

2065 N Wickham Rd  
 City of Melbourne  
 Brevard County, FL

CONCEPT PLAN "B"

LEASE

Redev 1 Acre For Lease  
 -2065 N Wickham Rd

2065 N. WICKHAM ROAD

Melbourne, FL 32935

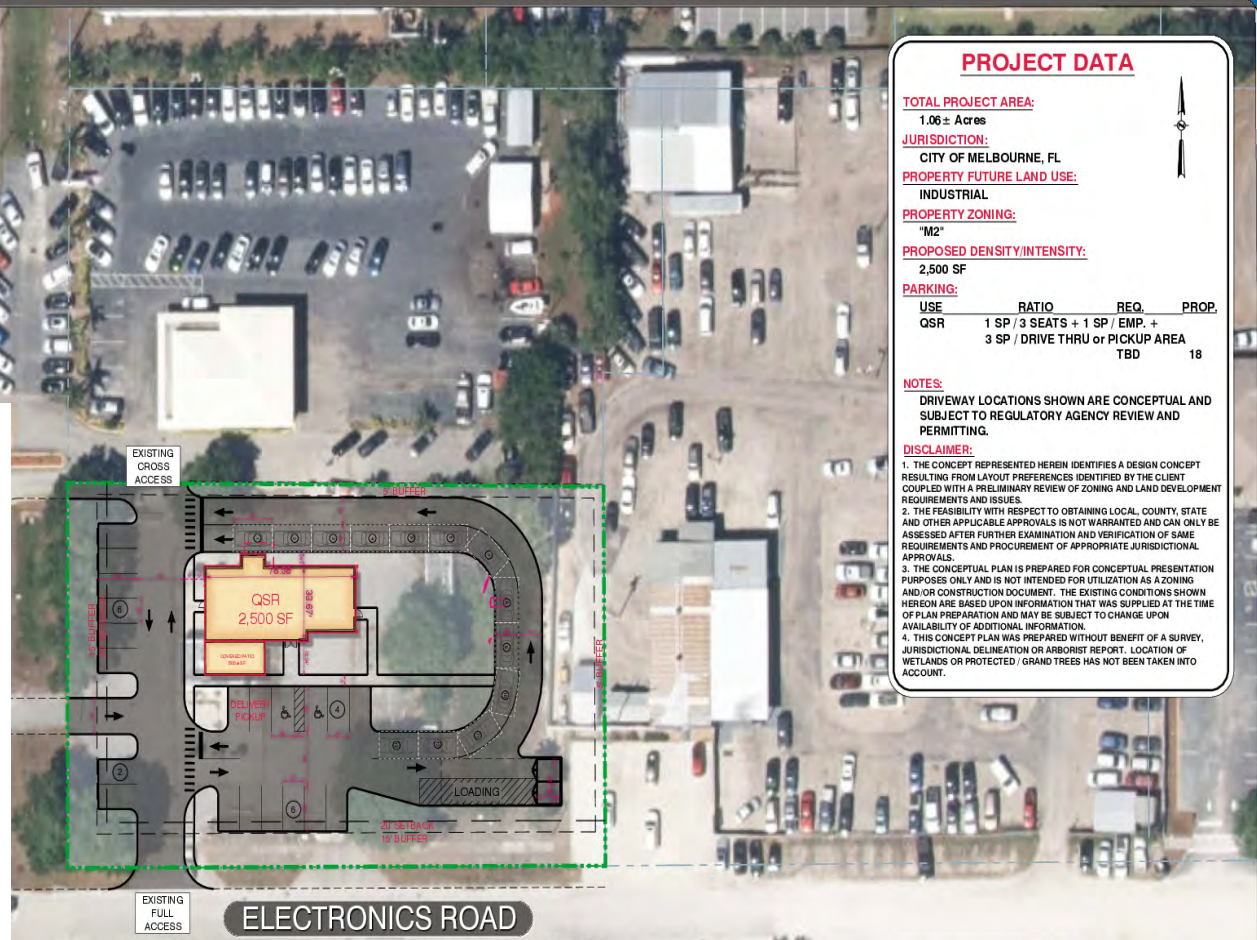
PRESENTED BY:

