

# RETAIL FOR LEASE

Lake Washington Square • 2447 N Wickham Rd Melbourne, FL 32935



## OFFERING SUMMARY

<b>Available SF:</b>	6,270 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (\$4.85/sf NNN)
<b>Lot Size:</b>	15.15 Acres
<b>Year Built:</b>	1982
<b>Building Size:</b>	112,057 SF
<b>Renovated:</b>	2014
<b>Zoning:</b>	CCI
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Melbourne
<b>Traffic Count:</b>	33,340

## PROPERTY OVERVIEW

Lake Washington Square is 112,057 gross leasable square feet

LA Fitness Anchored • Ample Parking • Parking 4.18/1000 sf  
Highly Visible • Monument Signage • Traffic Counts: 32,110 AADT (2022)

Other tenants include: Dollar General, Smoothie King, Thrifty Special Produce, Metro PCS, MY Island Pancake and many other great local retailers!

## LOCATION OVERVIEW

This anchored retail shopping center is located on N. Wickham Road at Lake Washington Rd. Melbourne, FL - Brevard County.

Offering convenient access along Wickham Road, one of Melbourne's key north/south thoroughfares, Lake Washington Square is poised to capture increasing retail sales in this growing residential market.

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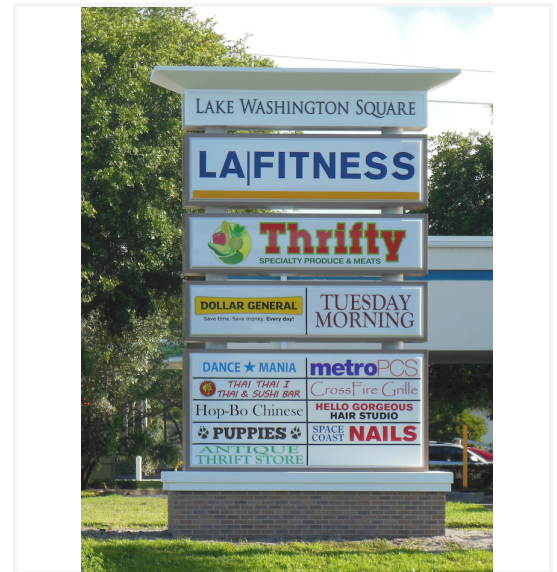
### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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# ADDITIONAL PHOTOS

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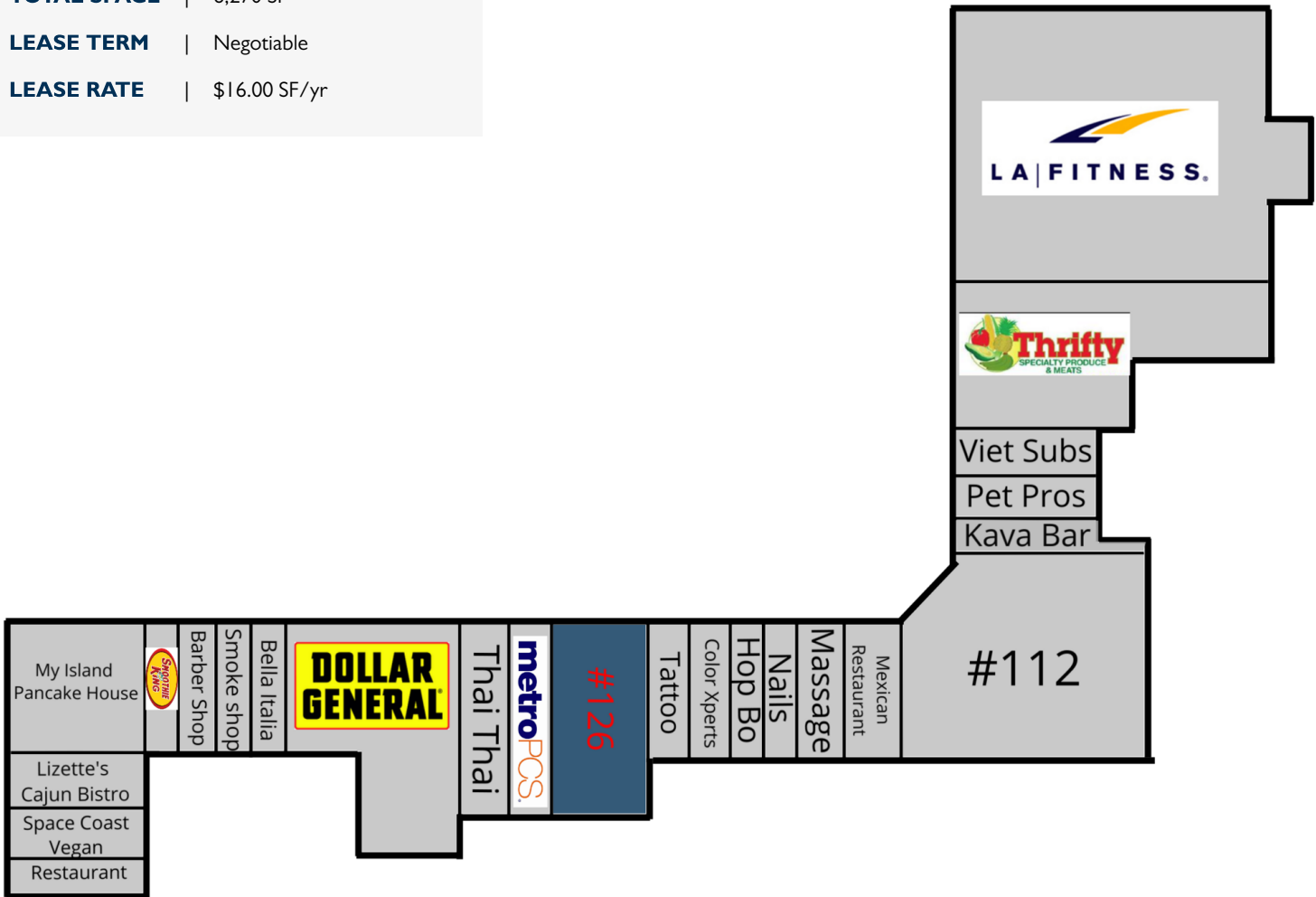
# AVAILABLE SPACES

