



The Space Coast's Commercial & Industrial Real Estate Specialists



# LANSING SQUARE

A RETAIL OPPORTUNITY IN MELBOURNE, FL



1680-A West Hibiscus Blvd.  
Melbourne, Florida 32901  
(321) 727-1000 FAX (321) 984-2890  
[www.evansbutler.com](http://www.evansbutler.com)



# Lansing Square

Wickham Road and Lansing Street, Melbourne, FL

## PROPERTY OVERVIEW

### Property Size

± 11.32 acres

36,000 ± SF

Retail/Restaurant/Office

108,000 ± SF Self-Storage

4,500 ± SF Bank

### Current Zoning

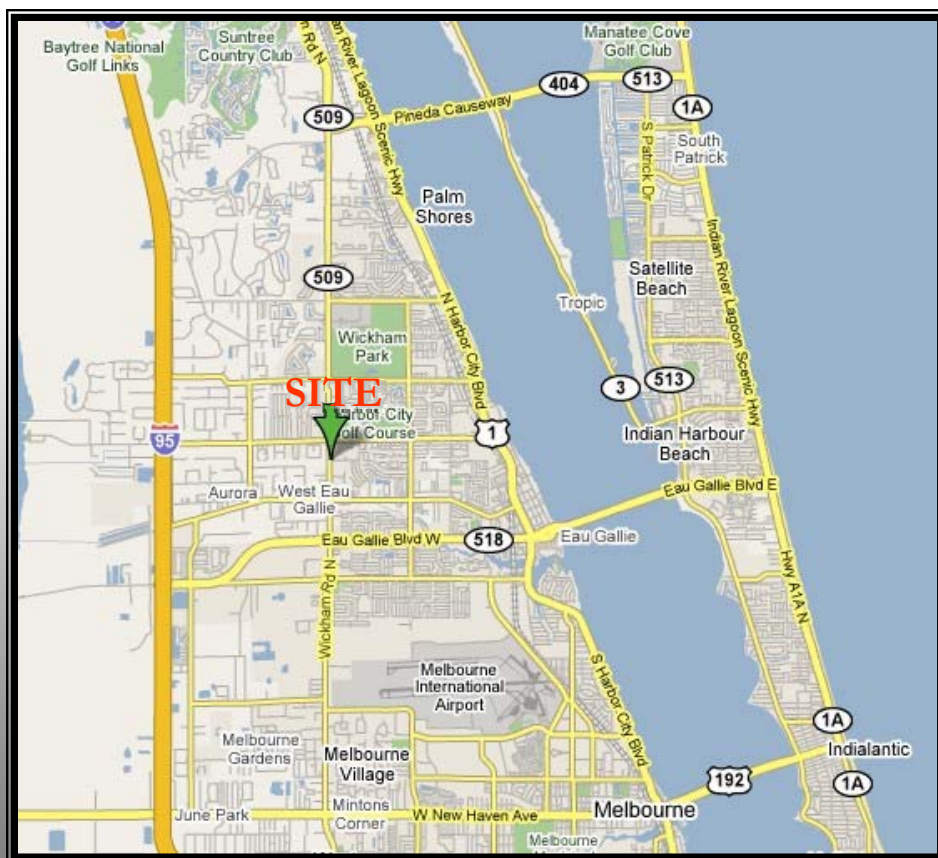
Commercial/Retail (C-2)

### Development Status

Full Entitlements and Pre-construction scheduled for Sept. 30, 2008

### Location

Lansing Square is ideally located in the City of Melbourne in Brevard County, Florida at the northeast corner of the intersection of Wickham Road and Lansing Street.





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## PROPERTY AERIAL



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## PROPERTY INTRODUCTION

**Lansing Square** provides an opportunity to invest in a unique retail shopping experience. The property is planned for a total of 36,000± square feet of in-line retail, restaurant, and office space along with a 4,500 sf bank and 108,000 sf self-storage site.

### Property Zoning

See Attached Site Plan for Reference

Lansing Square is zoned Retail/Commercial (C-2), which will support a variety of commercial uses.

### Lease Rates:

\$18 sf NNN with the option of either a \$30 build out allowance or a warm vanilla shell

### Traffic:

*Wickham Road*

4-Lane Arterial Road

AADT: 36,105

### Access and Visibility

The site is located just south of Lake Washington Road at the northeast corner of Lansing Street and Wickham Road, a major north/south thoroughfare linking Highway 192 with I-95 and Viera. The property has high visibility and two points of access from Wickham Road as well as two points of access from Lansing Street.