ALI MUSHTAQ

C: 407.325.1446

ali.mushtaq@svn.com

FL #SL3039910



PROJECT DATA

**TOTAL PROJECT AREA:**  
 1.06 ± Acres

**JURISDICTION:**  
 CITY OF MELBOURNE, FL

**PROPERTY FUTURE LAND USE:**  
 INDUSTRIAL

**PROPERTY ZONING:**  
 "M2"

**PROPOSED DENSITY/INTENSITY:**  
 2,500 SF

**PARKING:**

USE	RATIO	REQ.	PROP.
QSR	1 SP / 3 SEATS + 1 SP / EMP. +		
	3 SP / DRIVE THRU or PICKUP AREA	TBD	18

**NOTES:**  
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

**DISCLAIMER:**  
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.  
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEDURE OF APPROPRIATE JURISDICTIONAL APPROVALS.  
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.  
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DESCRIPTION OF FINAL FEATURES AND QUANTITIES (WELLS, POND UNITS, RETAINING WALLS, UTILITIES, ETC.). IT IS DEVELOPED WITHIN THE CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THE PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE REALITY OF THE PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONDITIONS.

PROJECT NUMBER: 1015 - 113  
 SCALE: 1" = 30' DATE: 09-27-22  
 DRAWN BY: Bdequ PROJ. MGR

PROVIDED FOR...

Suresh Gupta

PROVIDED BY...





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	2,500 SF
<b>AVAILABLE SF:</b>	0.98 Acres
<b>LOT SIZE:</b>	0.98 Acres
<b>RENOVATED:</b>	2023
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Melbourne
<b>SUBMARKET:</b>	Wickham Business Park

**ALI MUSHTAQ**  
 C: 407.325.1446  
 ali.mushtaq@svn.com  
 FL #SL3039910

## PROPERTY OVERVIEW

SVN is Now Leasing the corner parcel of the Former Hess Gas Station . Parcel is located on N Wickham Rd & sits in Front of the Space Coast Auto Auction. Adjacent is the Former Church's Chicken Building - Pending. Consist with 5 curb cuts in place. Ideal for Fast Casual, QSR, Retail, Carwash, Medical , Carwash or Coffee concepts. Restricted uses: Gas or convenience store.

