

RETAIL FOR LEASE

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



OFFERING SUMMARY

Available SF:	1,206 - 6,270 SF
Lease Rate:	\$16.00 - 32.00 SF/yr (\$4.85/sf NNN)
Lot Size:	15.15 Acres
Year Built:	1982
Building Size:	112,057 SF
Renovated:	2014
Zoning:	CCI
Market:	South Brevard
Submarket:	Melbourne
Traffic Count:	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, IHOP, Smoothie King, Thrifty Special Produce, Metro PCS 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.

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

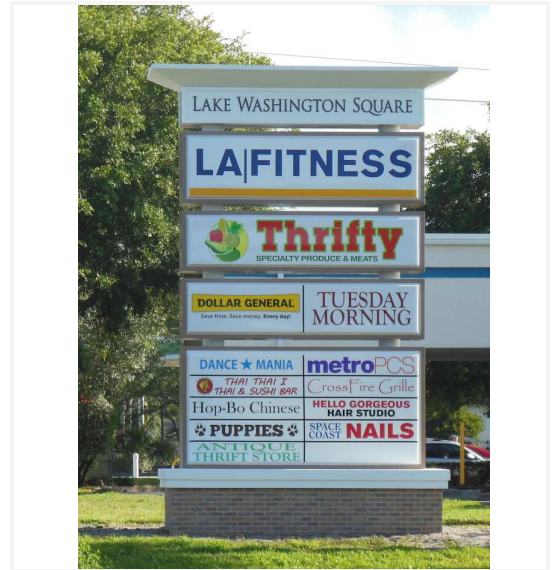
Lightle Beckner Robison, Inc.

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

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lighte Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

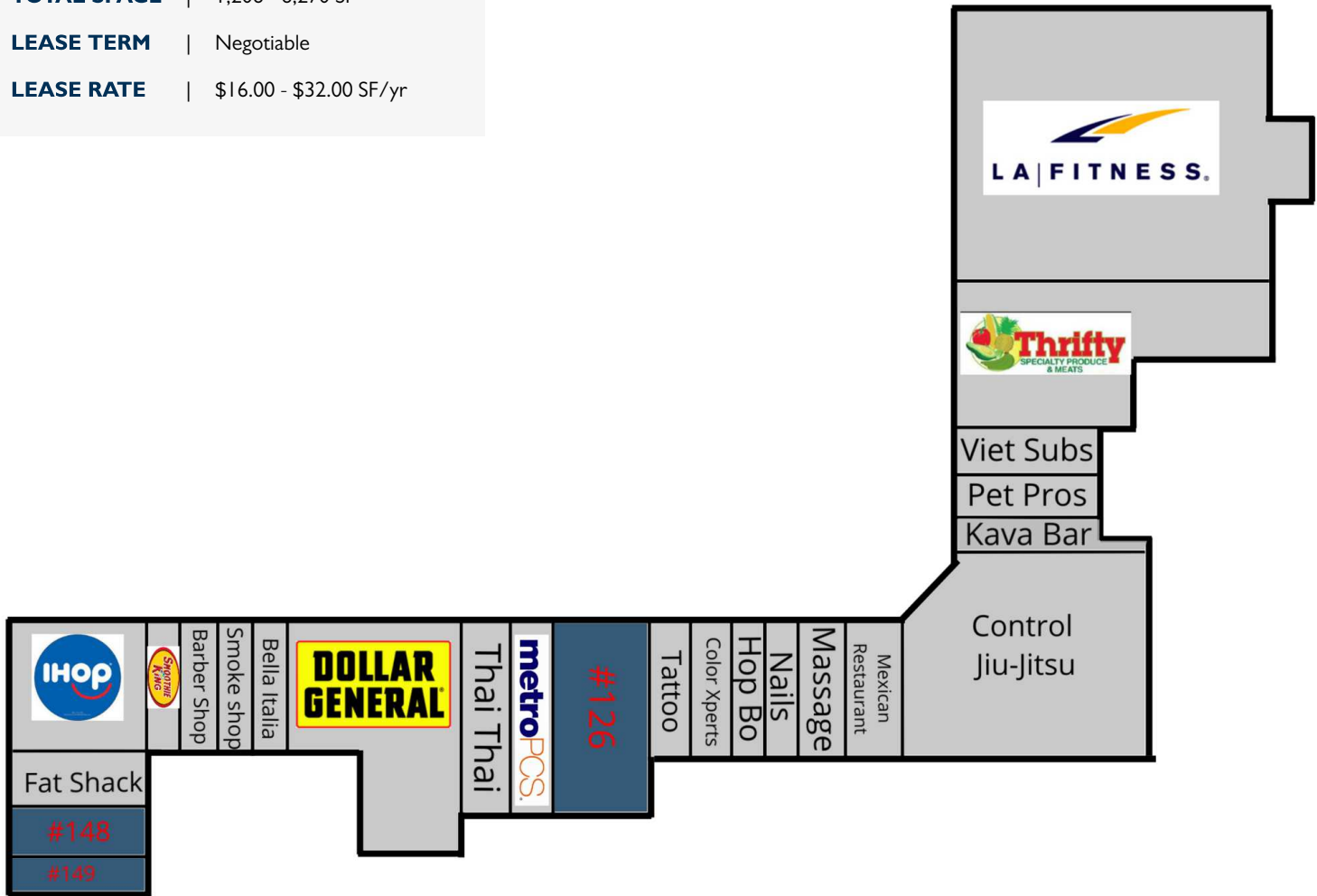
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

