



RETAIL PROPERTY **FOR SALE**

FOREST PLAZA 4301 N WICKHAM RD

Melbourne, FL 32935

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LIGHTLE BECKNER ROBISON
INCORPORATED

COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Presenting an exceptional commercial opportunity to own an impressive +/-14,820 SF multi-tenant property, 100% Occupied

Located within a bustling commercial and professional hub, this well-maintained Plaza benefits from high traffic counts (39,130 North / South ADTC) and excellent visibility on Wickham Road. The property features a brand-new roof and fresh exterior paint, ensuring years of reliable operation with minimal immediate maintenance concerns. These recent improvements reflect the quality construction and ongoing care that makes this investment particularly attractive.

With ample parking availability and flexible space configurations, diverse tenant mix, this property accommodates business needs while maximizing rental income potential. The neighborhood's continued growth and development make this an excellent long-term investment opportunity.

Whether you're seeking to establish your own business headquarters or build a diversified rental portfolio, this property combines prime location, quality construction, and income-generating potential. The building's professional appearance and strategic positioning within Melbourne's expanding commercial corridor ensure strong market appeal and tenant retention opportunities in this dynamic business environment.

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LOCATION DESCRIPTION

The property's strategic location offers convenient amenities for both tenants and visitors. Forest Plaza sits at the entrance of the Wickham Forest community, providing strong neighborhood visibility. Its proximity to Holy Trinity Episcopal Academy enhances the appeal for families and professionals, while nearby bus routes offer accessible public transportation options for employees and clients. The site also benefits from excellent regional connectivity, located approximately 1.5 miles from the Pineda Causeway, 3.8 miles from I-95, and 8 miles from The Avenue Viera.

OFFERING SUMMARY

Sale Price:	\$4,054,000.00
Number of Units:	13
Lot Size:	1.97 Acres
Building Size:	+/-14,820 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	994	3,801
Total Population	808	2,424	9,338



Additional Photos



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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.



Aerial Map

4301 N Wickham Rd
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Google

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