

# FOR LEASE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

Seeking Single Tenant

Stefanie Lattner

Broker Assoc

321-693-3480

Stefanie@LattnerGg.com



## 7211 Waelti Dr. Melbourne, FL 32940



<b>LEASE PRICE</b>	\$24/SF/Year
<b>TERM</b>	10 yr min
<b>SIZE - SF</b>	14,000 SF
<b>LOT SIZE</b>	1.64 acres
<b>PARKING</b>	70
<b>YEAR BUILT</b>	2024
<b>ZONING</b>	BU-1
<b>MARKET</b>	Orlando
<b>SUBMARKET</b>	Melbourne, Brevard County
<b>PARCEL ID</b>	26-36-12-DE-22-1
<b>CONSTRUCTION</b>	Steel, fiberglass & stucco
<b>ROOF HEIGHT</b>	20ft – 24ft
<b>ESTIMATED COMPLETION</b>	June 2024
<b>DAILY TRAFFIC</b>	35,000 on Whickham Rd

Here is a rare opportunity to lease brand new construction on “The Space Coast”, (i.e. Brevard County, FL). Avoid all the headaches of occupying older buildings - at a very competitive rate! We are seeking a single tenant to lease 14,000 SF. The building includes many well-thought-out features including three entries, garage door, ample parking, 20-24 foot ceilings, beautiful exterior finishes, and is ready for your build-out!

This property is zoned BU-1 which is very flexible, allowing many types of businesses. Located in “Suntree/Viera”, this affluent area is approx 15 min to the ocean. This is the fastest growing area in Florida. The “Space Coast,” as it’s known, due to its proximity to NASA and Kennedy Space Center, has been growing rapidly and continues to do so with many premier employers in the area including SpaceX, Boeing, Blue Origin, Northrup Grumman, Harris Corp/L3, Embraer, MC Assembly, Nuance Communications, TeleTech, OneWeb Satellites, Health First and more. Exciting new investments are being made in the immediate area including several new hotels and apartment buildings to handle the demand. This has resulted in massive housing expansion and the need for many types of businesses. This location also provides excellent visibility to the traffic passing by and is well-known to locals.

LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

**STEFANIE LATTNER**

Associate Broker

**321-693-3480**

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)

FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.

# FOR LEASE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

Seeking Single Tenant

Stefanie Lattner

Broker Assoc

321-693-3480

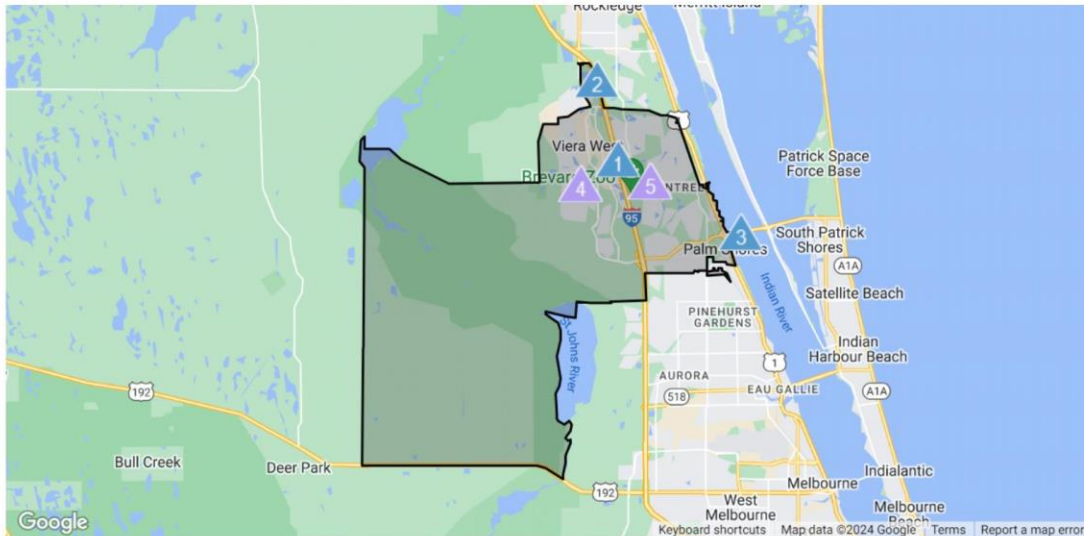
Stefanie@LattnerGg.com



## Trade Area Report

Melbourne, FL 32940

### Traffic Counts



Daily Traffic Counts:   
 ▲ Up 6,000 / day   
 ▲ 6,001 – 15,000   
 ▲ 15,001 – 30,000   
 ▲ 30,001 – 50,000   
 ▲ 50,001 – 100,000   
 ▲ Over 100,000 / day

