

Prime Commercial Land FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

0 N Wickham Rd, Melbourne, FL 32935
SE of Parkway Dr & N Wickham Rd



Contact:



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

0 N Wickham Rd, Melbourne, FL 32935

FOR SALE



OFFERING SUMMARY

Sale Price: \$3,500,000

Lot Size: 270,072 SF

Zoning: C1 - To access the Declaration of Restrictions, please click the **Zoning link** under Property Overview

Market: Brevard

PROPERTY OVERVIEW

±6.20 acres of commercial frontage on Wickham Rd - ±1000' frontage by ±300' depth. Sites sold with onsite retention in place. City of Melbourne C1 -Zoning Neighborhood Commercial. Land Use: Mixed Use. Traffic Count 39,800 AADT. Ideal Uses: Retail, Restaurant, Office, Medical, for 6-acres of commercial frontage on Wickham Rd.

Florida's Space Coast-One Small Step for your Giant Leap in to our Market
Kindly visit this link - <https://spacecoastedc.org/>

Please click the link to view the property:

<https://vimeo.com/ccvideoproductions/review/862675209/16e807b925>

ZONING: <https://shorturl.at/WUola>

DECLARATION OF RESTRICCRIONS: In the Brevard County Public Records, a Declaration of Restrictions from 2010 ORB 6194, PAGE 225 states that "No Residential Use of Commercial Parcel", as outlined in restriction number 1 on page 5.

