

Property Summary

6455 N Wickham Rd
For Lease



PROPERTY DESCRIPTION

Outparcel to Pineda Landings, featuring retail space with national and regional tenants such as:

Fresh Market, Zaxby's, Jersey Mike's, Orange Theory Fitness and many more.

Pylon and building signage

Easy Access

LOCATION DESCRIPTION

Located on highly traveled N Wickham Rd, main North/South throughfare in Melbourne

Close to Hwy US-1 and I-95

AADT - 27,800 ('23)

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN \$8.52/sf)
Number of Units:	1
Available SF:	1,008 SF
Lot Size:	0.91 Acres
Building Size:	5,984 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,584	13,295	31,794
Total Population	3,970	33,250	77,199
Average HH Income	\$96,793	\$93,406	\$82,706

JEFFERY T. ROBISON, CCIM

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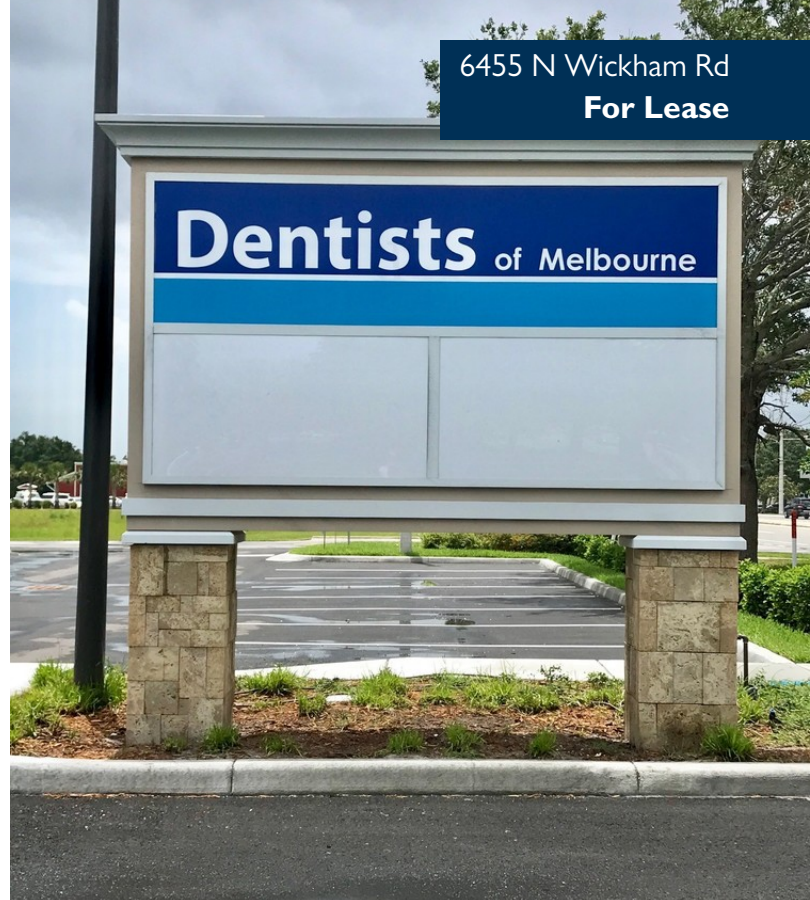