AADT 34,000

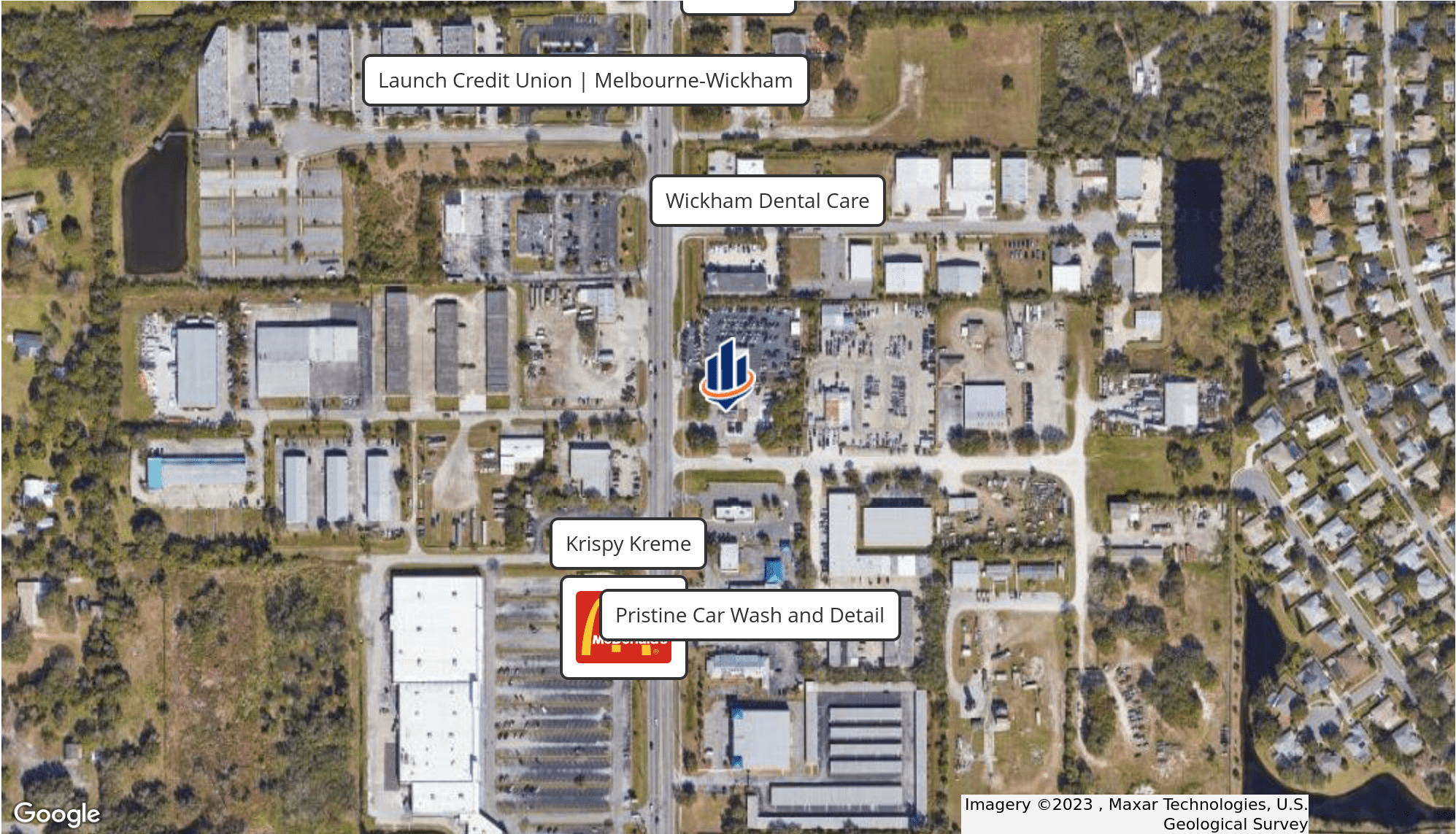
## PROPERTY HIGHLIGHTS

- Corner Parcel Redev
- Melbourne MSA
- Ground Lease NNN

**REDEV 1 ACRE FOR LEASE -2065 N WICKHAM