

Property Summary

421 N Wickham Rd
For Lease



PROPERTY DESCRIPTION

Market your business in one of Melbourne's most recognized commercial corridors with a flexible office build-to-suit opportunity on N Wickham Road. The approximately 2-acre site can accommodate a custom office building ranging from 10,000 to 40,000 square feet, allowing the future tenant to tailor the layout, parking, amenities, and building design to fit its operational needs. Lease rate is negotiable based on building size, design requirements, lease term, and tenant improvements.

PROPERTY HIGHLIGHTS

- Professional office users seeking a custom headquarters or regional office
- Medical, wellness, or healthcare-related practices requiring a purpose-built layout
- Corporate, administrative, financial, insurance, legal, or consulting firms
- Technology, engineering, design, or service-based businesses needing flexible office space
- Organizations looking for a high-visibility Melbourne location with room for long-term growth

LOCATION DESCRIPTION

Immerse yourself in the dynamic surroundings of Melbourne, FL, as the property offers a prime location for Land / Office tenants. Seamlessly access everyday conveniences with Walmart and Aldi just moments away. Additionally, Eastern Florida State College and the Brevard Zoo are within easy reach, offering a well-rounded balance of work and leisure for professionals. Embrace the vibrant local community and explore the endless possibilities this prime location has to offer for your business needs.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2 Acres
Lot Size:	2 Acres

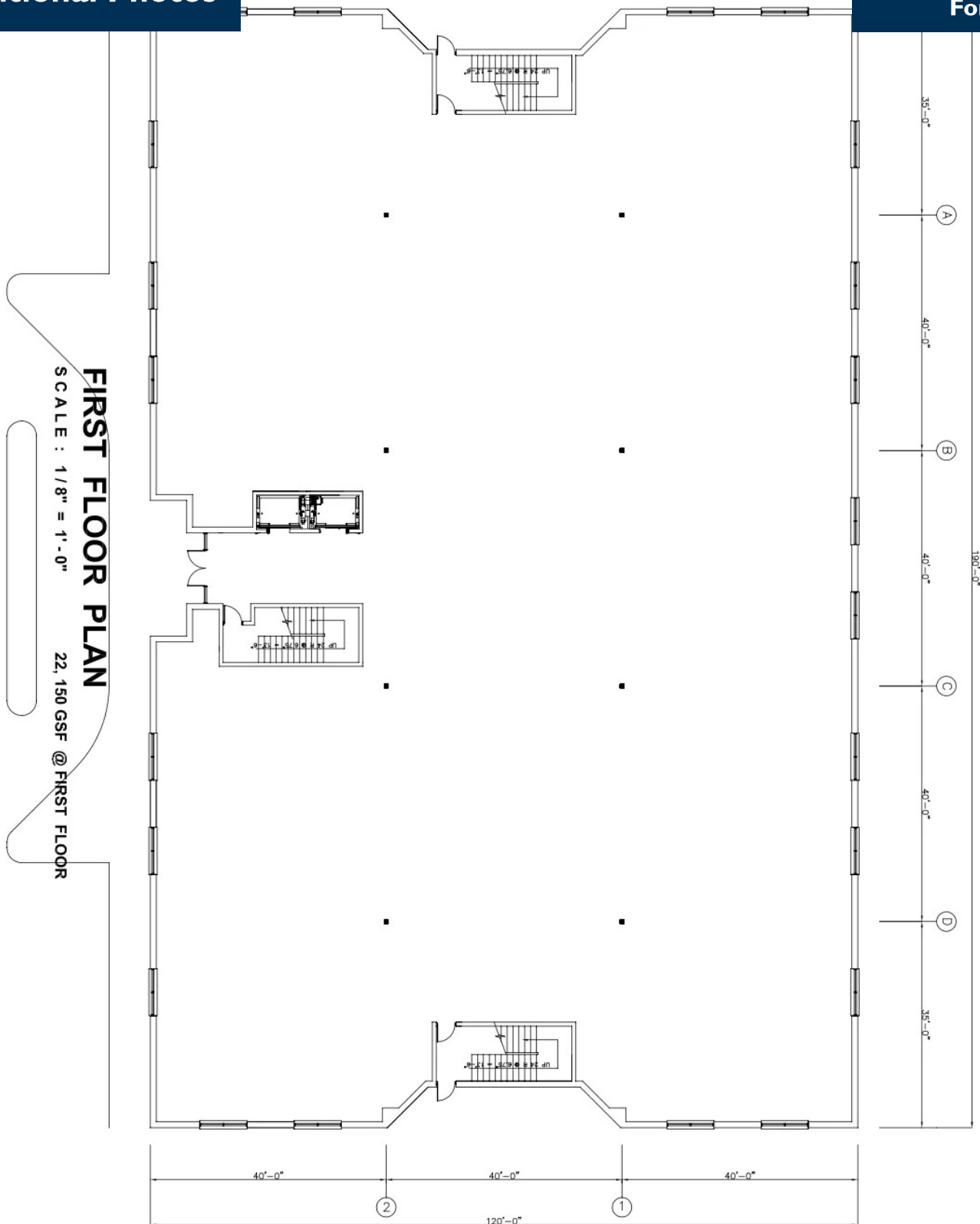
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,048	43,633	116,122
Total Population	4,504	102,776	284,234
Average HH Income	\$44,455	\$58,014	\$65,677

