



## PROPERTY DESCRIPTION

- Located in the Viera/Suntree area of Melbourne, FL at the signalized intersection of Wickham Rd and Jordan Blass Drive.
- Melbourne, FL boasts the 2nd most concentration of engineers in the country with employers such as L3Harris, Embraer, Northrop Grumman, Lockheed Martin, SpaceX, and more.
- #12 fastest growing area in the US and #20 best place to live consisting of families, professionals, and retirees alike.
- Pineda Landings is anchored by the 2nd highest-performing Fresh Market in the Central/West Florida region and features a strong lineup of tenants including Orange Theory, Hand and Stone Massage, AT&T, Super Cuts, and more.
- 1.2-acre BTS development site available.

## LOCATION DESCRIPTION

This prime location offers unbeatable visibility and access. With its convenient location and proximity to major roadways, this promises an excellent opportunity for businesses looking to thrive in a bustling retail hub.

SPACES	LEASE RATE	SPACE SIZE
95-106	\$35.00 SF/yr	1,070 SF
75-107	\$36.00 SF/yr	2,930 SF
75-106	\$36.00 SF/yr	1,200 SF

## OFFERING SUMMARY

Lease Rate:	\$35 - 36 SF/yr (\$12.21/sf NNN)
Available SF:	1,070 - 2,930 SF
Lot Size:	14.16 Acres
Building Size:	49,995 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,570	14,877	37,332
Total Population	3,387	35,413	86,981
Average HH Income	\$162,589	\$137,980	\$127,064

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com





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## Additional Photos



## Pineda Landings For Lease



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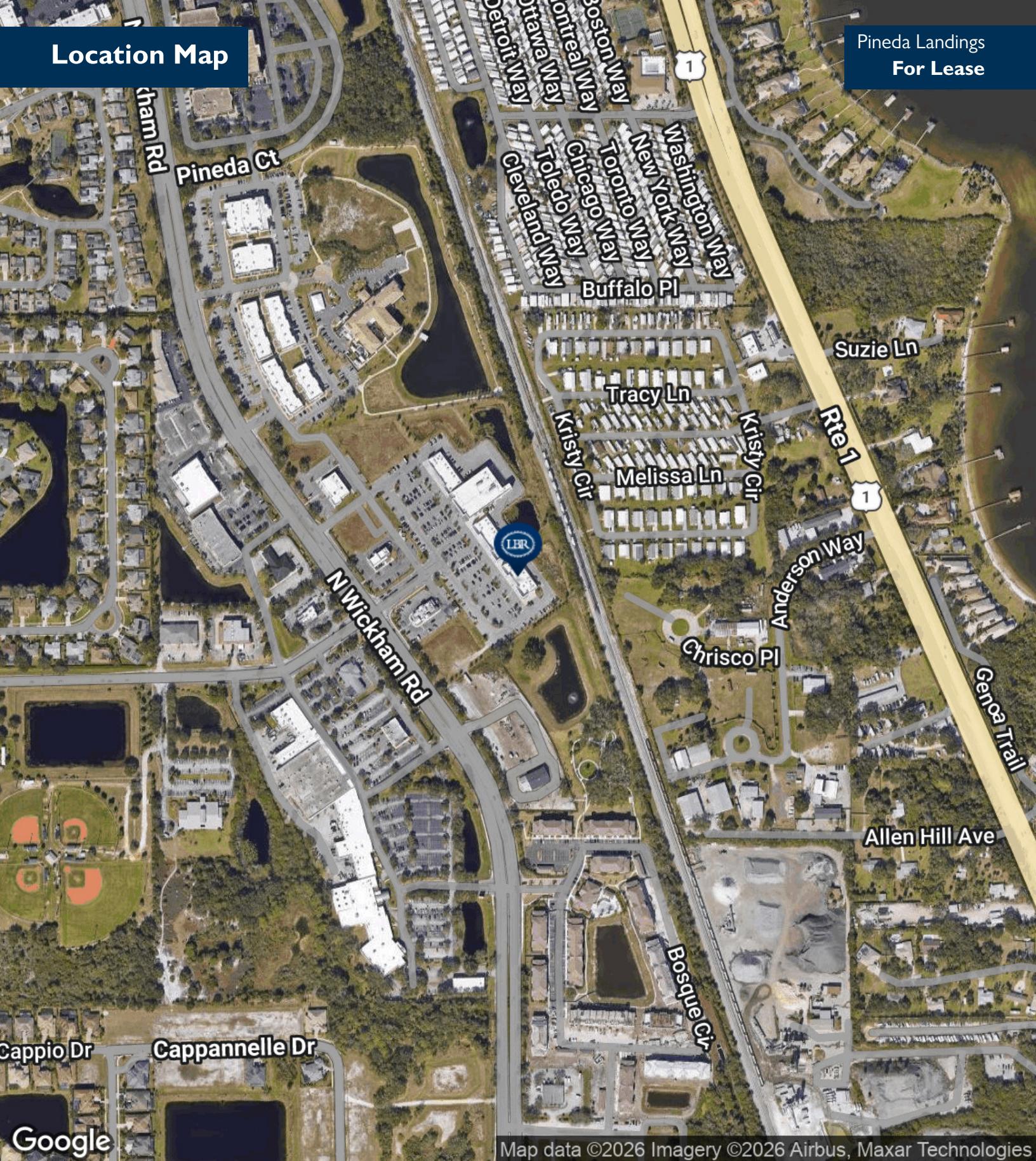
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# Location Map