RD** | 2065 N. Wickham Road Melbourne, FL 32935



# LOCATION MAP



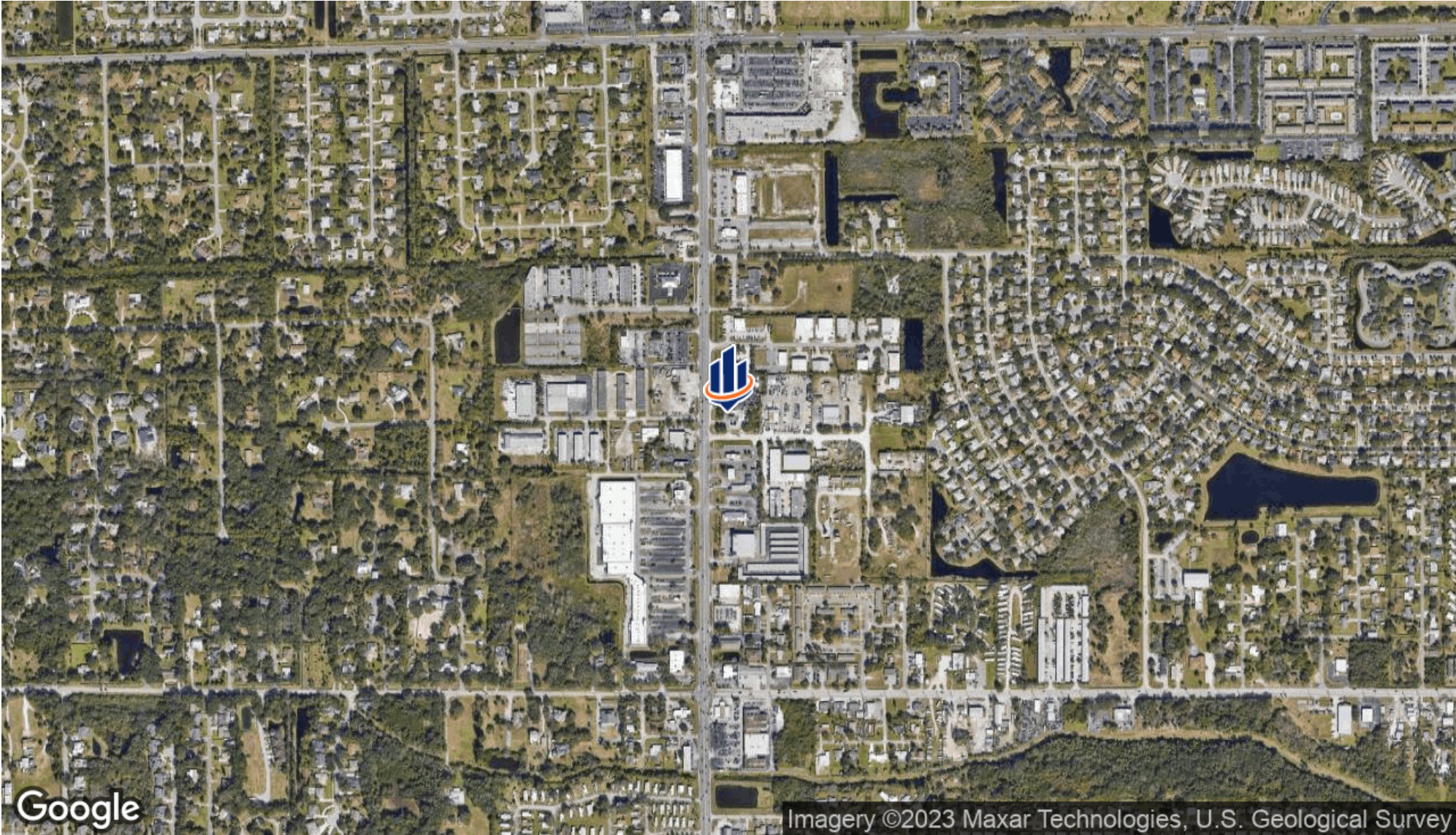
**ALI MUSHTAQ**  
C: 407.325.1446  
ali.mushtaq@svn.com  
FL #SL3039910