TOPOGRAPHIC SURVEY: <https://shorturl.at/N6NUM>



Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

0 N Wickham Rd, Melbourne, FL 32935

FOR SALE

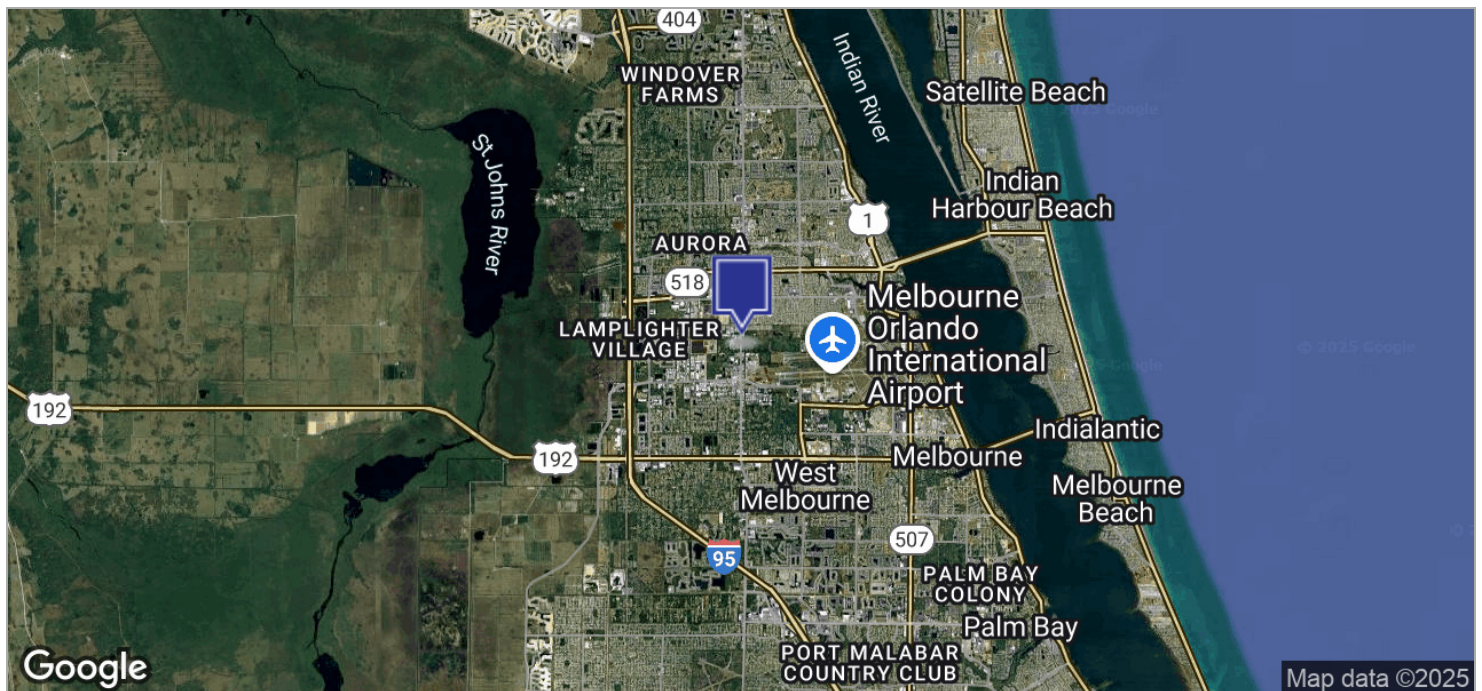
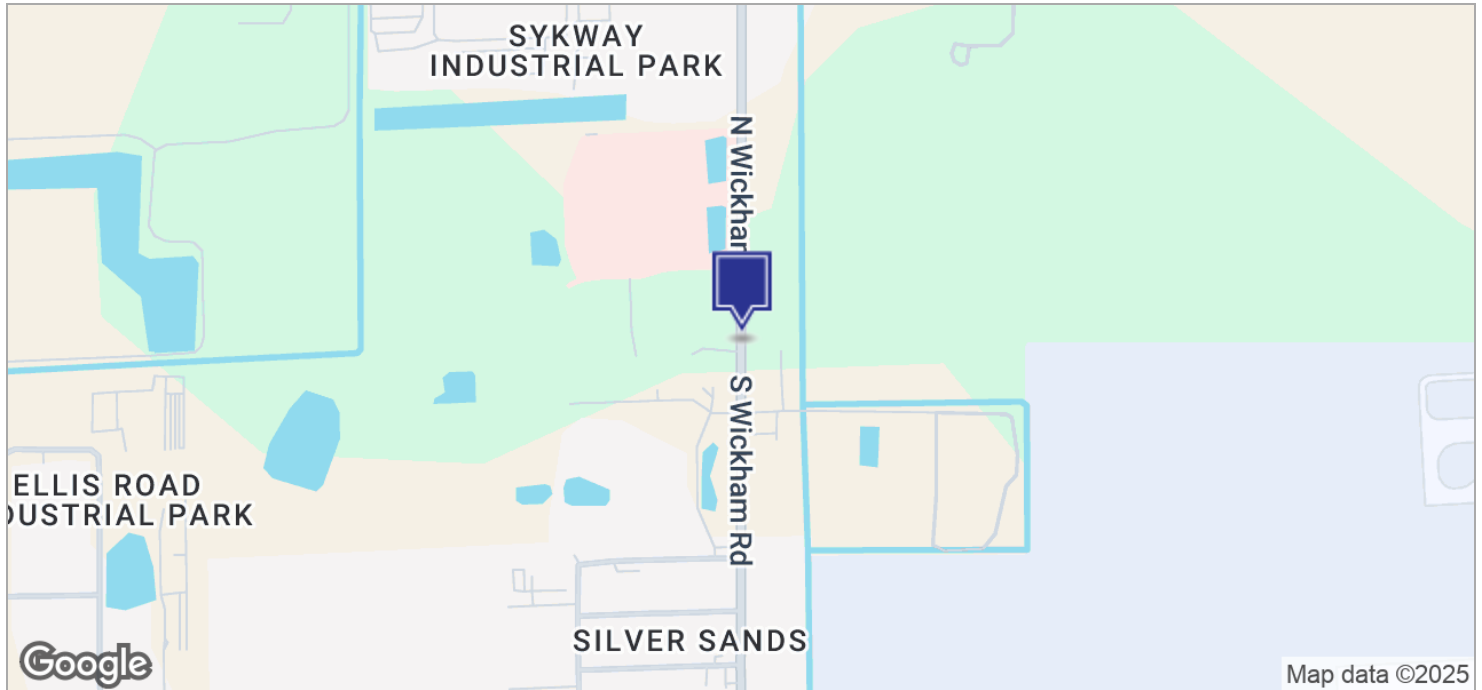


Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

0 N Wickham Rd, Melbourne, FL 32935

FOR SALE

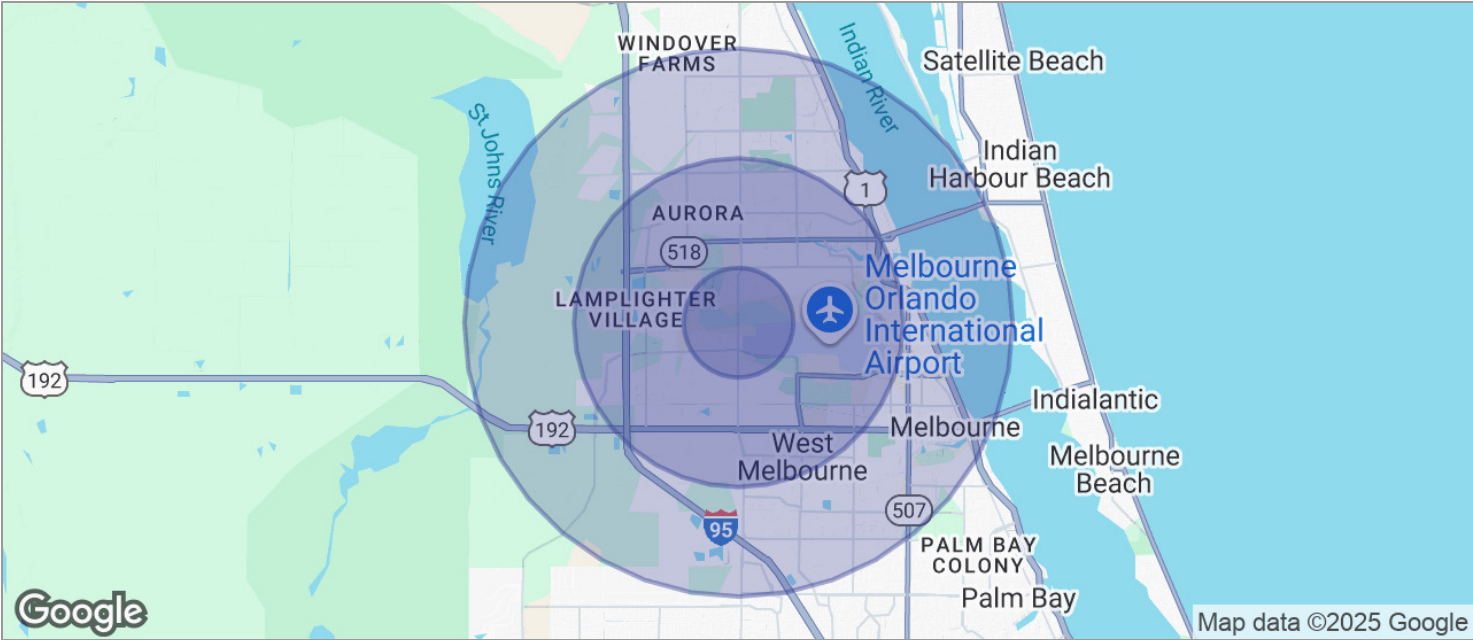


Michael Dreyer, CCIM, ALC
 321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
 1924 South Patrick Drive
 Indian Harbour Beach, FL 32937

0 N Wickham Rd, Melbourne, FL 32935

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,994	50,547	101,595
MEDIAN AGE	42.5	43.6	43.3
MEDIAN AGE (MALE)	36.7	41.2	41.4
MEDIAN AGE (FEMALE)	48.3	46.1	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,967	22,616	44,630
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$55,628	\$61,793	\$71,029
AVERAGE HOUSE VALUE	\$171,807	\$187,342	\$216,942

* Demographic data derived from 2020 ACS - US Census

DREYER

ASSOCIATES

REAL ESTATE GROUP

Michael Dreyer, CCIM, ALC
321.773.1480
michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

0 N Wickham Rd, Melbourne, FL 32935

ADVISOR BIO



MICHAEL DREYER, CCIM, ALC

michael.e.dreyer@gmail.com

Direct: 321.773.1480 | Cell:

NON DISLCOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes

NON DISLCOSURE AGREEMENT



Michael Dreyer, CCIM, ALC

321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group

1924 South Patrick Drive

Indian Harbour Beach, FL 32937