Pineda Landings  
For Lease



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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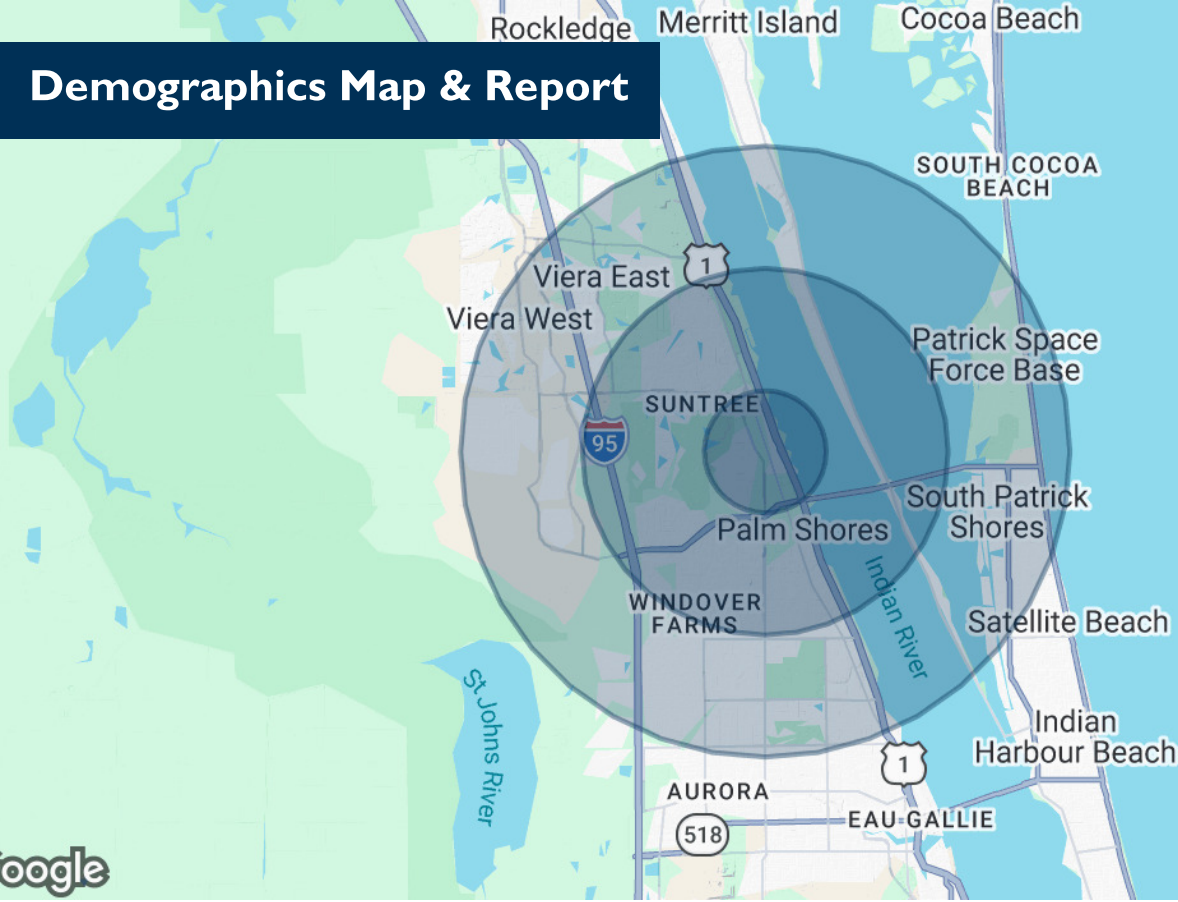
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# Demographics Map & Report

Pineda Landings  
For Lease



Map data ©2026 Google

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,387	35,413	86,981
Average Age	55	48	48
Average Age (Male)	54	47	47
Average Age (Female)	56	49	48

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,570	14,877	37,332
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$162,589	\$137,980	\$127,064
Average House Value	\$531,782	\$503,709	\$488,583

2020 American Community Survey (ACS)

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