**REDEV 1 ACRE FOR LEASE -2065 N WICKHAM RD** | 2065 N. Wickham Road Melbourne, FL 32935





# AERIAL MAP



**ALI MUSHTAQ**  
C: 407.325.1446  
ali.mushtaq@svn.com  
FL #SL3039910

**REDEV 1 ACRE FOR LEASE -2065 N WICKHAM RD** | 2065 N. Wickham Road Melbourne, FL 32935





# DEMOGRAPHICS MAP & REPORT

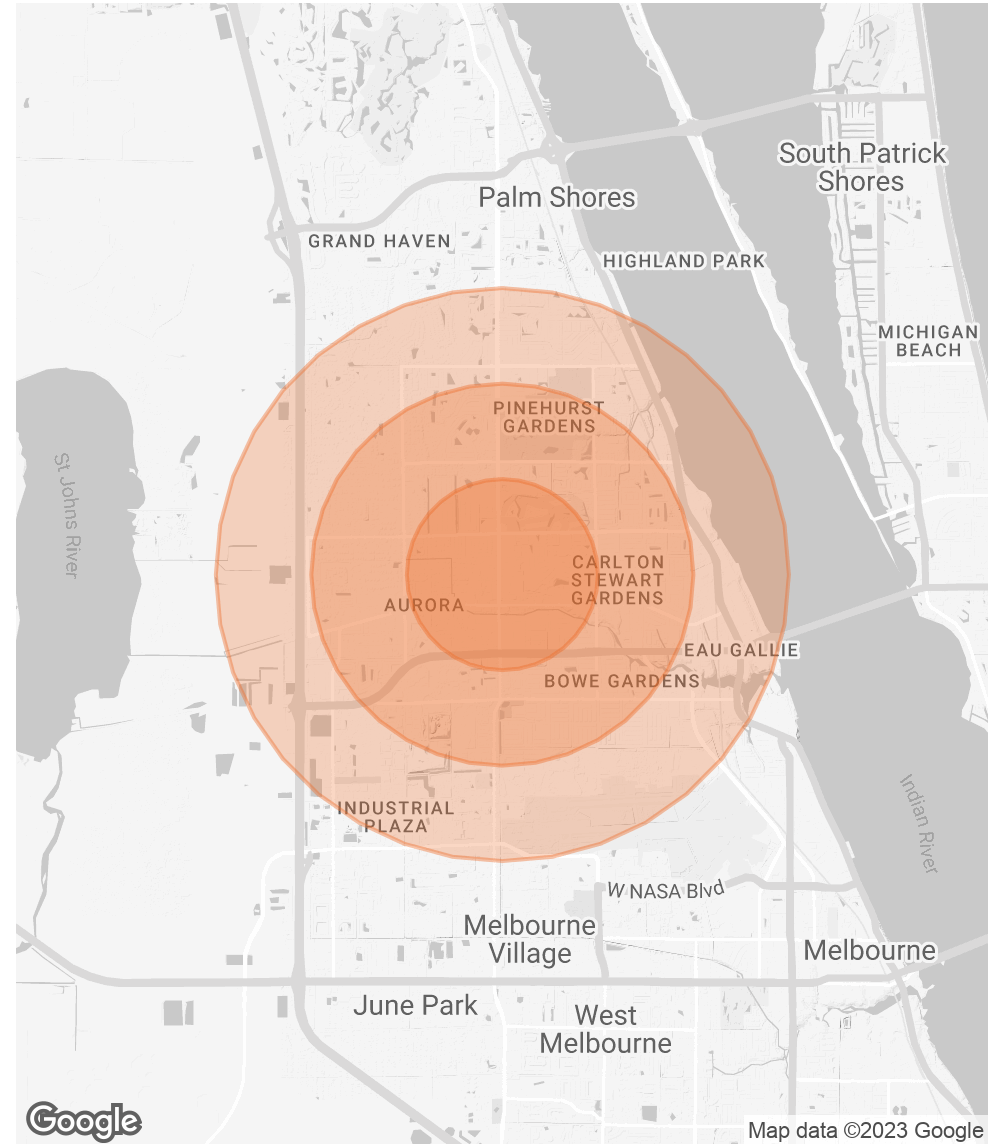
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	9,723	35,111	53,447
<b>AVERAGE AGE</b>	41.1	43.1	43.2
<b>AVERAGE AGE (MALE)</b>	38.6	39.9	40.2
<b>AVERAGE AGE (FEMALE)</b>	43.6	45.6	45.6

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	4,800	15,527	23,520
<b># OF PERSONS PER HH</b>	2.0	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$57,013	\$61,908	\$64,446
<b>AVERAGE HOUSE VALUE</b>	\$192,402	\$196,711	\$193,418

\* Demographic data derived from 2020 ACS - US Census



## ALI MUSHTAQ

C: 407.325.1446

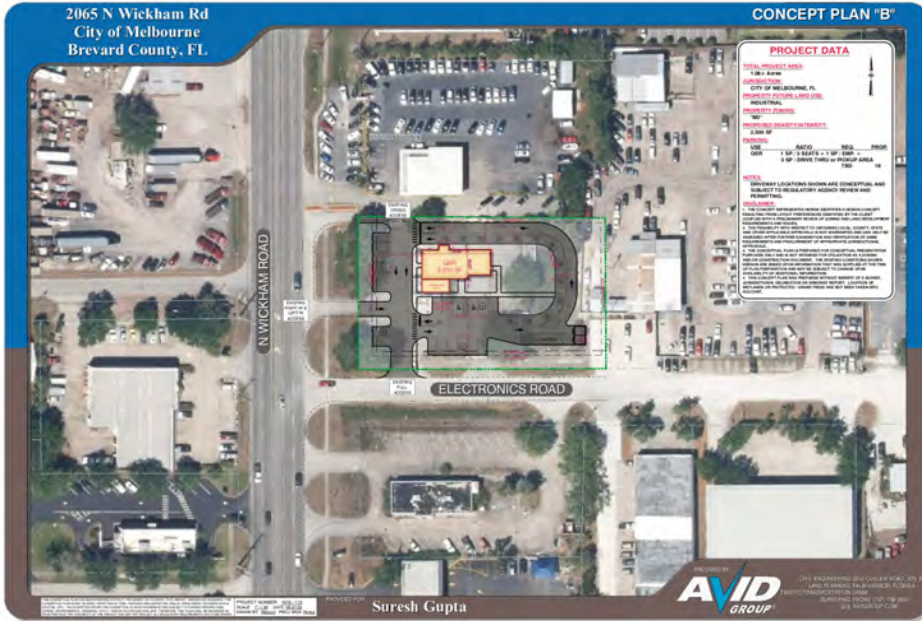
ali.mushtaq@svn.com

FL #SL3039910

REDEV 1 ACRE FOR LEASE - 2065 N WICKHAM RD | 2065 N. Wickham Road Melbourne, FL 32935