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

Additional Photos



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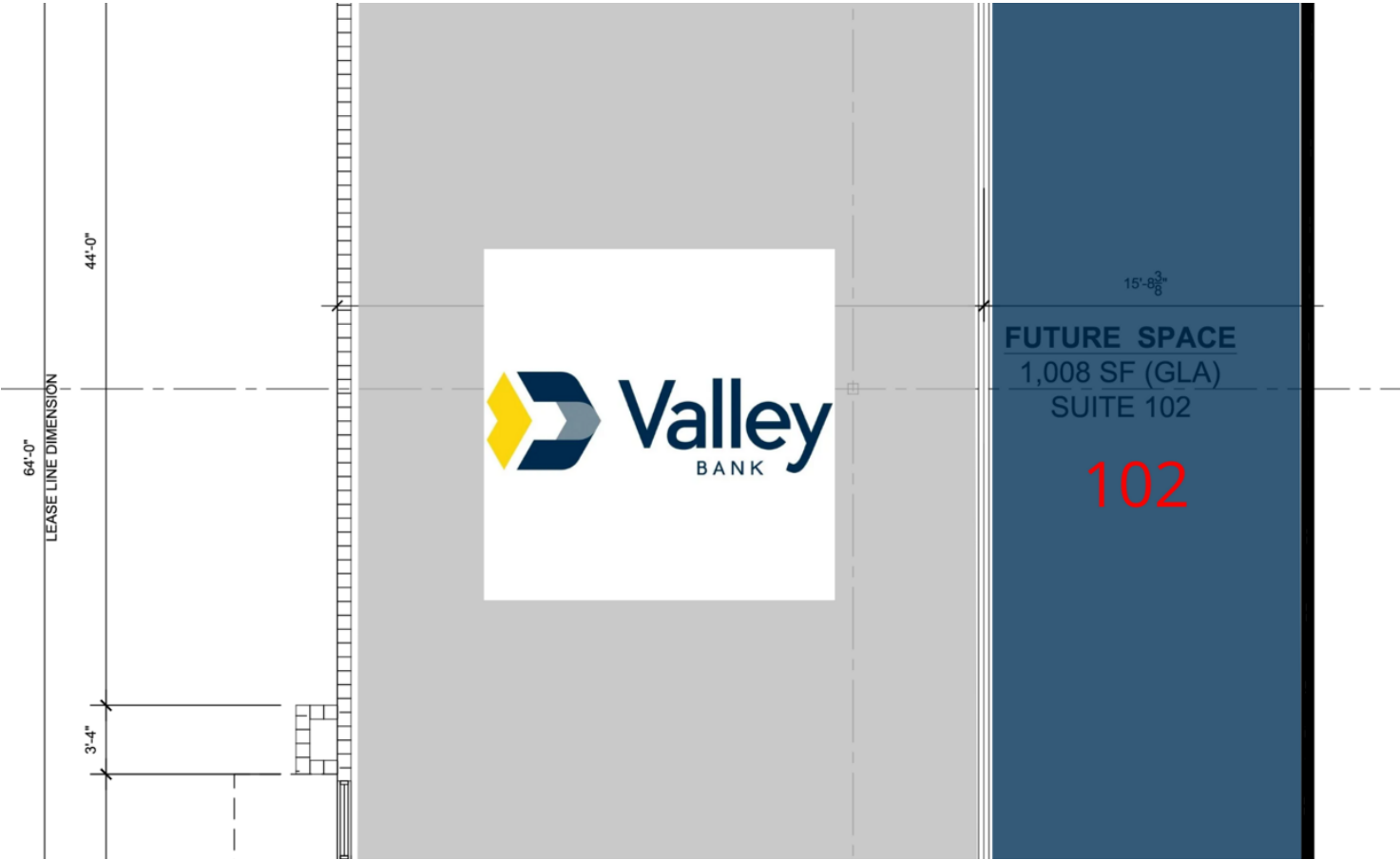


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LEASE INFORMATION

Lease Type:	NNN \$8.52/sf	Lease Term:	Negotiable
Total Space:	1,008 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

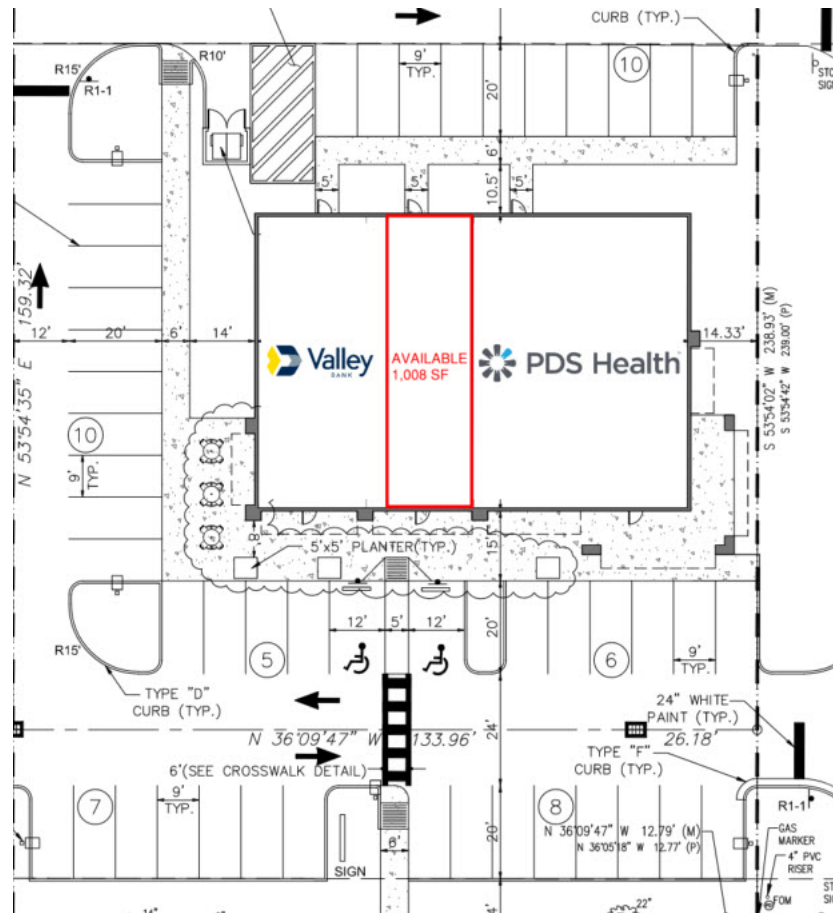
SUITE	TENANT	SIZE	TYPE	RATE
102	Available	1,008 SF	NNN \$8.52/sf	\$28.00 SF/yr

