

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

*The Foundation For
Every Retail Location*

Wickham Park Commons

Melbourne, Florida



3600 N Wickham Road, Melbourne FL 32935

Cornerstone Commercial Associates, LLC
561 Spring Lake Drive
Melbourne, FL 32940

Ron Robbins, CCIM & CPM
Broker
Phone: (321) 421-6960
www.CornerstoneCommercialAssociates.com

Cell: 321.626.5312
E-mail: CommercialBroker@earthlink.net
Fax: (321) 821-1981

Wickham Park Commons

Melbourne, Florida 32935



LOCATION:	Wickham Park Commons 3600 N Wickham Road, Melbourne, FL 32935 North of Parkway on Wickham Road																
CENTER SIZE:	3600 Building = 15,212 SF																
UNIT SIZE:	Unit 102—1500 SF (20' X 75')																
TYPE:	Retail/Office Center																
TRAFFIC COUNT:	33,540 ADT																
BASE RENT:	\$20.00/SF																
OPERATING EXPENSES:	\$7.90/SF NNN																
DEMOGRAPHICS:	<table><thead><tr><th></th><th><u>Population</u></th><th><u>Age</u></th><th><u>Income</u></th></tr></thead><tbody><tr><td>1 Mile</td><td>7,572</td><td>44.5</td><td>\$80,292</td></tr><tr><td>3 Miles</td><td>54,069</td><td>44.4</td><td>\$78,939</td></tr><tr><td>5 Miles</td><td>98,953</td><td>45.9</td><td>\$82,622</td></tr></tbody></table>		<u>Population</u>	<u>Age</u>	<u>Income</u>	1 Mile	7,572	44.5	\$80,292	3 Miles	54,069	44.4	\$78,939	5 Miles	98,953	45.9	\$82,622
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Wawa