1	2	3	4	5																																																																														
<b>85,135</b>	<b>77,255</b>	<b>50,383</b>	<b>44,819</b>	<b>43,056</b>																																																																														
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts																																																																														
Street: I- 95 Cross: N Wickham Rd Cross Dir: S Dist: 1.9 miles	Street: I- 95 Cross: Fiske Blvd Cross Dir: NW Dist: 1.04 miles	Street: Pineda Causeway Cross: Rockledge Blvd Cross Dir: W Dist: 0.49 miles	Street: North Wickham Road Cross: Ensemble Ln Cross Dir: SE Dist: 0.14 miles	Street: N Wickham Rd Cross: Capron Trl Cross Dir: E Dist: 0.03 miles																																																																														
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts																																																																														
<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2022</td><td>▲ 88,000</td><td>AADT</td></tr> <tr><td>2021</td><td>▲ 84,000</td><td>AADT</td></tr> <tr><td>2020</td><td>▲ 83,000</td><td>AADT</td></tr> <tr><td>2019</td><td>▲ 86,000</td><td>AADT</td></tr> <tr><td>2018</td><td>▲ 75,500</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2022	▲ 88,000	AADT	2021	▲ 84,000	AADT	2020	▲ 83,000	AADT	2019	▲ 86,000	AADT	2018	▲ 75,500	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2009</td><td>▲ 80,000</td><td>AADT</td></tr> <tr><td>2008</td><td>▲ 77,000</td><td>AADT</td></tr> <tr><td>2005</td><td>▲ 61,500</td><td>AADT</td></tr> <tr><td>2000</td><td>▲ 50,500</td><td>AADT</td></tr> <tr><td>1997</td><td>▲ 54,000</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2009	▲ 80,000	AADT	2008	▲ 77,000	AADT	2005	▲ 61,500	AADT	2000	▲ 50,500	AADT	1997	▲ 54,000	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2022</td><td>▲ 46,500</td><td>AADT</td></tr> <tr><td>2021</td><td>▲ 52,500</td><td>AADT</td></tr> <tr><td>2020</td><td>▲ 52,500</td><td>AADT</td></tr> <tr><td>2019</td><td>▲ 53,500</td><td>AADT</td></tr> <tr><td>2018</td><td>▲ 46,500</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2022	▲ 46,500	AADT	2021	▲ 52,500	AADT	2020	▲ 52,500	AADT	2019	▲ 53,500	AADT	2018	▲ 46,500	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2021</td><td>▲ 44,500</td><td>AADT</td></tr> <tr><td>2020</td><td>▲ 44,500</td><td>AADT</td></tr> <tr><td>2019</td><td>▲ 45,500</td><td>AADT</td></tr> <tr><td>2018</td><td>▲ 47,000</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2021	▲ 44,500	AADT	2020	▲ 44,500	AADT	2019	▲ 45,500	AADT	2018	▲ 47,000	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2020</td><td>▲ 44,500</td><td>AADT</td></tr> <tr><td>2008</td><td>▲ 36,940</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2020	▲ 44,500	AADT	2008	▲ 36,940	AADT
Year	Count	Type																																																																																
2022	▲ 88,000	AADT																																																																																
2021	▲ 84,000	AADT																																																																																
2020	▲ 83,000	AADT																																																																																
2019	▲ 86,000	AADT																																																																																
2018	▲ 75,500	AADT																																																																																
Year	Count	Type																																																																																
2009	▲ 80,000	AADT																																																																																
2008	▲ 77,000	AADT																																																																																
2005	▲ 61,500	AADT																																																																																
2000	▲ 50,500	AADT																																																																																
1997	▲ 54,000	AADT																																																																																
Year	Count	Type																																																																																
2022	▲ 46,500	AADT																																																																																
2021	▲ 52,500	AADT																																																																																
2020	▲ 52,500	AADT																																																																																
2019	▲ 53,500	AADT																																																																																
2018	▲ 46,500	AADT																																																																																
Year	Count	Type																																																																																
2021	▲ 44,500	AADT																																																																																
2020	▲ 44,500	AADT																																																																																
2019	▲ 45,500	AADT																																																																																
2018	▲ 47,000	AADT																																																																																
Year	Count	Type																																																																																
2020	▲ 44,500	AADT																																																																																
2008	▲ 36,940	AADT																																																																																

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved. Information is not guaranteed. Equal Housing Opportunity.



1/15/2024

LPT Realty LLC  
 1400 S International Prkwy  
 Lake Mary, FL 32746

**STEFANIE LATTNER**  
 Associate Broker  
**321-693-3480**  
[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)  
 FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.

FOR LEASE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

Seeking Single Tenant

Stefanie Lattner

Broker Assoc

321-693-3480

Stefanie@LattnerGg.com



LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

**STEFANIE LATTNER**

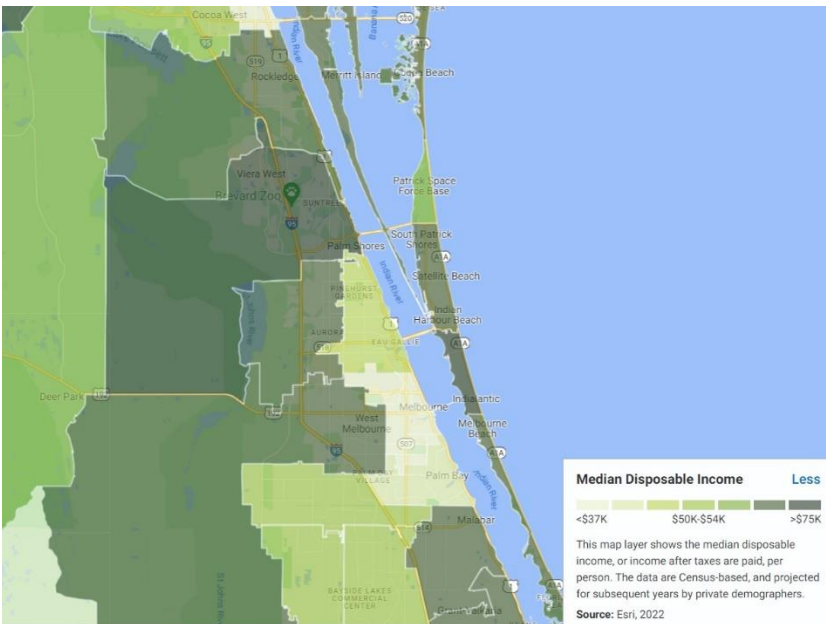
Associate Broker

**321-693-3480**

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)

FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.



LPT Realty LLC  
 1400 S International Prkwy  
 Lake Mary, FL 32746

**STEFANIE LATTNER**  
 Associate Broker  
**321-693-3480**  
[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)  
 FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to its accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.