

# EXECUTIVE SUMMARY

• 205 S Wickham Rd Melbourne, FL 32904



## OFFERING SUMMARY

**Available SF:** 4,600 SF

**Lease Rate:** \$16.00 SF/yr (Gross)

**Lot Size:** 1.0 Acres

**Year Built:** 1979

**Building Size:** 7,450 SF

**Zoning:** MI

## PROPERTY OVERVIEW

Flex space available on Wickham Rd.  
Warehouse with large fenced yard  
One dock high ramp  
Space is connected to the popular Apna Bazaar Grocery

## LOCATION OVERVIEW

Just north of the Ellis Rd/Wickham Rd Intersection  
Close to I-95 and the Airport  
Great Central Brevard County Location

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

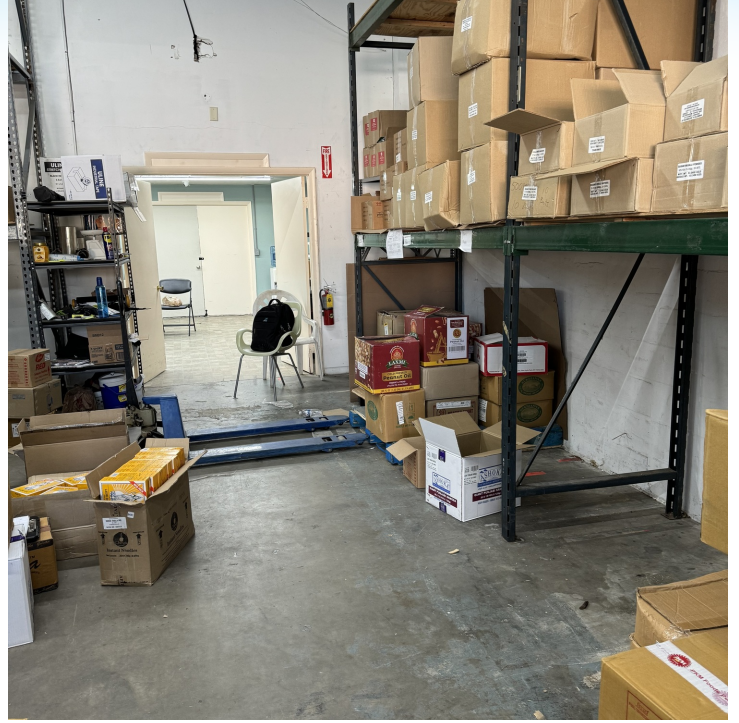
### Lightle Beckner Robison, Inc.

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

• 205 S Wickham Rd Melbourne, FL 32904



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

## Lightle Beckner Robison, Inc.

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

• 205 S Wickham Rd Melbourne, FL 32904



**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

**MIKE MOSS, SIOR**

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

**Lightle Beckner Robison, Inc.**

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.

# LOCATION MAP

• 205 S Wickham Rd Melbourne, FL 32904



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

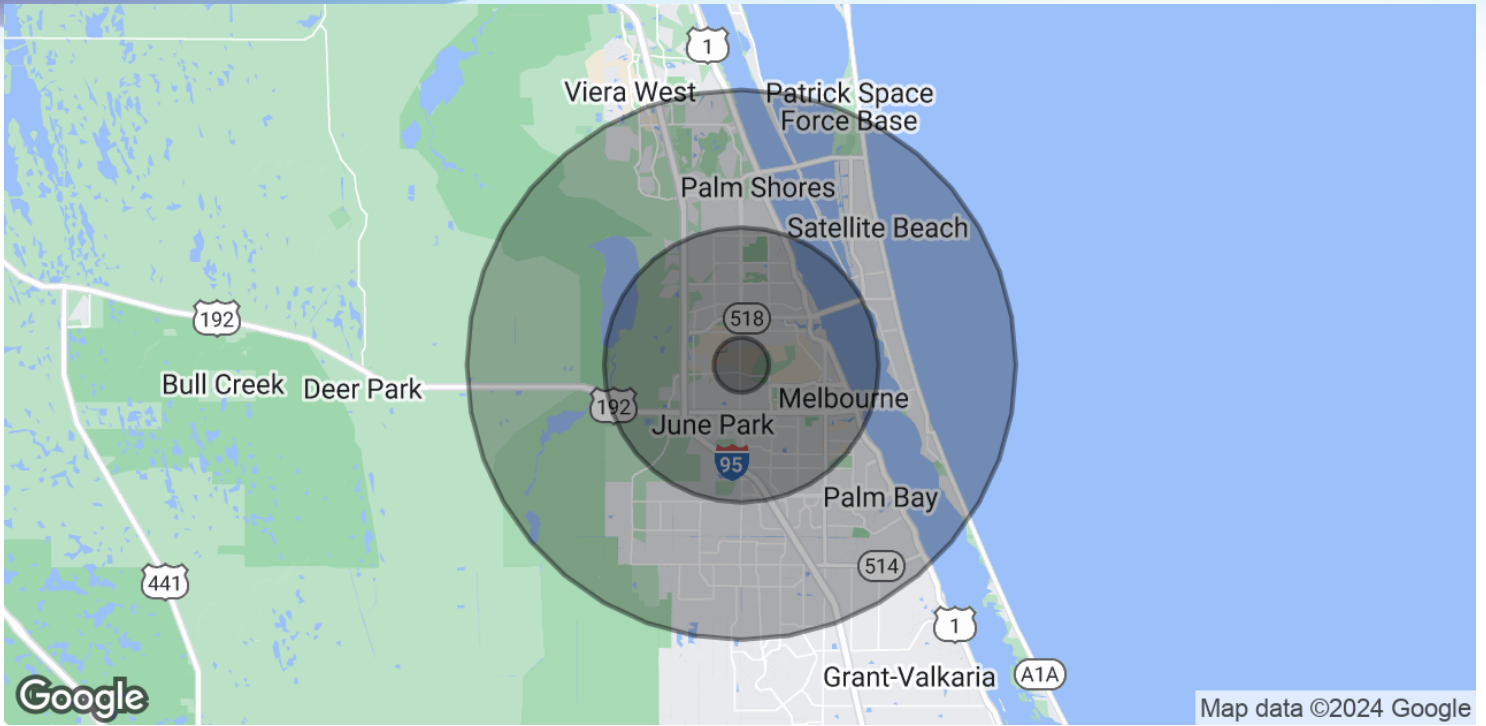
## Lightle Beckner Robison, Inc.

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

• 205 S Wickham Rd Melbourne, FL 32904



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,055  | 109,841 | 289,850  |
| Average Age          | 42.2   | 43.0    | 45.3     |
| Average Age (Male)   | 40.4   | 40.6    | 43.2     |
| Average Age (Female) | 49.3   | 45.3    | 46.8     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,427     | 48,982    | 127,921   |
| # of Persons per HH | 2.1       | 2.2       | 2.3       |
| Average HH Income   | \$64,950  | \$63,719  | \$71,209  |
| Average House Value | \$177,033 | \$202,394 | \$231,196 |

\* Demographic data derived from 2020 ACS - US Census

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
mike@teamlbr.com

### Lightle Beckner Robison, Inc.

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.