

EXECUTIVE SUMMARY

• 2755 N Wickham Rd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 1,500 - 3,000 SF

Lease Rate: \$23.00 SF/yr (MG)

Lot Size: 1.35 Acres

Year Built: 2006

Building Size: 8,623 SF

Zoning: RP

PROPERTY OVERVIEW

Beautiful Office/Medical Space on Wickham Road with 1,500 - 3,000 sq ft available. Monument Sign and Plenty of Parking.

Suite 102- 103 - 3,000 Sq Ft with Front Lobby/Reception Area, Four (4) Exam Rooms, Seven (7) Offices, Three (3) Bathrooms and Breakroom Area.

LOCATION OVERVIEW

Located between Lake Washington Rd and Parkway Dr.

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

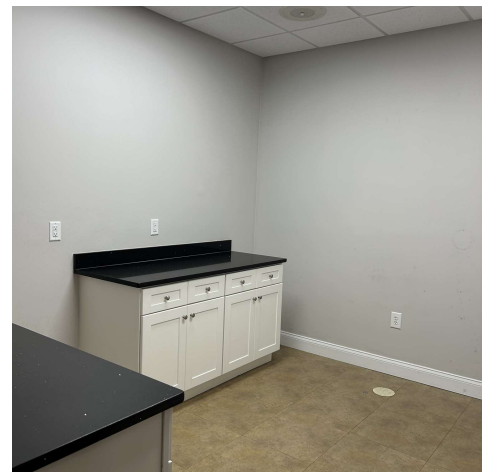
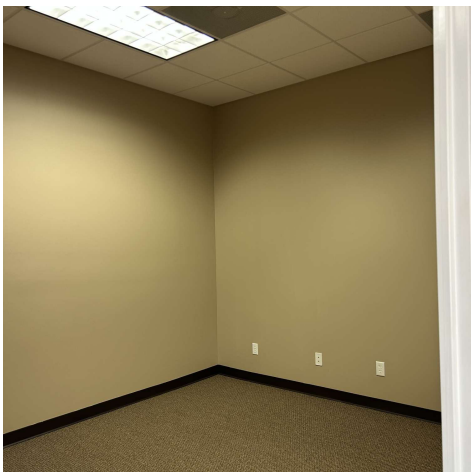
Lightle Beckner Robison, Inc.

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

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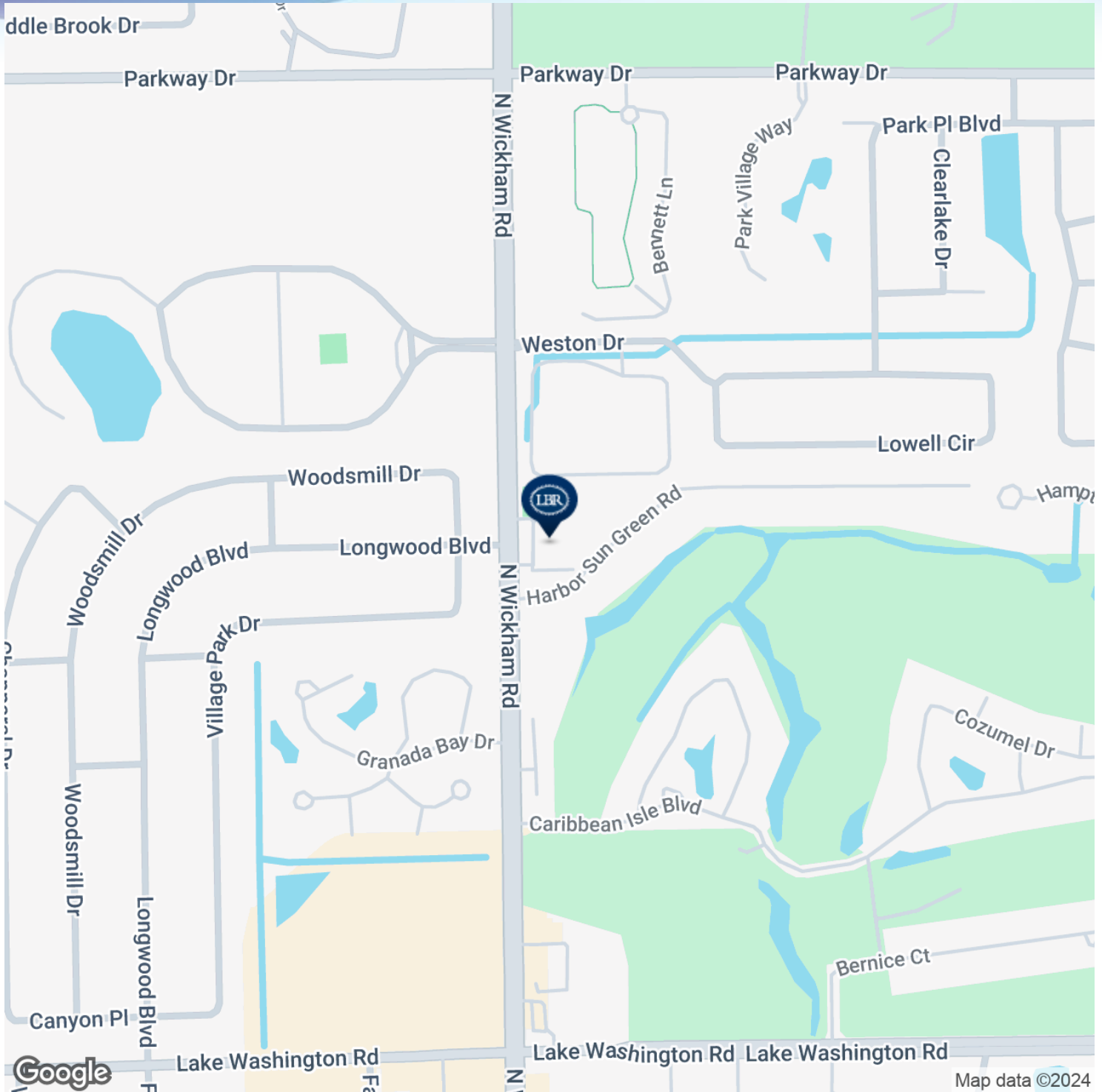
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LOCATION MAP

