

# Property Summary

Pineda Landings  
For Lease



## 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   |
| 75-106 | \$36.00 SF/yr | 1,200 SF   |

## OFFERING SUMMARY

|                |                                  |
|----------------|----------------------------------|
| Lease Rate:    | \$35 - 36 SF/yr (\$12.21/sf NNN) |
| Available SF:  | 1,070 - 1,200 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 |

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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.

## Additional Photos

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## Additional Photos



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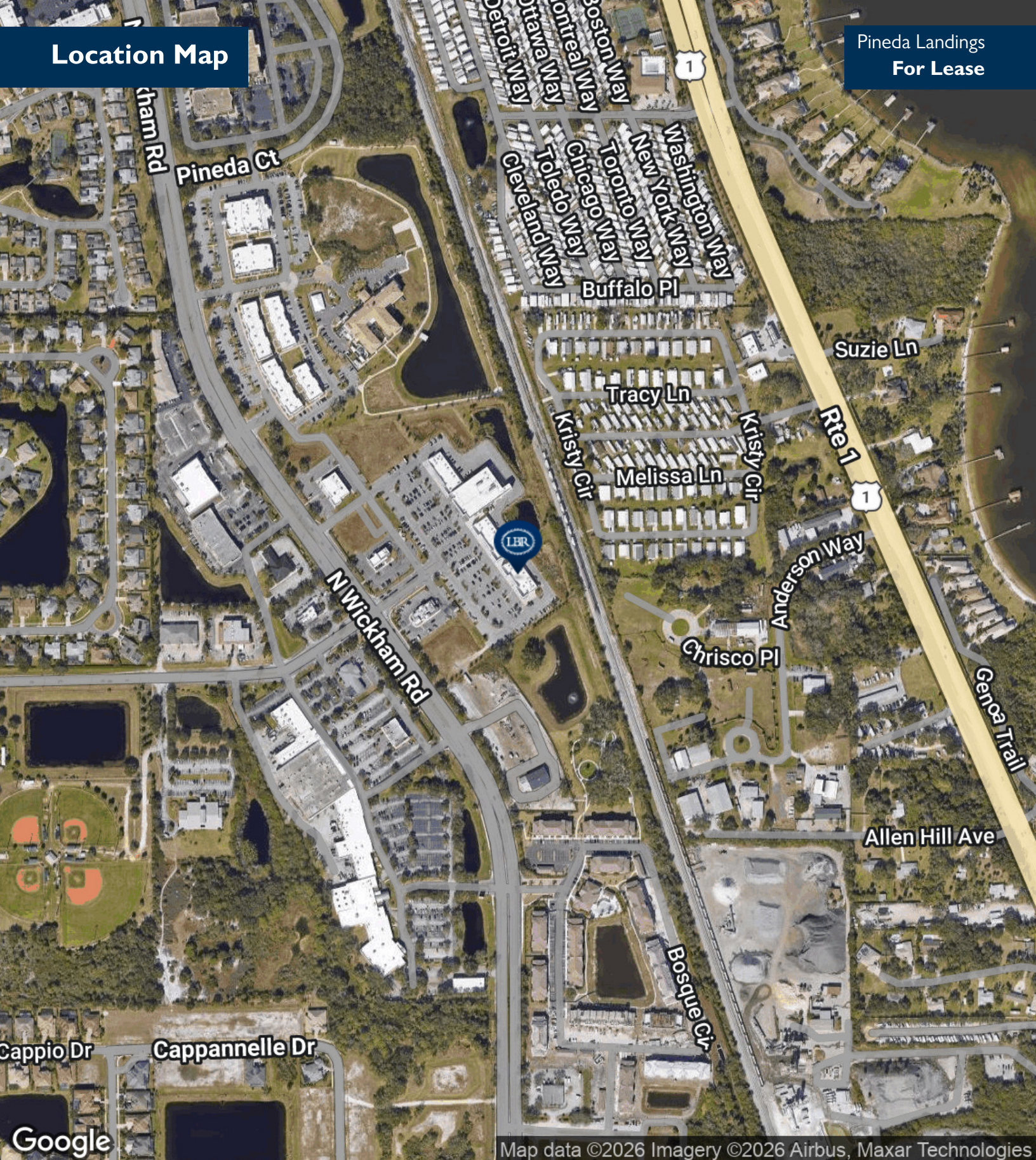
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## Location Map