# SITE PLANS



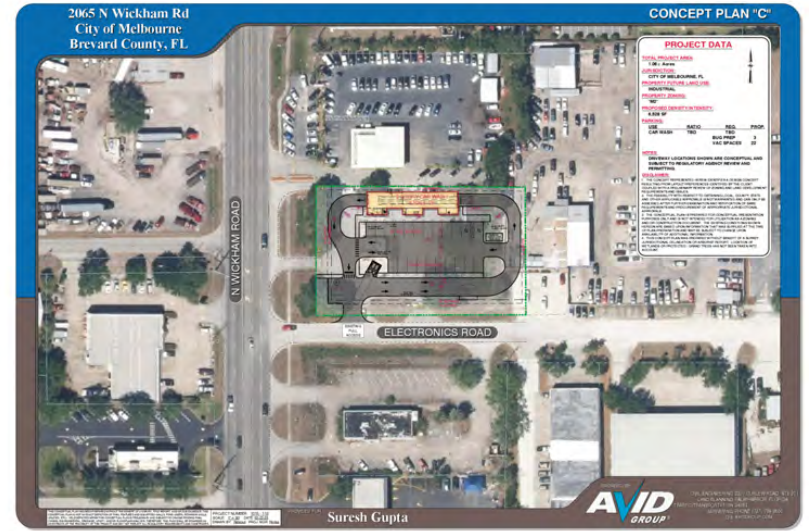
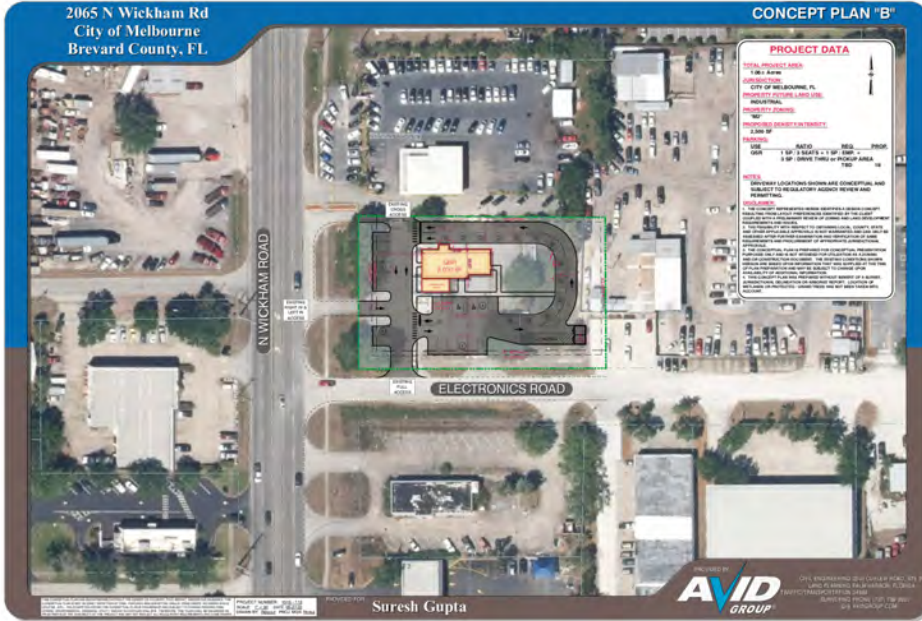
**ALI MUSHTAQ**  
C: 407.325.1446  
ali.mushtaq@svn.com  
FL #SL3039910

**REDEV 1 ACRE FOR LEASE - 2065 N WICKHAM RD** | 2065 N. Wickham Road Melbourne, FL 32935





# SITE PLANS



**ALI MUSHTAQ**  
C: 407.325.1446  
ali.mushtaq@svn.com  
FL #SL3039910

REDEV 1 ACRE FOR LEASE -2065 N WICKHAM RD | 2065 N. Wickham Road Melbourne, FL 32935