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

- AVAILABLE
- UNAVAILABLE

LEASE TYPE	\$4.85/sf NNN
TOTAL SPACE	1,206 - 6,270 SF
LEASE TERM	Negotiable
LEASE RATE	\$16.00 - \$32.00 SF/yr



JEFFERY T. ROBISON, CCIM
 President | Broker
 321.722.0707 X13
 jeff@teamlbr.com

J. BLAKE ROBISON
 Retail Sales And Leasing Advisor
 321.722.0707 X18
 blake@teamlbr.com

VITOR DE SOUSA, CCIM
 Retail Sales & Leasing
 321.722.0707 X15
 vitor@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.

AVAILABLE SPACES

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

SUITE	TENANT	SIZE	TYPE	RATE
#126	Available	6,270 SF	\$4.85/sf NNN	\$16.00 SF/yr
#148	Available	1,206 SF	\$4.85/sf NNN	\$32.00 SF/yr
#149	Available	1,257 SF	\$4.85/sf NNN	\$32.00 SF/yr

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@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.

AERIAL MAP

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

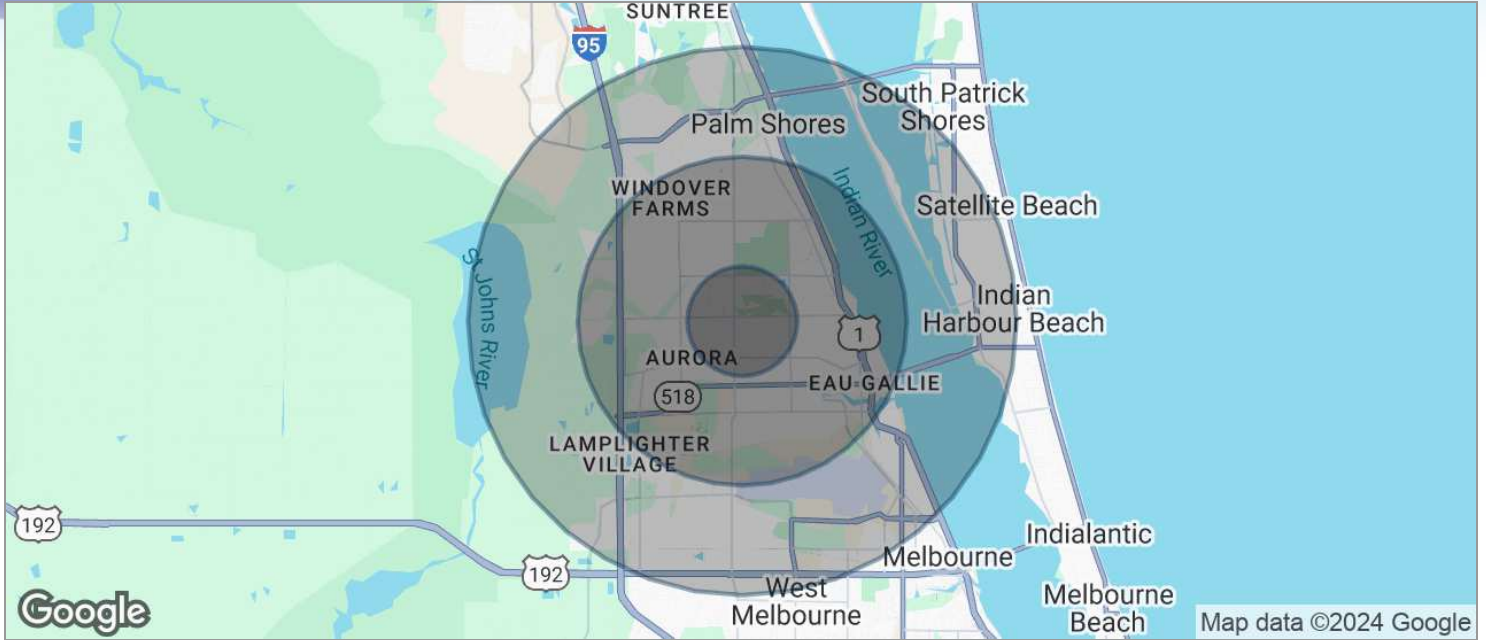
Lightle Beckner Robison, Inc.

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

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



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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901