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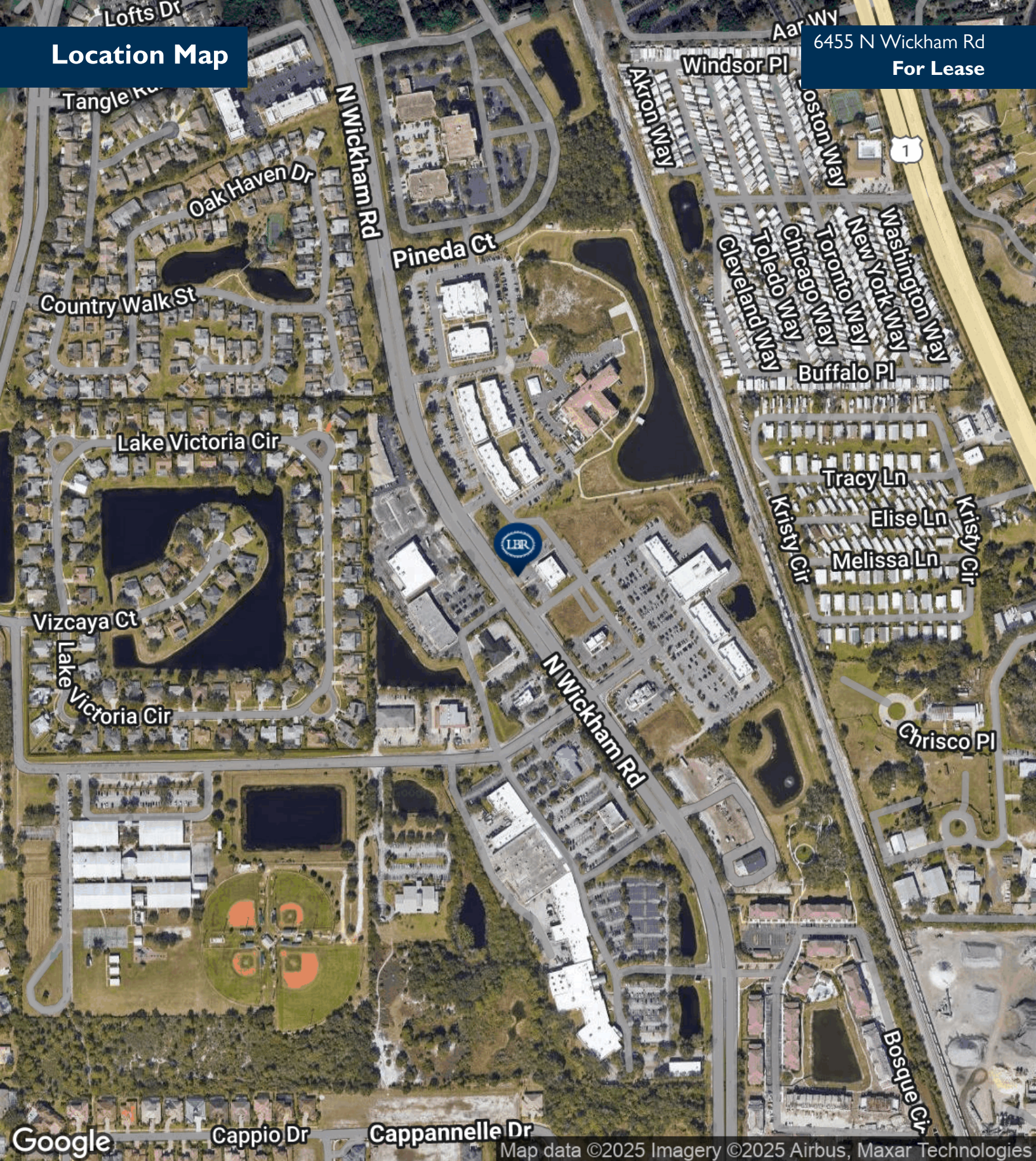
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Location Map

