

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

*The Foundation For
Every Retail Location*

Wickham Park Commons

Melbourne, Florida



3600 N Wickham Road, Melbourne FL 32935

Cornerstone Commercial Associates, LLC
561 Spring Lake Drive
Melbourne, FL 32940

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Wickham Park Commons

Melbourne, Florida 32935



| LOCATION: | Wickham Park Commons 3600 N Wickham Road, Melbourne, FL 32935 North of Parkway on Wickham Road | | | | | | | | | | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|------------|---------------|---------------|--------------|-------------|-----------------|----------------|---------------|-------------|-----------------|----------------|---------------|-------------|-----------------|
| CENTER SIZE: | 3600 Building = 15,212 SF | | | | | | | | | | | | | | | | |
| UNIT SIZE: | Unit 102—1500 SF (20' X 75') | | | | | | | | | | | | | | | | |
| TYPE: | Retail/Office Center | | | | | | | | | | | | | | | | |
| TRAFFIC COUNT: | 33,540 ADT | | | | | | | | | | | | | | | | |
| BASE RENT: | \$24.88/SF | | | | | | | | | | | | | | | | |
| OPERATING EXPENSES: | \$7.90/SF NNN | | | | | | | | | | | | | | | | |
| DEMOGRAPHICS: | <table><thead><tr><th></th><th><u>Population</u></th><th><u>Age</u></th><th><u>Income</u></th></tr></thead><tbody><tr><td>1 Mile</td><td>7,572</td><td>44.5</td><td>\$80,292</td></tr><tr><td>3 Miles</td><td>54,069</td><td>44.4</td><td>\$78,939</td></tr><tr><td>5 Miles</td><td>98,953</td><td>45.9</td><td>\$82,622</td></tr></tbody></table> | | <u>Population</u> | <u>Age</u> | <u>Income</u> | 1 Mile | 7,572 | 44.5 | \$80,292 | 3 Miles | 54,069 | 44.4 | \$78,939 | 5 Miles | 98,953 | 45.9 | \$82,622 |
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Wawa

Holy Trinity Academy

RaceTrac

THE HOME DEPOT

goodwill

EINSTEIN BROS. BAGELS

Longleaf El-em. School

Steinmart
Wendy's
Chase Bank
Publix
Bealls Dept Store

Eastern Florida State College - Melbourne Campus

Sherwood Elementary

Post Road

Maxwell King Center for the Performing Arts

Walgreens Sonic

SUBJECT PROPERTY
WICKHAM PARK COMMONS

Wickham Park Senior Center

7-ELEVEN

CVS pharmacy

Publix

Bank of America

KFC/Boston Market
Taco Bell

Wickham Park

Parkway Blvd.

Lake Washington Rd

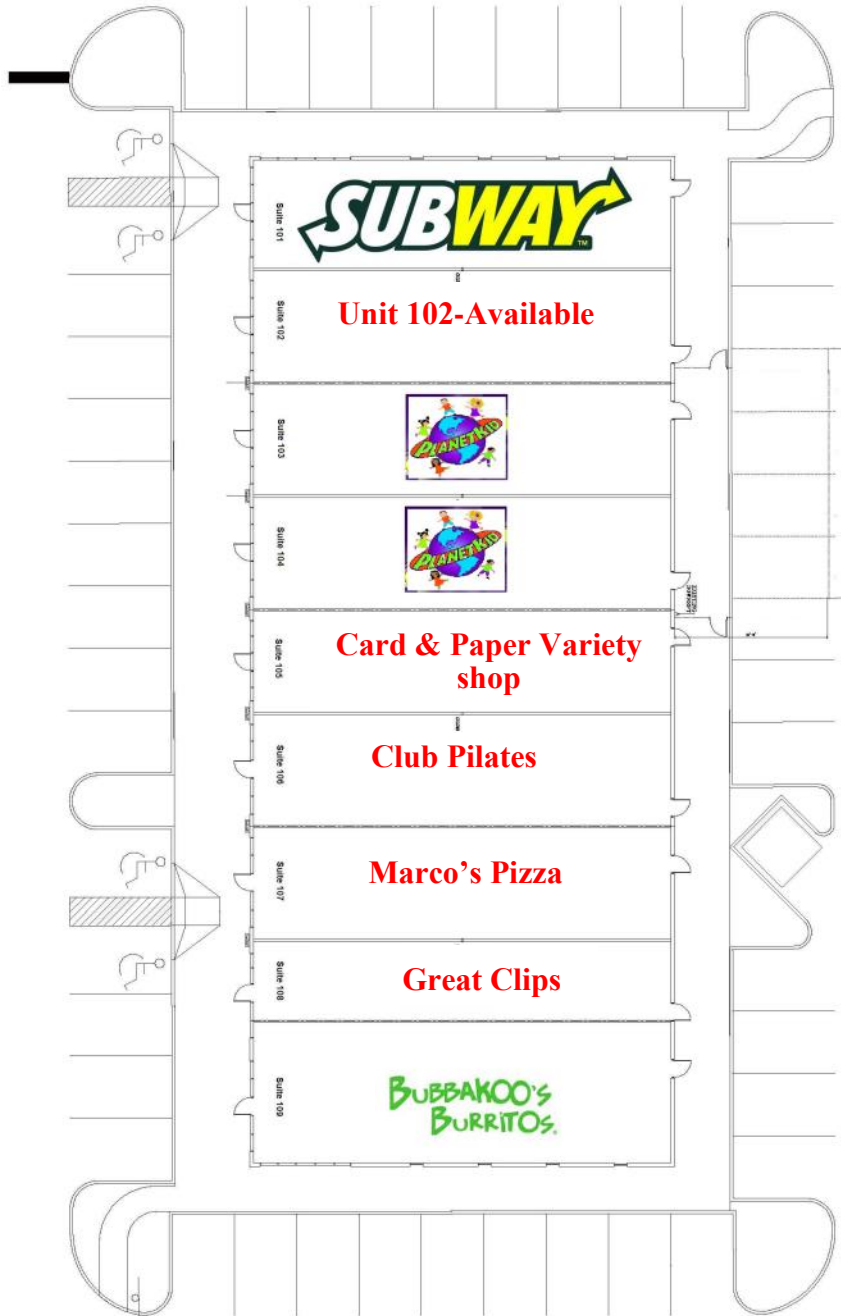
AERIAL VIEW-WEST 3600 Building



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