Source: Brevard County Metropolitan Planning Organization (MPO)



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## OFFERING SUMMARY

**Lansing Square** is available for lease in part or whole.

### Available for Lease

See Attached Site Plan for Reference

#### Retail Tenants:

Phase 1A- 15,889 ± SF - Retail/Restaurant

Phase 1B- 4,500± SF - Bank Pad

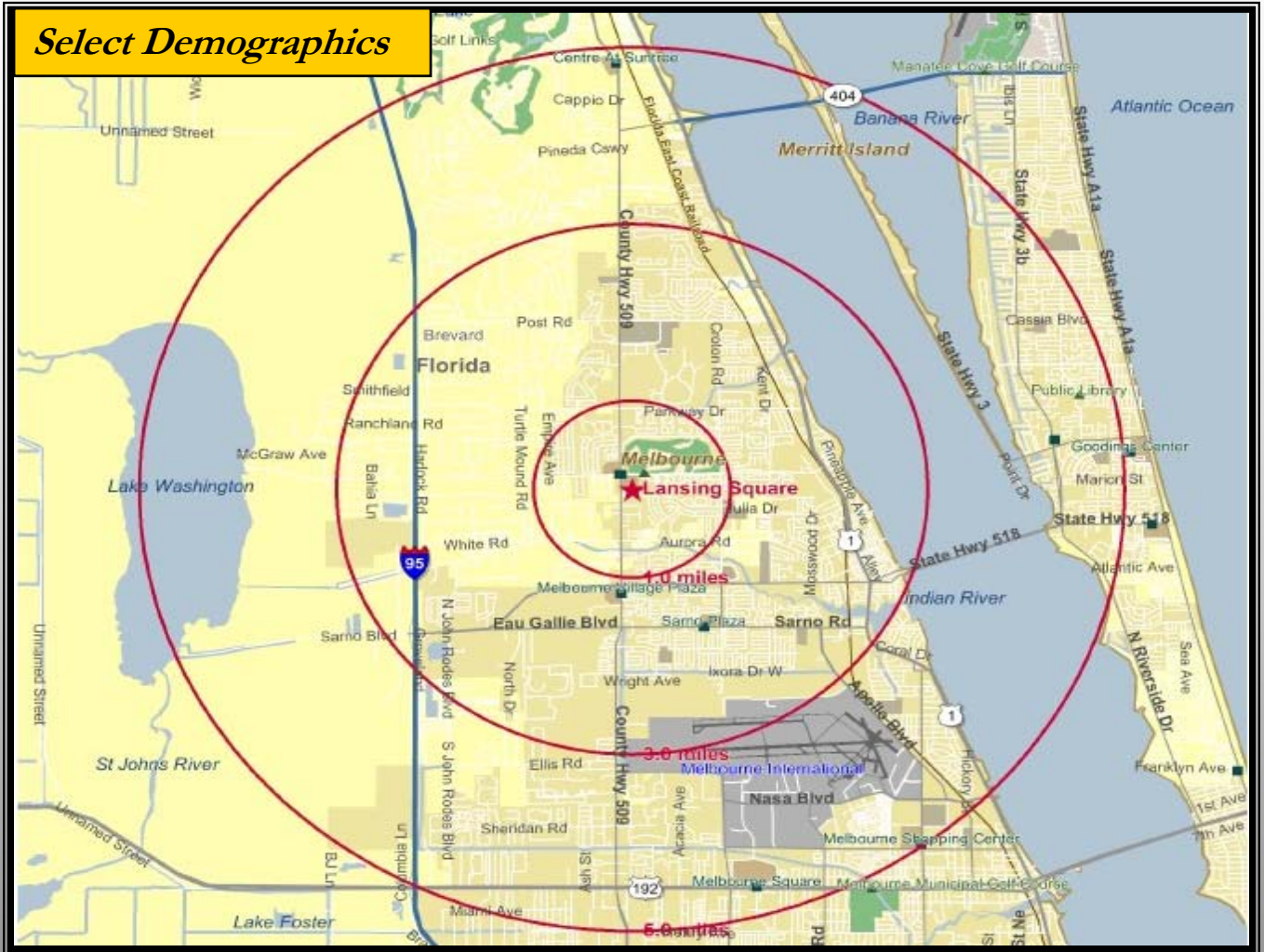
Phase 2 – 108,000 ± SF - Self-storage Site

Phase 3 – 20,000 ± SF - Office/Retail

### Pre-Development Work Completed

- All Pre-development research completed
- Anticipated Fully Permitted in September 2007
- Concurrency Reservation (Water, Sewer, and Traffic)
- Anticipated Pre-Construction start date September 30, 2007
- Phase 1 with Retail/Restaurant anticipated completion in Fall 2008

## Select Demographics



General Population	1-Mile Radius	3-Mile Radius	5-Mile Radius	Households	1-Mile Radius	3-Mile Radius	5-Mile Radius
2007 Population	12,100	56,093	96,231	2007 Households	5,478	23,955	45,461
2012 Projected Population	13,058	60,742	104,958	2012 Households	5,953	26,081	45,461
Growth 1990-2007 (approx.)	5.59%	2.55%	2.36%	2007 Average HH Size	2.20	2.33	2.27
2007 Average Age	39.5	41.8	45.1	Growth 2007-2011	1.54%	1.61%	1.76%
				2007 Average HH Income	\$60,666	\$62,077	\$66,914

Source: CCIM "Site to do Business"



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## SITE PLAN

### LANSING SQUARE





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## Architectural Rendering

