

# Wickham Park Commons

## Melbourne, Florida



**3600 N Wickham Road, Melbourne FL 32935**

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

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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

| <b>DEMOGRAPHICS:</b> | <b>Population</b> | <b>Age</b> | <b>Income</b> |
|----------------------|-------------------|------------|---------------|
| 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



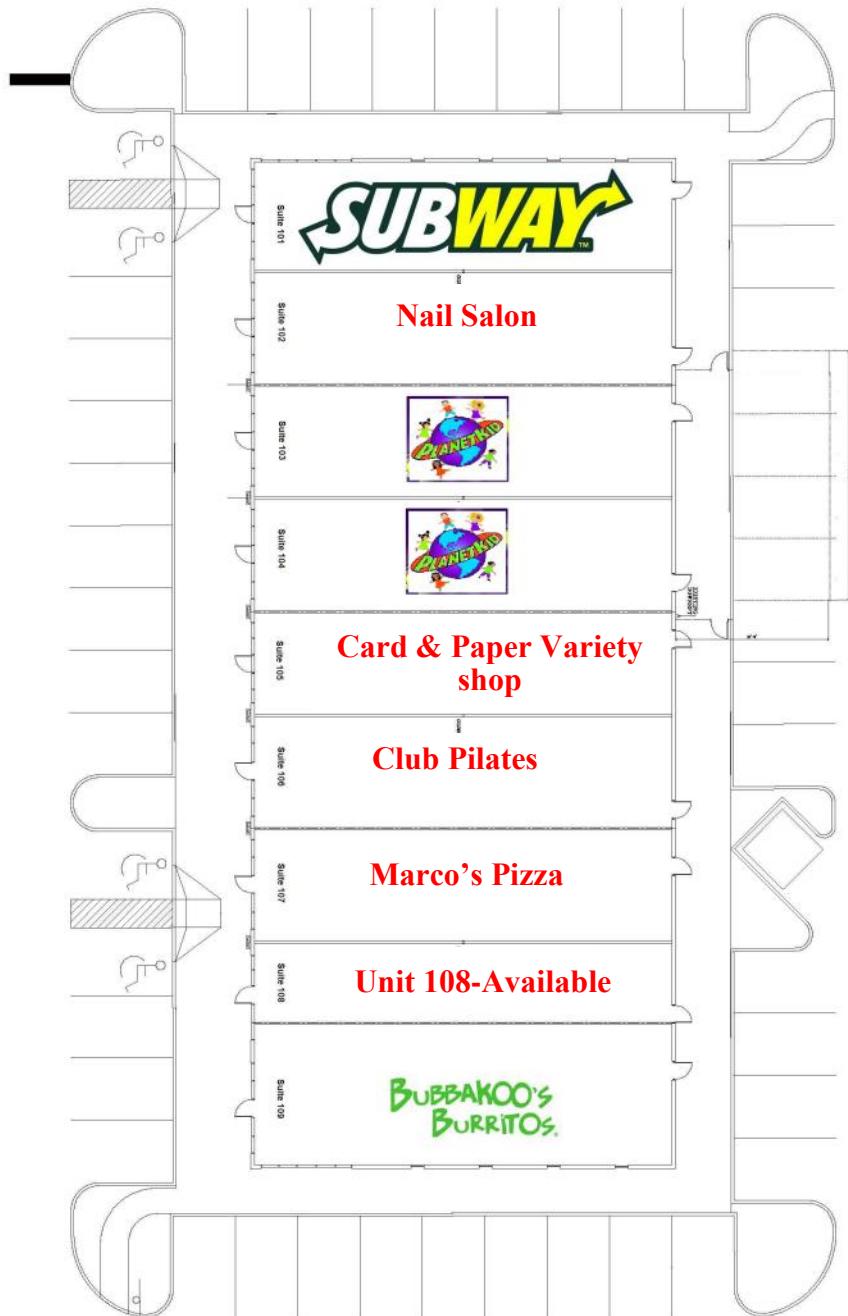
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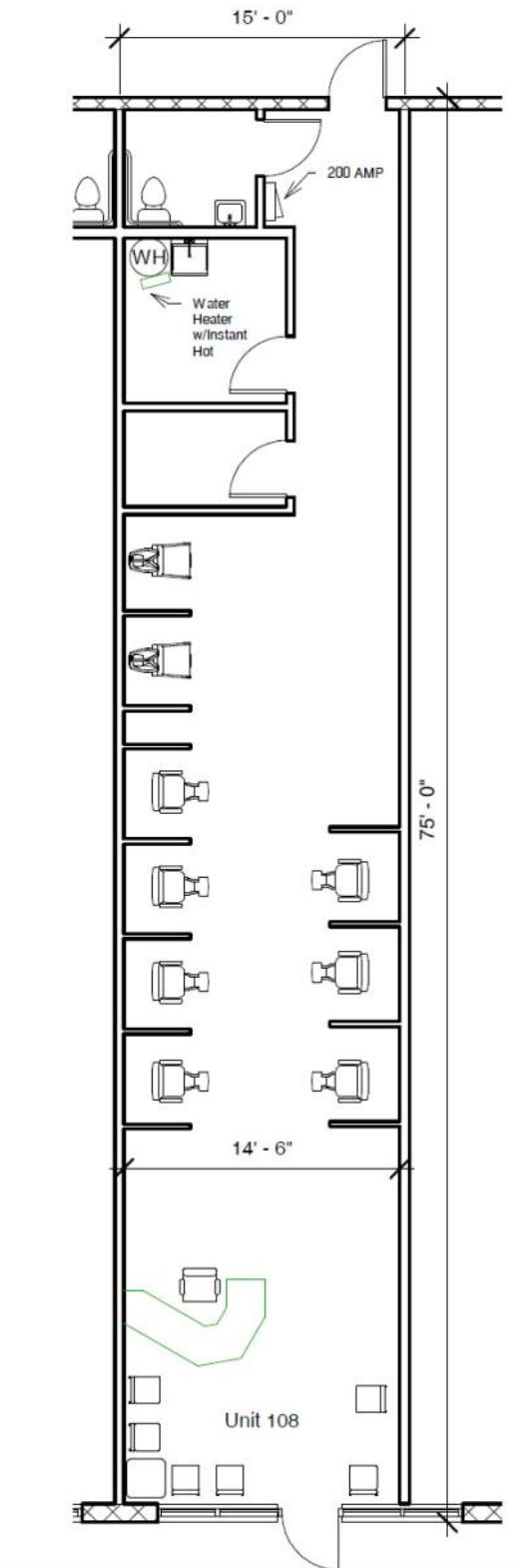


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