

EXECUTIVE SUMMARY

Freestanding Bldg N Wickham at Fountainhead • 725 N Wickham Rd Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$25.00 SF/yr (\$5.00/sf NNN)
Lot Size:	1.0 Acres
Year Built:	1990
Building Size:	3,600 SF
Zoning:	C-C1
Market:	South Brevard
Submarket:	Melbourne
Traffic Count:	36,240

PROPERTY OVERVIEW

Freestanding building on NE corner of Wickham Rd. and Fountainhead Blvd

Large area with 2 restrooms and private office

Great visibility

High Traffic Counts

Access via Wickham Rd and Fountainhead Blvd

Ample parking

Surrounded by residential neighborhoods

Great for Urgent Care Medical, Vet Clinic, Medical, Restaurant, and many other uses!

LOCATION OVERVIEW

Located on N Wickham Rd. one block south of Sarno Rd.

Lighted intersection — accessible from N Wickham and off Fountainhead Blvd

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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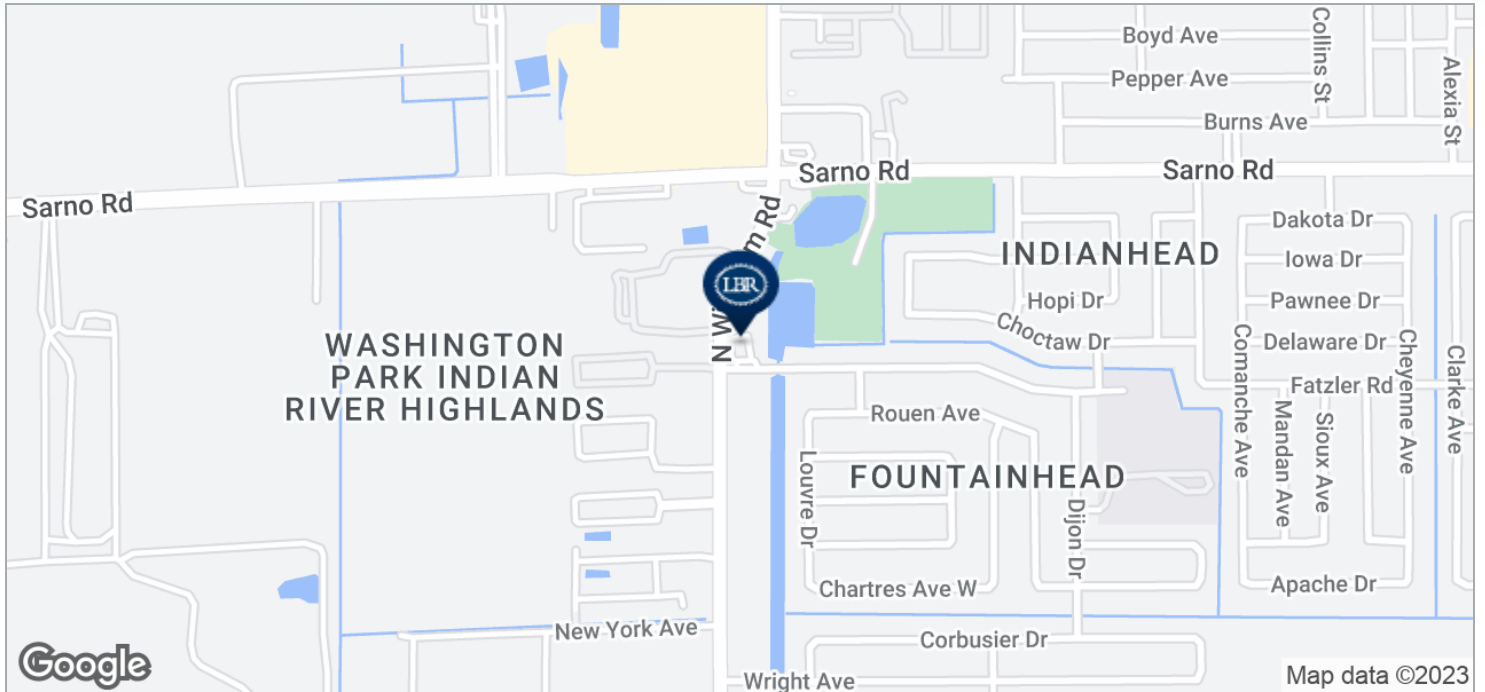
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LOCATION MAPS