Holy Trinity Academy

Palm Shores

THE HOME DEPOT

RaceTrac

goodwill

EINSTEIN BROS BAGELS

Longleaf El-em. School

Steinmart
Wendy's
Chase Bank
Publix
Bealls Dept Store

Eastern Florida State College - Melbourne Campus

Sherwood Elementary

Post Road

Maxwell King Center for the Performing Arts

Walgreens Sonic

SUBJECT PROPERTY WICKHAM PARK COMMONS

Wickham Park Senior Center

ELEVEN

Wickham Park

CVS pharmacy

Publix

Bank of America

KFC/Boston Market Taco Bell

Lake Washington Rd

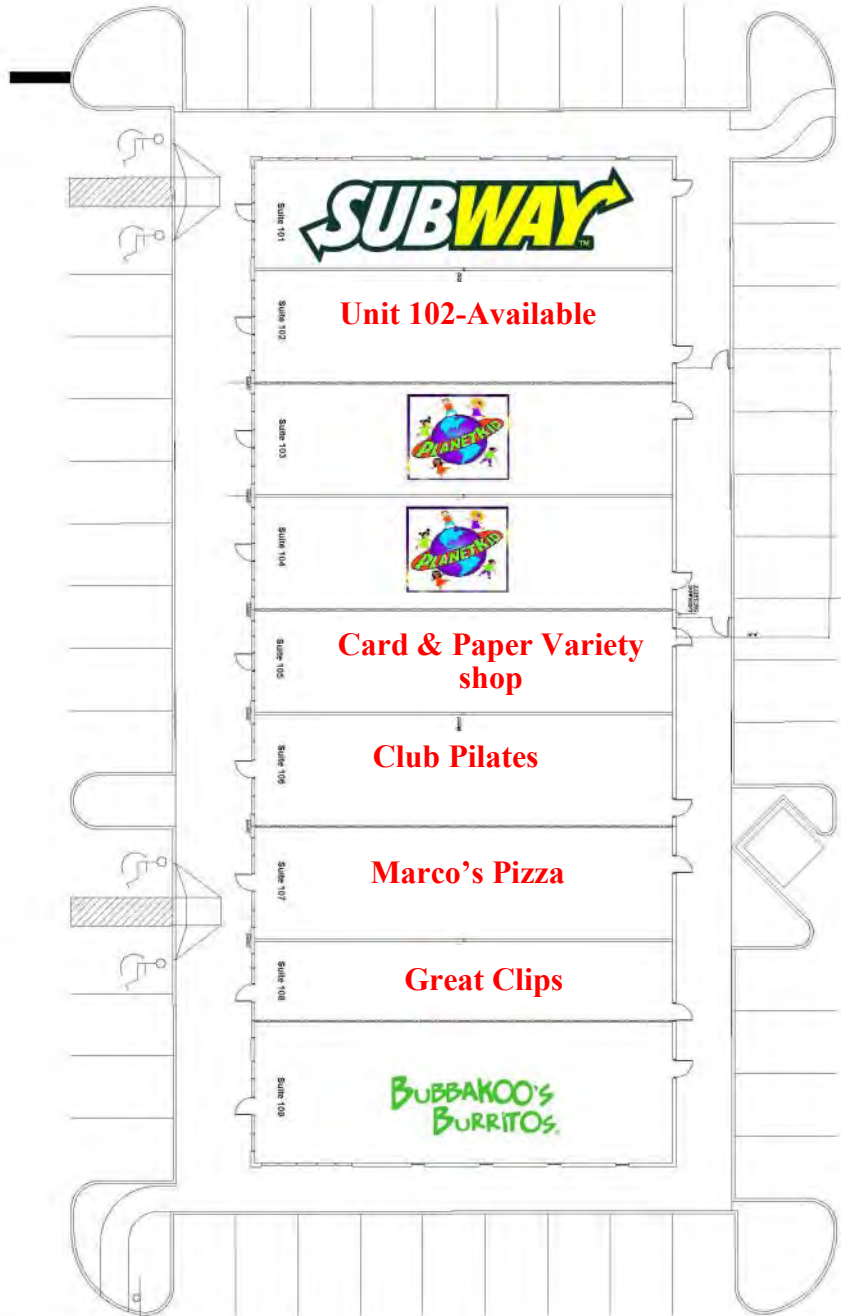
AERIAL VIEW-WEST 3600 Building



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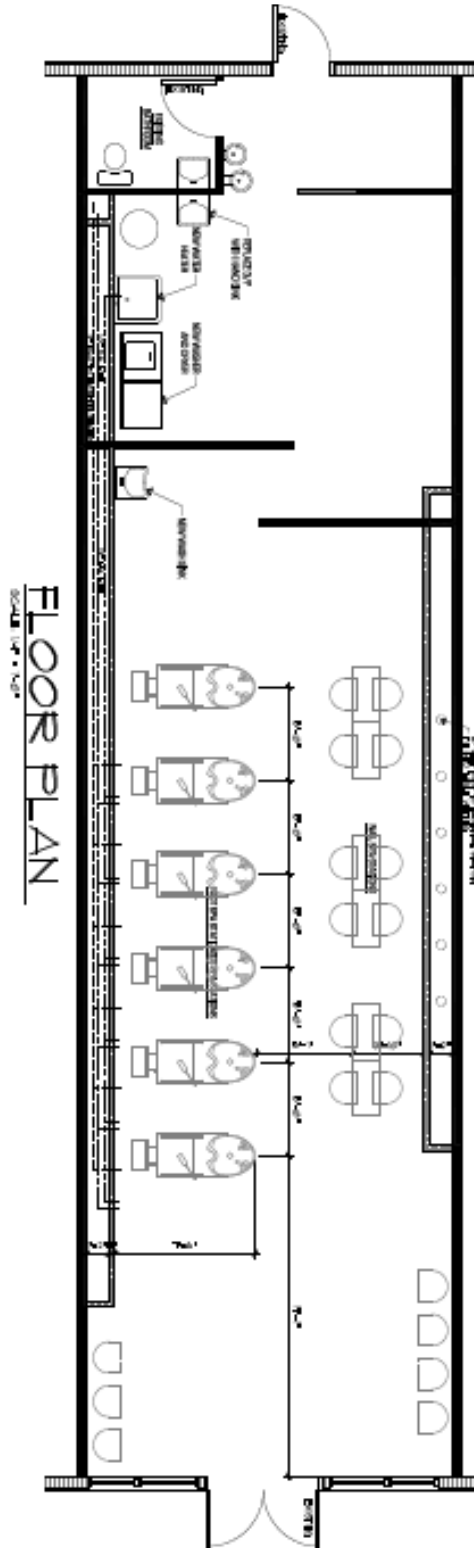
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