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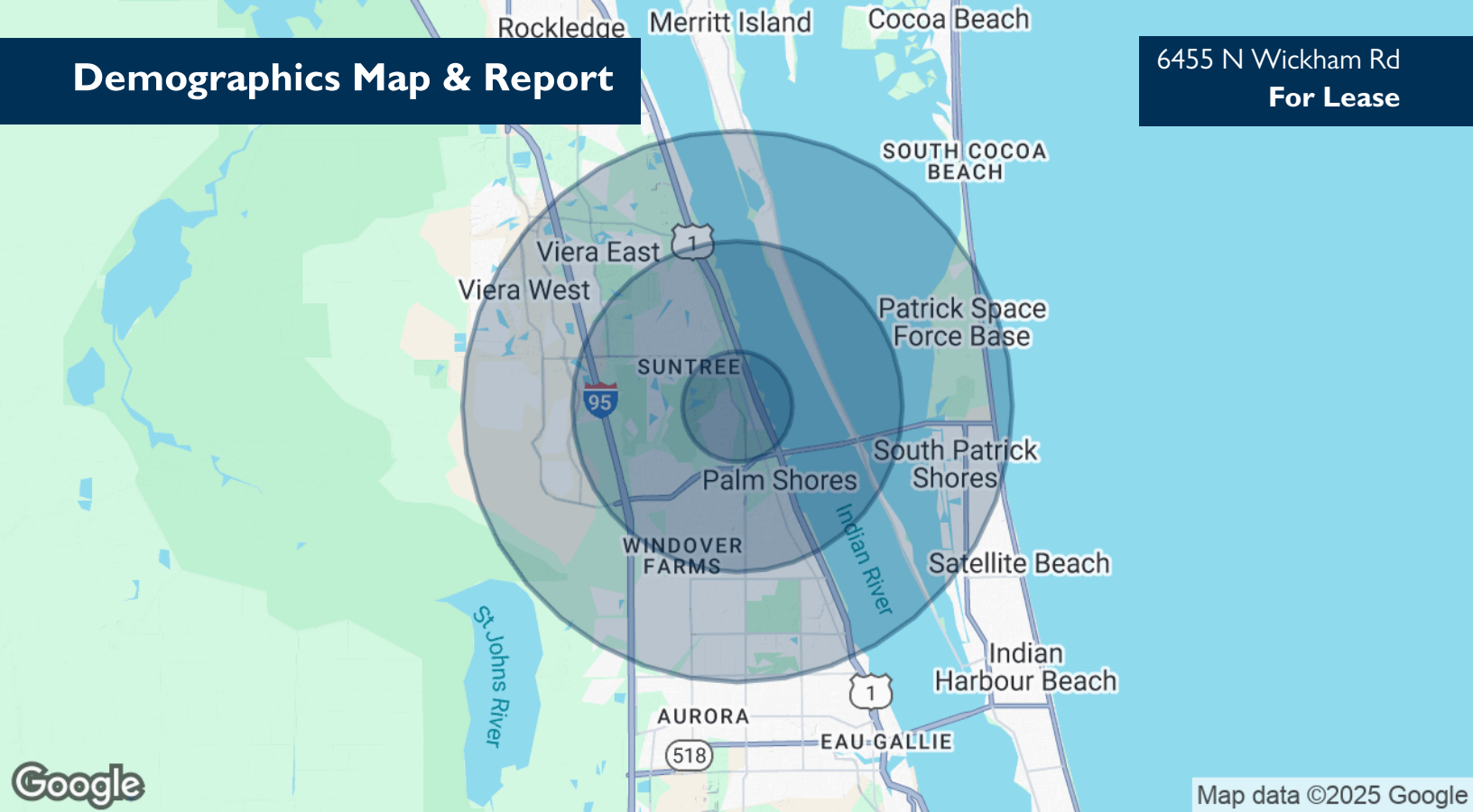
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,970	33,250	77,199
Average Age	47.4	47.0	45.8
Average Age (Male)	47.8	47.0	45.0
Average Age (Female)	46.9	47.0	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,584	13,295	31,794
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$96,793	\$93,406	\$82,706
Average House Value	\$300,720	\$296,348	\$275,431

2020 American Community Survey (ACS)

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