Lake Washington Square • 2447 N Wickham Rd Melbourne, FL 32935

**AVAILABLE**

**UNAVAILABLE**

<b>LEASE TYPE</b>	\$4.85/sf NNN
<b>TOTAL SPACE</b>	6,270 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$16.00 SF/yr



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# AVAILABLE SPACES

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SUITE	TENANT	SIZE	TYPE	RATE
#126	Available	6,270 SF	\$4.85/sf NNN	\$16.00 SF/yr

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# AERIAL MAP

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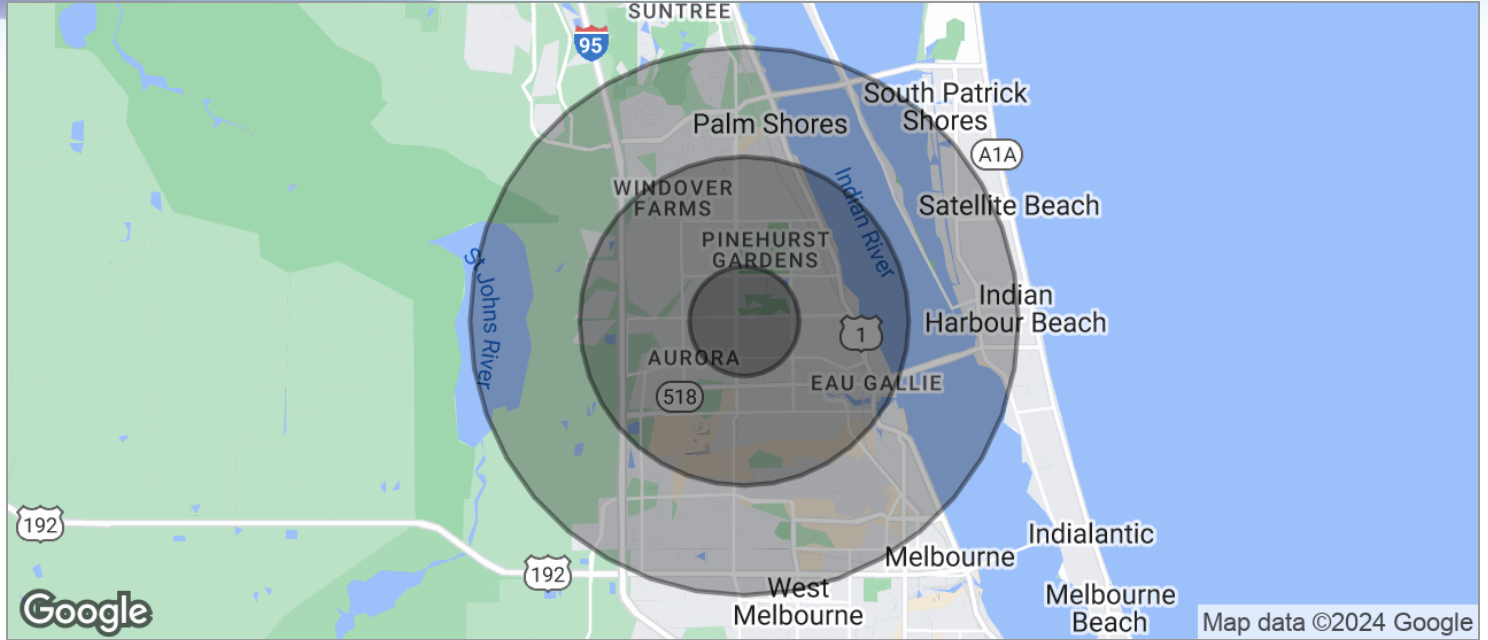
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,281	57,496	99,816
MEDIAN AGE	41.5	43.9	45.5
MEDIAN AGE (MALE)	39.6	41.7	43.9
MEDIAN AGE (FEMALE)	44.0	45.9	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,041	24,605	42,418
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$57,527	\$58,692	\$66,416
AVERAGE HOUSE VALUE	\$207,015	\$211,296	\$249,458

\* Demographic data derived from 2020 ACS - US Census

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