

Property Summary



| 154 S Wickham Rd, Melbourne, FL 32904

PROPERTY DESCRIPTION

Introducing 154 S Wickham Rd, a prime commercial property available for lease in Melbourne, FL. The property features ample parking, excellent visibility, and high traffic count, ensuring maximum exposure for any business. With modern finishes, open layout, and convenient access, this property provides a turnkey solution for businesses seeking a prominent and convenient location. Don't miss this opportunity to lease a property that offers both functionality and a strategic location for your business.

LOCATION DESCRIPTION

Directly off Wickham Rd

Near Melbourne International Airport

Great Central Brevard County Location

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	41,576 SF
Building Size:	41,576 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,244	20,103	53,220
Total Population	2,857	47,922	123,647
Average HH Income	\$99,125	\$89,673	\$89,138



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.

ROB BECKNER, SIOR
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Additional Photos



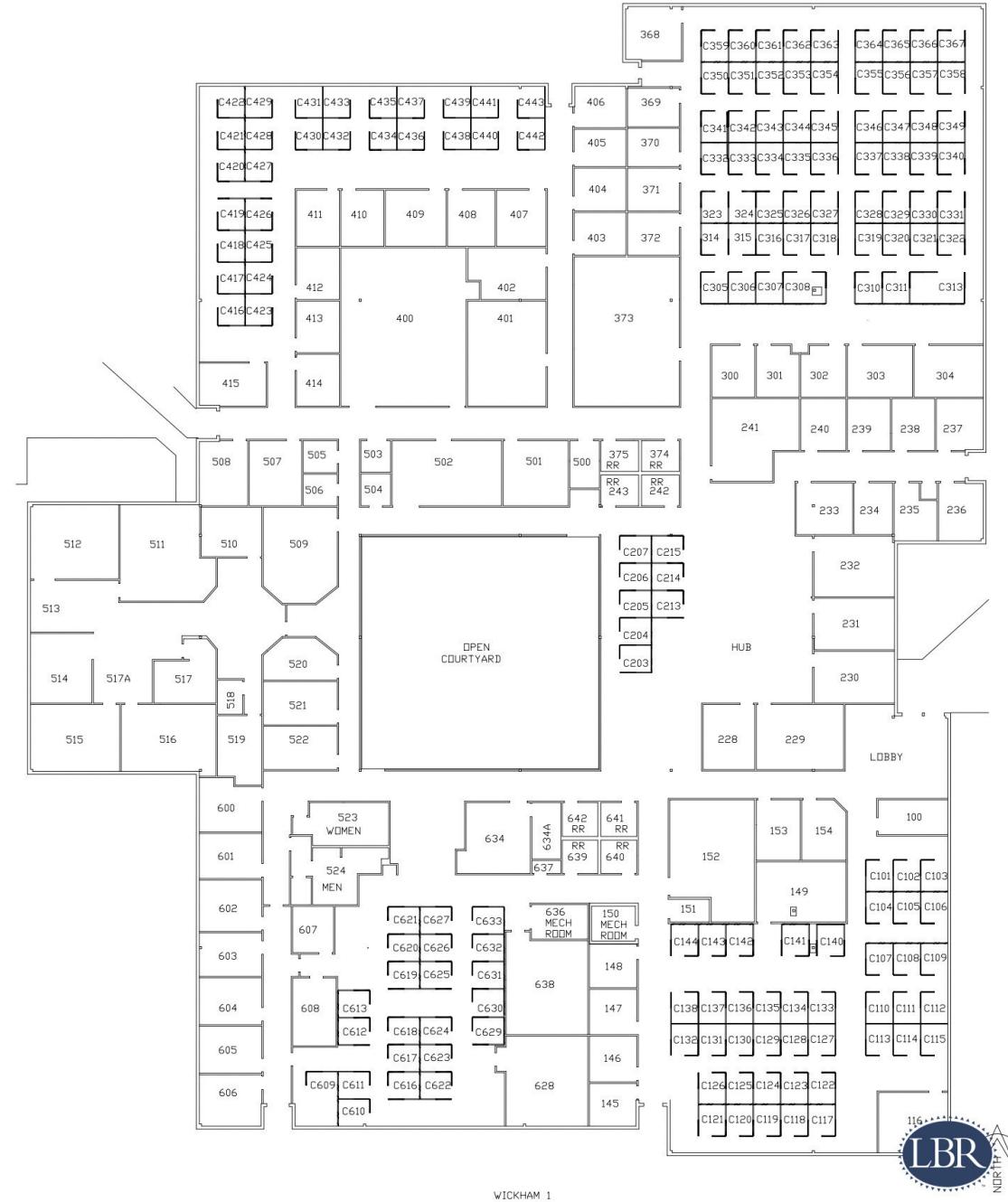
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Floor Plans