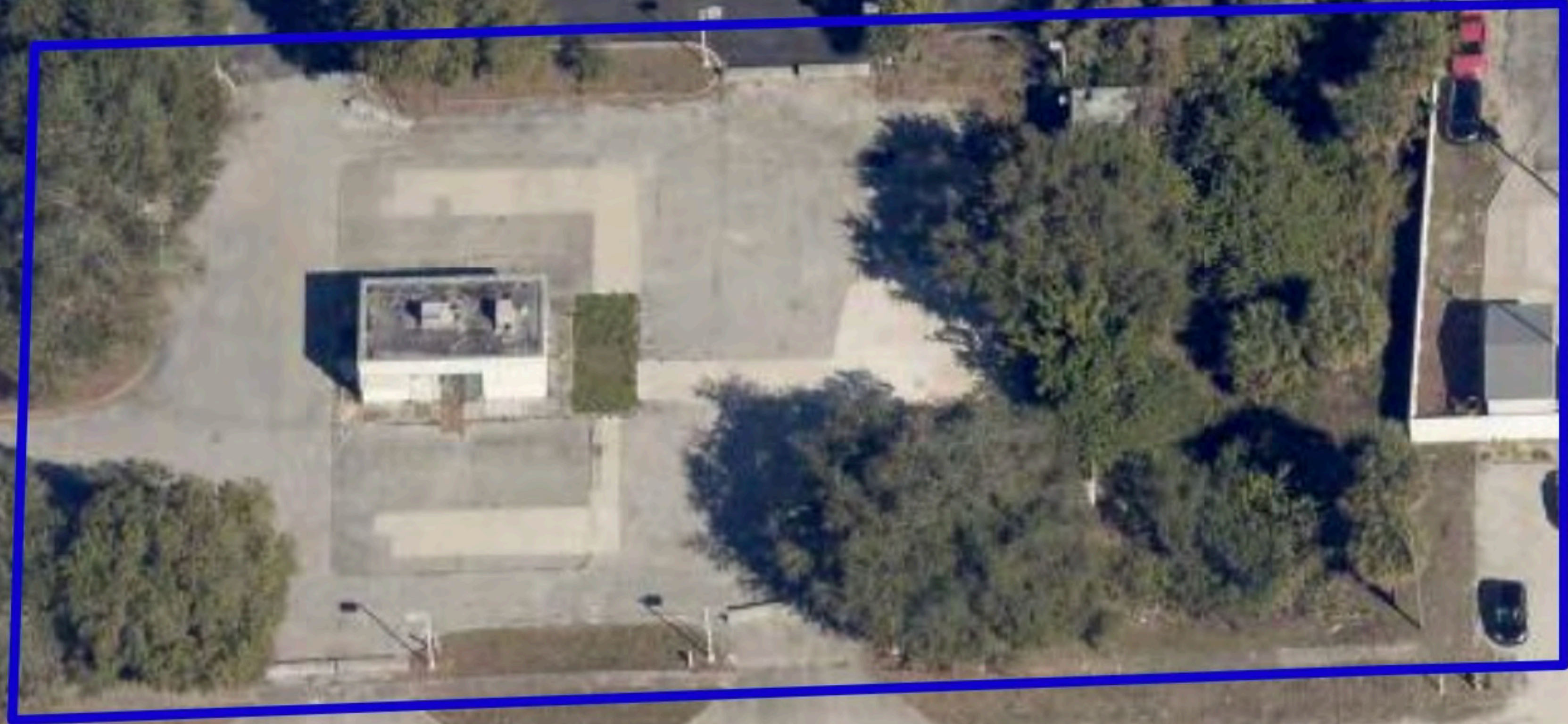
N WICKHAM RD

DUSA DR

N WICKHAM RD

WICKHAM RD

ELECTRONICS DR





# CITY INFORMATION



## LOCATION DESCRIPTION

Located NE Parcel of North Wickham Rd & Electronic Drive

## LOCATION DETAILS

<b>MARKET</b>	Melbourne
<b>SUB MARKET</b>	Wickham Business Park
<b>COUNTY</b>	Brevard
<b>CROSS STREETS</b>	Electronics Drive



**ALI MUSHTAQ**

C: 407.325.1446

ali.mushtaq@svn.com

FL #SL3039910

**REDEV 1 ACRE FOR LEASE - 2065 N WICKHAM RD** | 2065 N. Wickham Road Melbourne, FL 32935

