

CORNERSTONE  
COMMERCIAL  
ASSOCIATES, LLC

LEASING  
MANAGEMENT  
INVESTMENT

*The Foundation For  
Every Retail Location*

# OUTPARCEL SITE FOR SALE \$1,000,000



## 1090 N. Wickham Rd.

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

Ron Robbins, CCIM/CPM  
Broker  
Phone: (321) 421-6960

Cell: 321.626.5312  
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Fax: (321) 821-1981

**ADDRESS:** 1090 N Wickham Rd., Melbourne, FL 32904

**TYPE:** Outparcel Pad Site Fore Sale

**BUILDING SIZE:** Up to 2430 SF on approximately 0.64 acres

**PARKING** 24 Spaces

**ZONING** C-2

**TRAFFIC COUNT:** Over 38,680 ADT Wickham Rd.

**DESCRIPTION:** Pad Site For Sale with infrastructure in place

**LOCATION:** Just North of the intersection of Sarno Rd and Wickham Rd  
Walmart Out parcel

**SALES PRICE:** \$1,000,000.00 plus percentage of CAM

**AVAILABLE:** Immediately

**DEMOGRAPHIC SUMMARY**

	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2023 Population	8,863	53,394	109,843
2023 Average HHI	\$76,440	\$86,530	\$95,291
Total Employees	6,235	34,216	68,096
Traffic Count:	38,680 Wickham Rd ADT		



**PAD SITE FOR LEASE | 1090 N. WICKHAM ROAD | MELBOURNE FLORIDA 32035**



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[www.](http://www.)

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.





# SKETCH OF DESCRIPTION

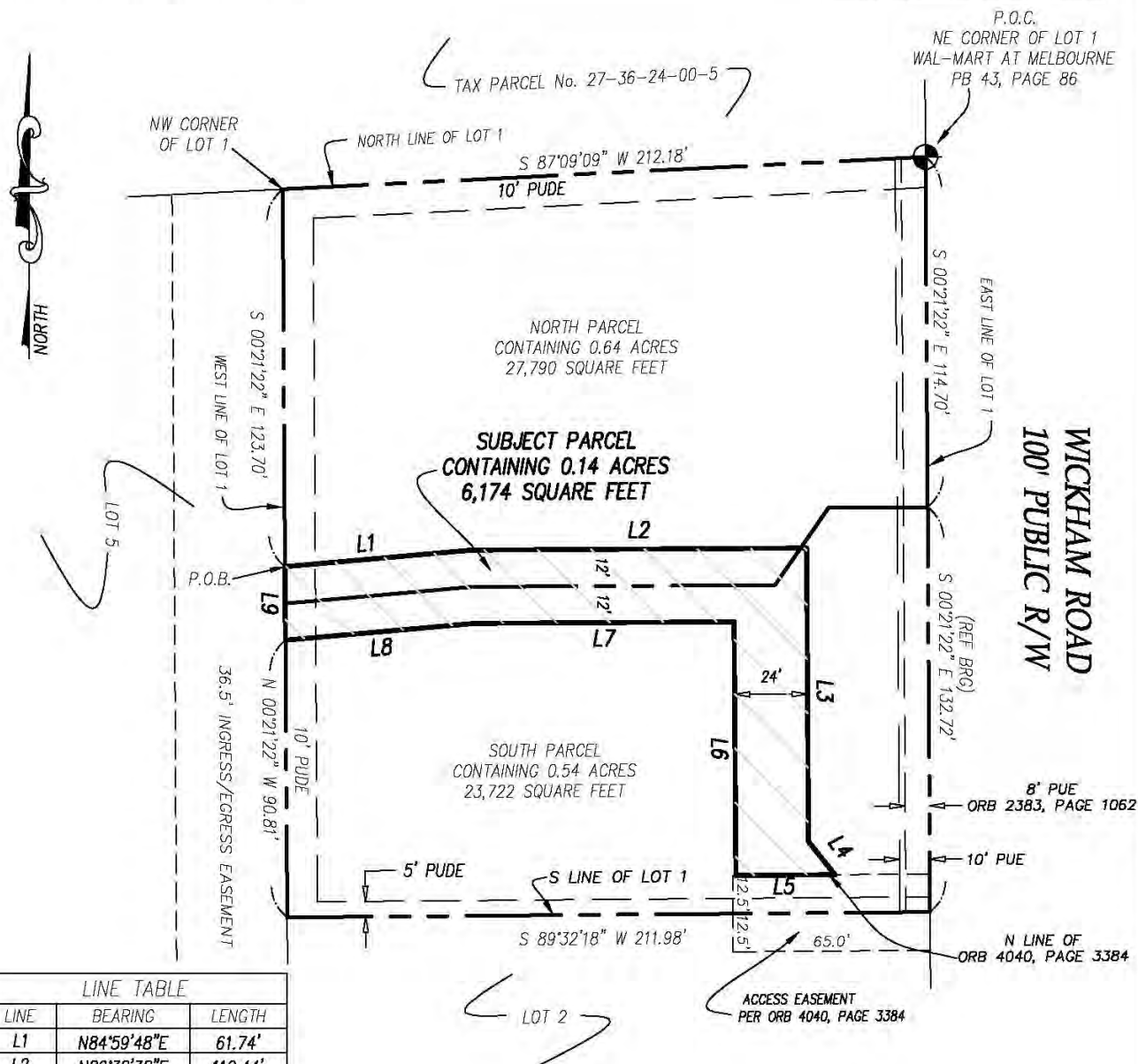
PARENT PARCEL ID#: 27-36-24-01-\*--1

PURPOSE: INGRESS/EGRESS EASEMENT

EXHIBIT ---

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

**THIS IS NOT A SURVEY**

PREPARED BY:

**Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 676-0427

SCALE: 1 INCH = 50 FEET

PROJECT NO. 43321

SECTION 24  
TOWNSHIP 27 SOUTH  
RANGE 36 EAST