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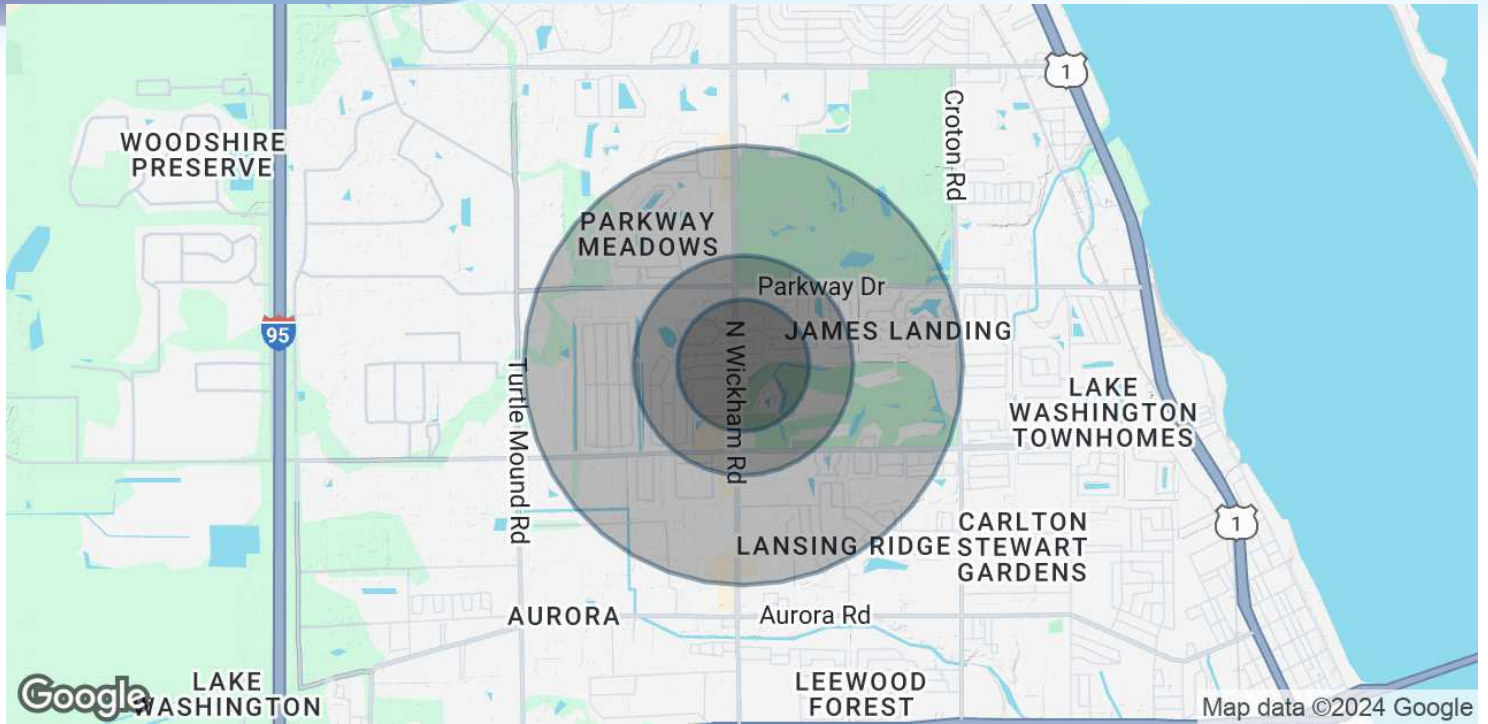
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DEMOGRAPHICS MAP & REPORT

• 2755 N Wickham Rd Melbourne, FL 32935



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,669	3,704	10,577
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	883	1,930	5,234
# of Persons per HH	1.9	1.9	2
Average HH Income	\$84,892	\$85,667	\$88,410
Average House Value	\$351,548	\$356,294	\$348,507

Demographics data derived from AlphaMap

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