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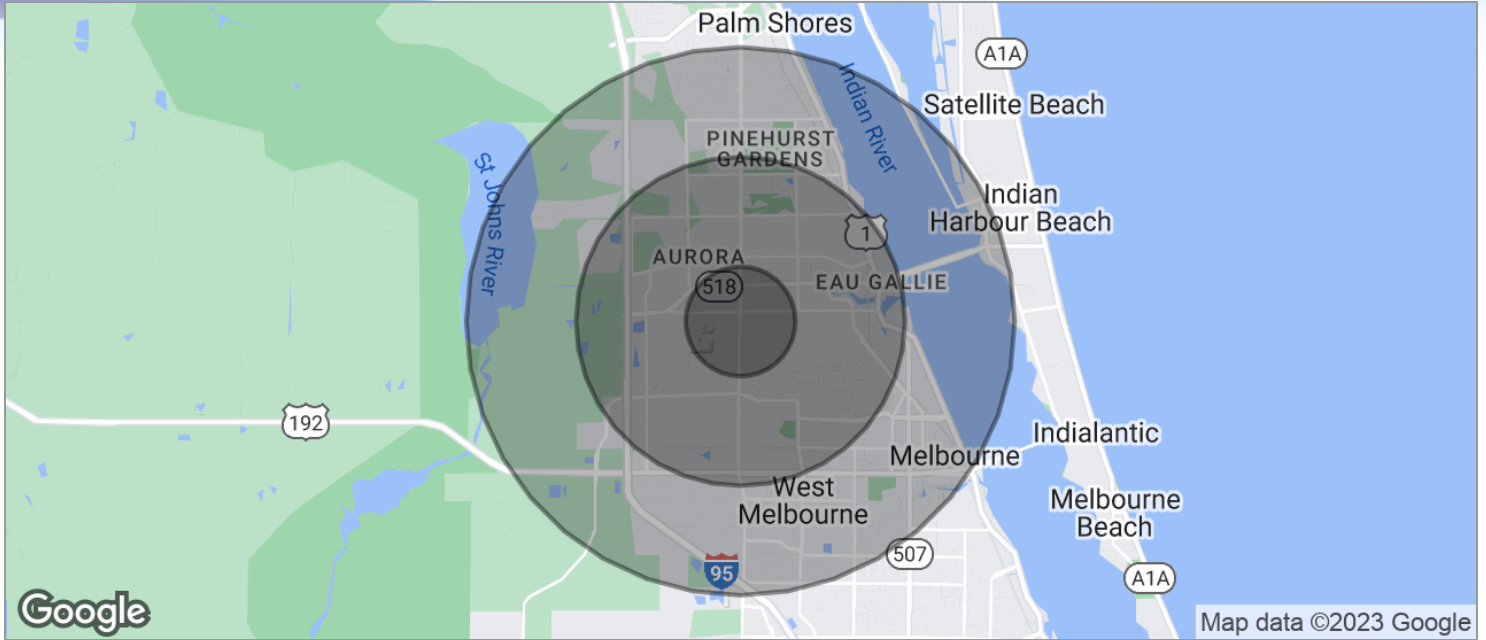
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,749	53,024	100,650
MEDIAN AGE	46.3	44.5	44.5
MEDIAN AGE (MALE)	42.0	42.1	42.4
MEDIAN AGE (FEMALE)	50.0	46.6	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,948	22,676	42,701
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$46,311	\$54,563	\$59,512
AVERAGE HOUSE VALUE	\$117,796	\$164,836	\$210,426

* Demographic data derived from 2020 ACS - US Census

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