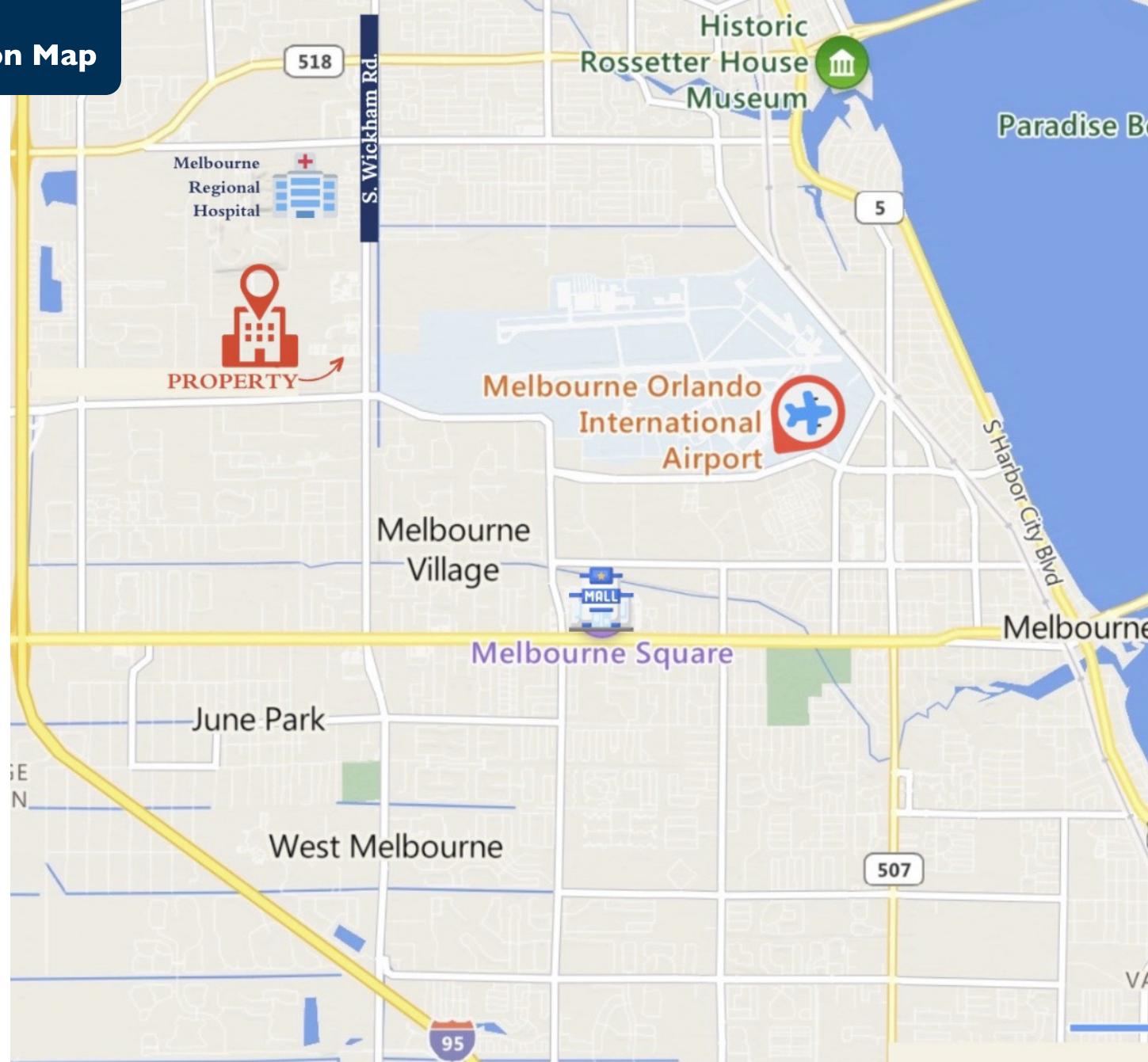
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Location Map



