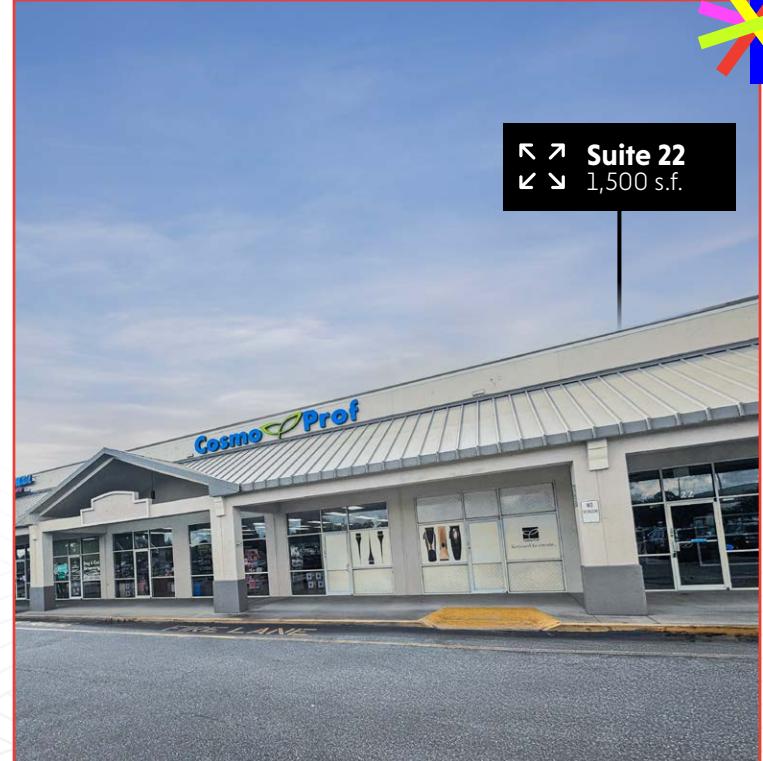


Site Plan Details

Full 57,500 s.f. space

- › Two dedicated loading docks
- › Two sets of automatic double doors for ease of entry/exit for customers
- › Two dedicated shopping cart drop-off points directly outside of the front of the building
- › Back roadway space for ease of unloading products into the suite
- › Wide driveway aisle behind the site for seamless distributor and employee parking

Melbourne Village Plaza Gallery



Demographics

Population summary		
5 Min.	10 Min.	15 Min.
10,514	53,142	122,515
Household summary		
5 Min.	10 Min.	15 Min.
4,384	23,507	53,453
Average household income		
5 Min.	10 Min.	15 Min.
\$91,853	\$96,923	\$107,958
Daytime population		
5 Min.	10 Min.	15 Min.
13,685	66,054	148,867
Median age		
5 Min.	10 Min.	15 Min.
43.4	45.4	47.7



Who lives in the 10-minute drive time?





Moderate Metros
Young families and singles in growing suburban metro peripheries

Median Age: 38.1
Median HH Income: \$70,055
LifeMode Group: Metro Vibes
Socioeconomic Traits: Moderate Metros represents young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.



Room to Roam
Often self-employed homeowners, DINKs (dual income, no kids) in the suburbs of MSAs

Median Age: 46.5
Median HH Income: \$99,689
LifeMode Group: Suburban Shine
Socioeconomic Traits: Room to Roam is often a married home without children and have the freedom to travel given their self-employment. They enjoy cooking, baking, reading, gardening and walking their dogs, and are sustainability conscious.



Loyal Locals
Brand-faithful individuals rooted in a small-town atmosphere

Median Age: 46.4
Median HH Income: \$77,266
LifeMode Group: Suburban Shine
Socioeconomic Traits: Loyal Locals represent the heart of a small-town American atmosphere - individuals who've built wealth through consistency and loyalty. They stick to trusted brands, buy American-made, drive domestic cars and rely on television for news while using social media to maintain community connections across generations.



Legacy Hills
Adults and empty nesters who shop local in the suburbs

Median Age: 45.6
Median HH Income: \$55,927
LifeMode Group: Suburban Shine
Socioeconomic Traits: Legacy Hills represents mature residents, many widowed or divorced, living in modest suburban homes near metro areas. They prefer local shopping and traditional media like radio and magazines, with interests in travel, bowling and golf while maintaining a limited online presence compared to younger segments.



Market Aerial



Melbourne Village Plaza



Anchored shopping centers



Developments planned/underway



Educational institution



Surrounding Residential



Melbourne Village Plaza

Residential and
multifamily



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