

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

*The Foundation For
Every Retail Location*

Wickham Park Commons

Melbourne, Florida



3600 N Wickham Road, Melbourne FL 32935

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

Ron Robbins, CCIM & CPM
Broker

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Wickham Park Commons

Melbourne, Florida 32935



LOCATION: **Wickham Park Commons**
3600 N Wickham Road, Melbourne, FL 32935
North of Parkway on Wickham Road

CENTER SIZE: 3600 Building = 15,212 SF

UNIT SIZE: Unit 108—1,125 SF (15' X 75')

TYPE: Retail/Office Center

TRAFFIC COUNT: 33,540 ADT

BASE RENT: \$25.88/SF

OPERATING EXPENSES: \$8.00/SF NNN

DEMOGRAPHICS:	Population	Age	Income
1 Mile	7,572	44.5	\$80,292
3 Miles	54,069	44.4	\$78,939
5 Miles	98,953	45.9	\$82,622

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AERIAL VIEW-WEST 3600 Building

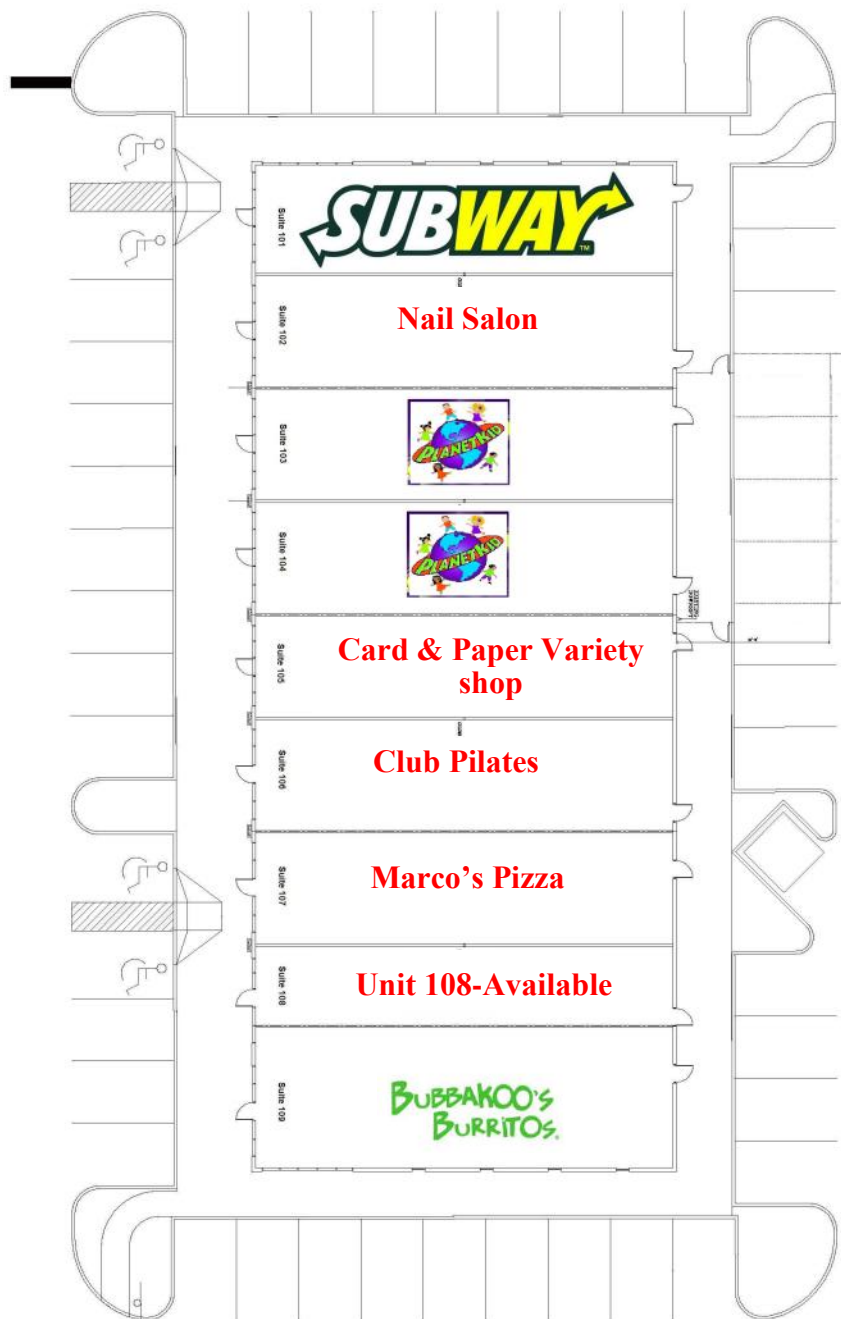


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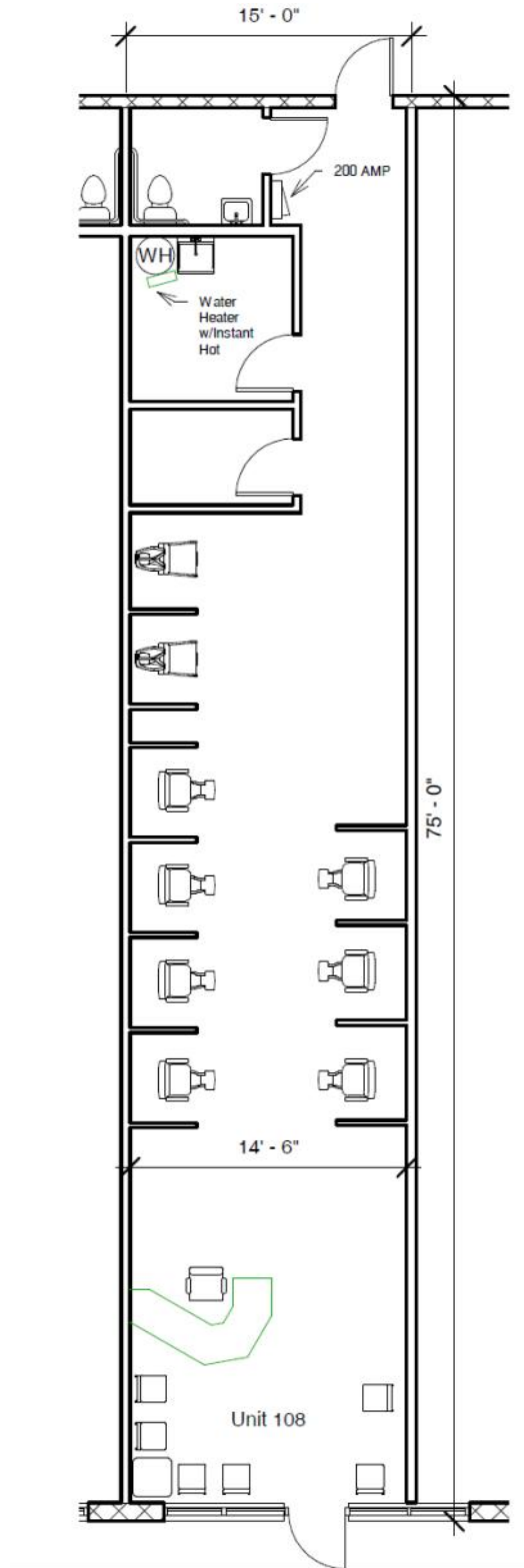
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The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.



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