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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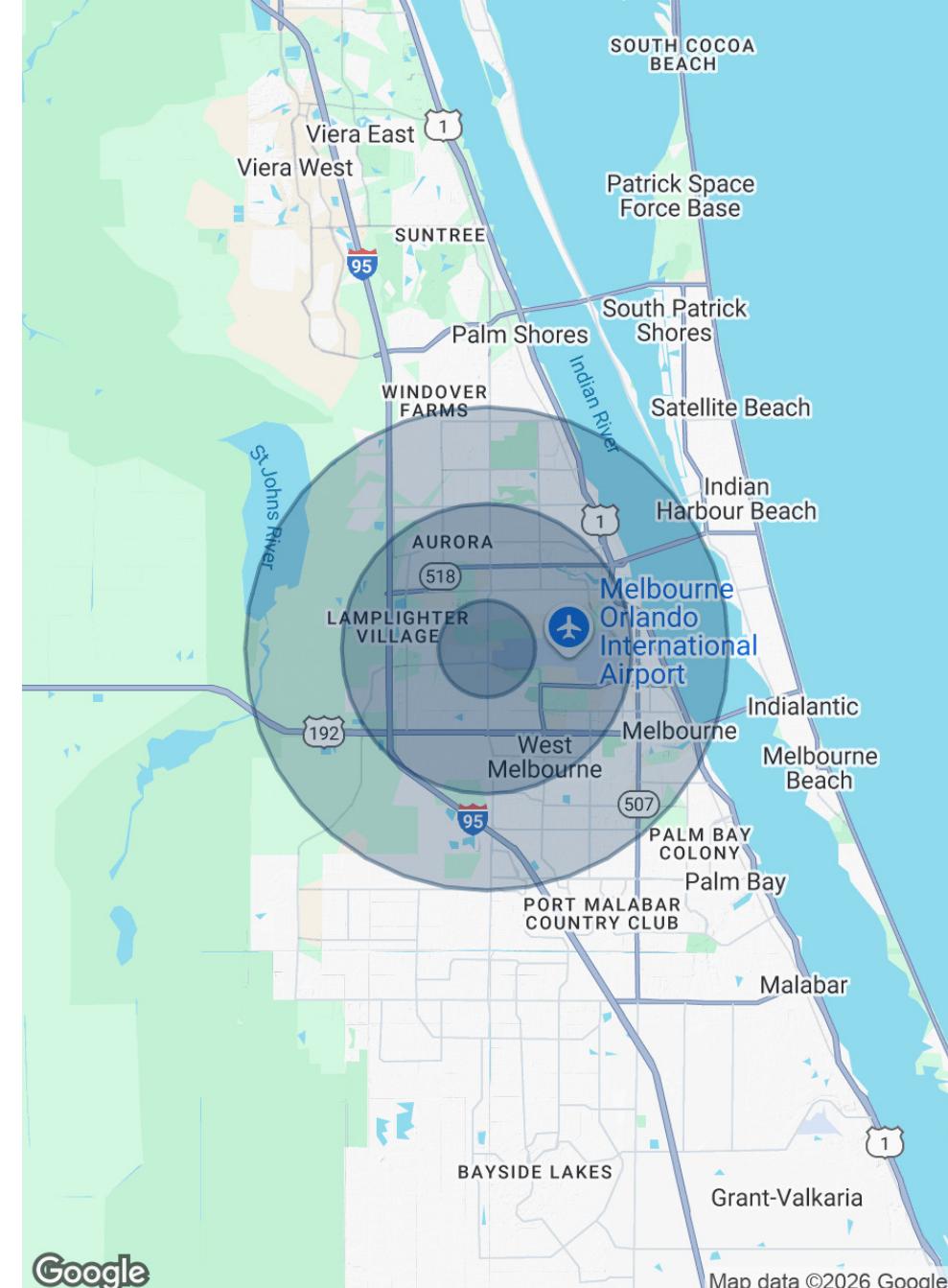
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,857	47,922	123,647
Average Age	46	45	45
Average Age (Male)	44	44	44
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,244	20,103	53,220
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$99,125	\$89,673	\$89,138
Average House Value	\$378,422	\$330,812	\$342,678

Demographics data derived from AlphaMap



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