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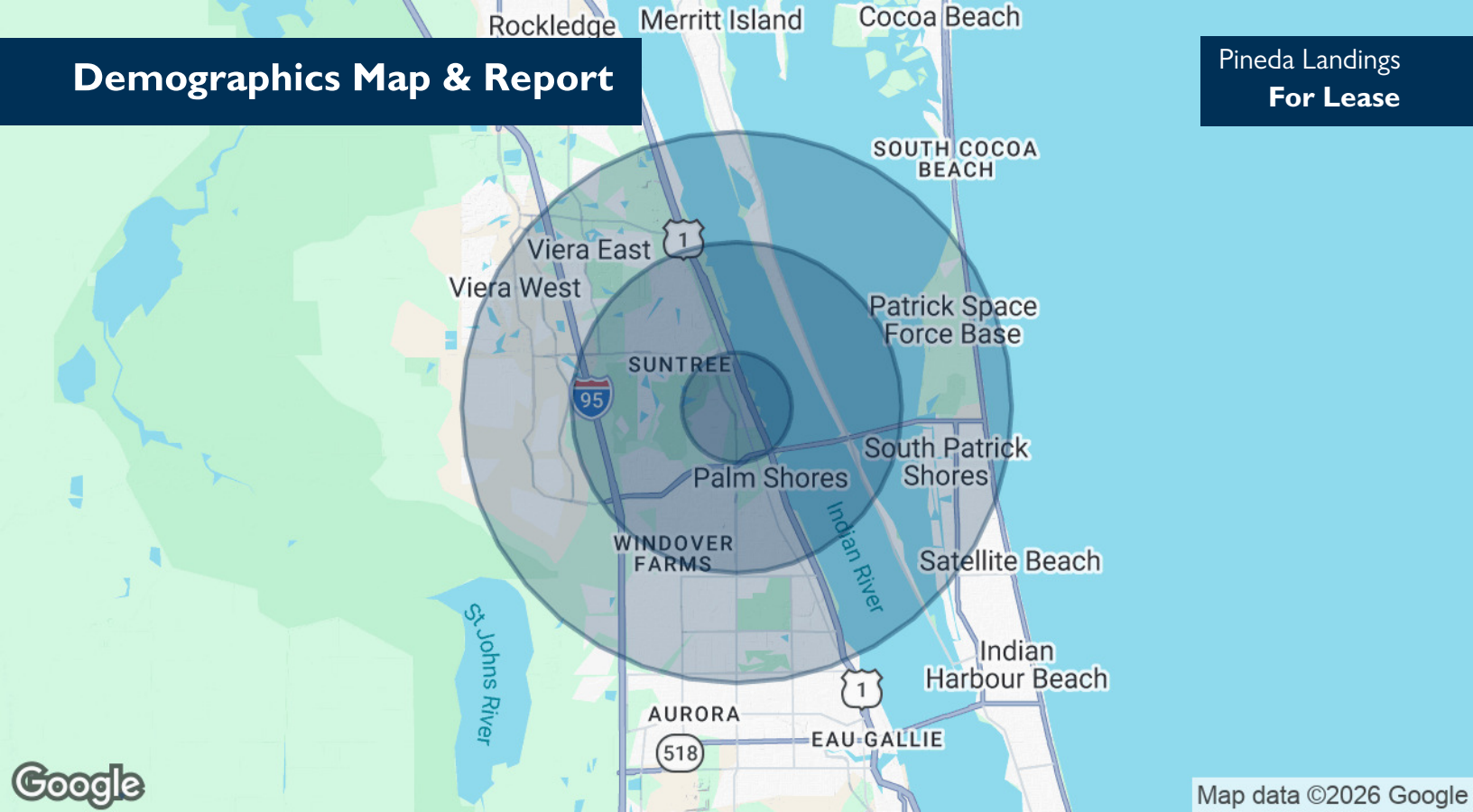
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# Demographics Map & Report

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| 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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