

# 1 ACRE RETAIL OUTPARCEL FOR SALE | GROUND LEASE | BUILD-TO-SUIT

Wickham Rd | Melbourne, FL



## HIGHLIGHTS

- 1+ acre outparcel available for sale, ground lease, or build-to-suit.
- Building up to 2,500 SF.
- Ideal for a quick casual restaurant like Jason's Deli, Panera Bread, etc.
- Outparcel to the Fresh Market grocer anchored Pineda Landings shopping center.
- 28,500 VPD on Wickham Road with excellent visibility and access.
- Surrounded by national retailers (Aldi, McDonald's, Starbucks, Zaxby's, Vystar, Pacific Dental, The Fresh Market, etc.).
- Strong demographics and daytime population driving retail & service demand.
- Two conceptual site plans provided - flexible pad-ready development.

Demographics	1 Mile	3 Miles	5 Miles
Population	4,338	37,323	93,349
Average HH Income	\$163,607	\$141,479	\$131,710
Daytime Employees	3,557	14,707	27,680



[View Property Video](#)



### Traffic Counts

Wickham Ave: 28,500 vpd



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