ROB BECKNER, SIOR

Principal
321.722.0707 x11
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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.



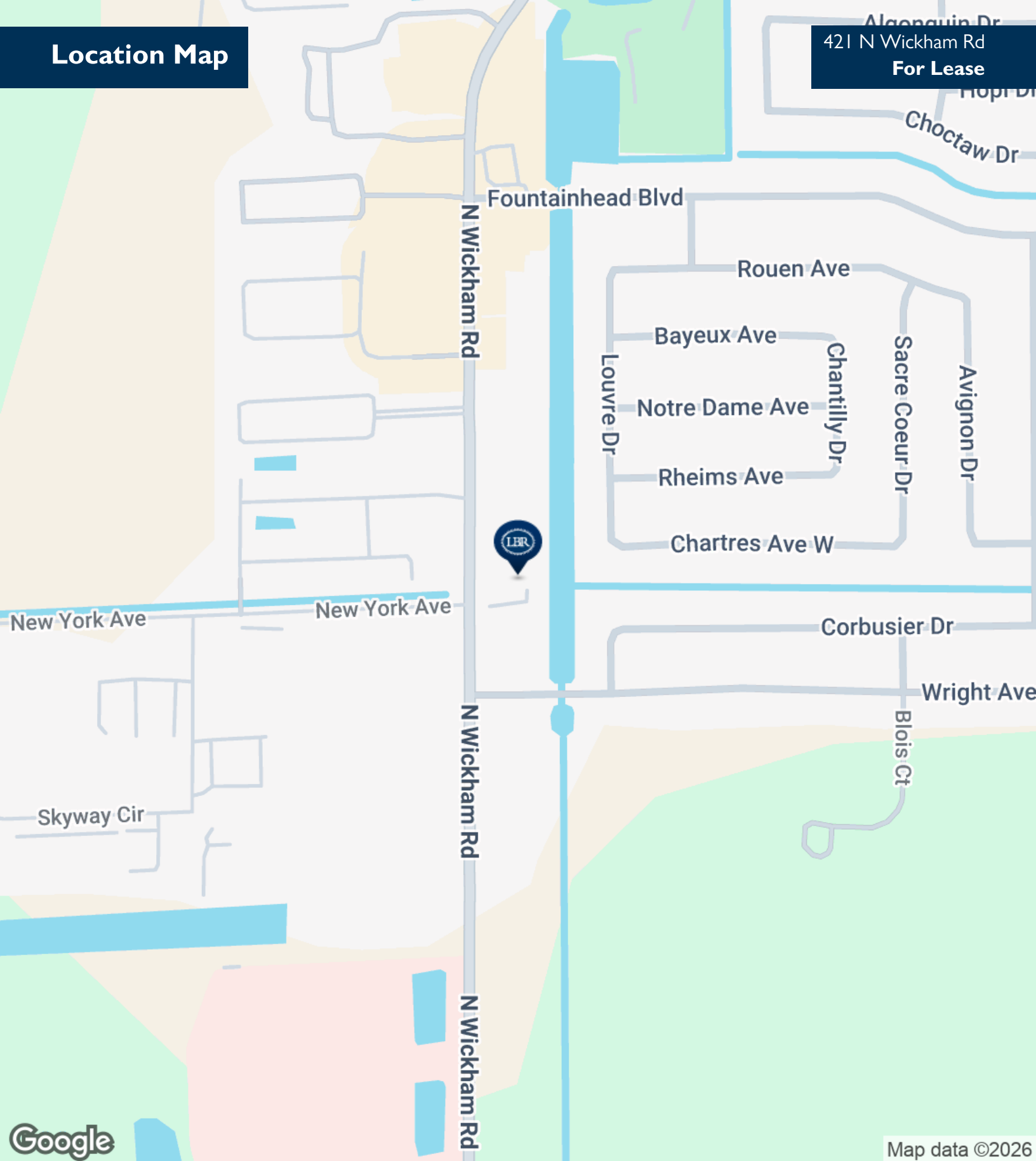
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Location Map

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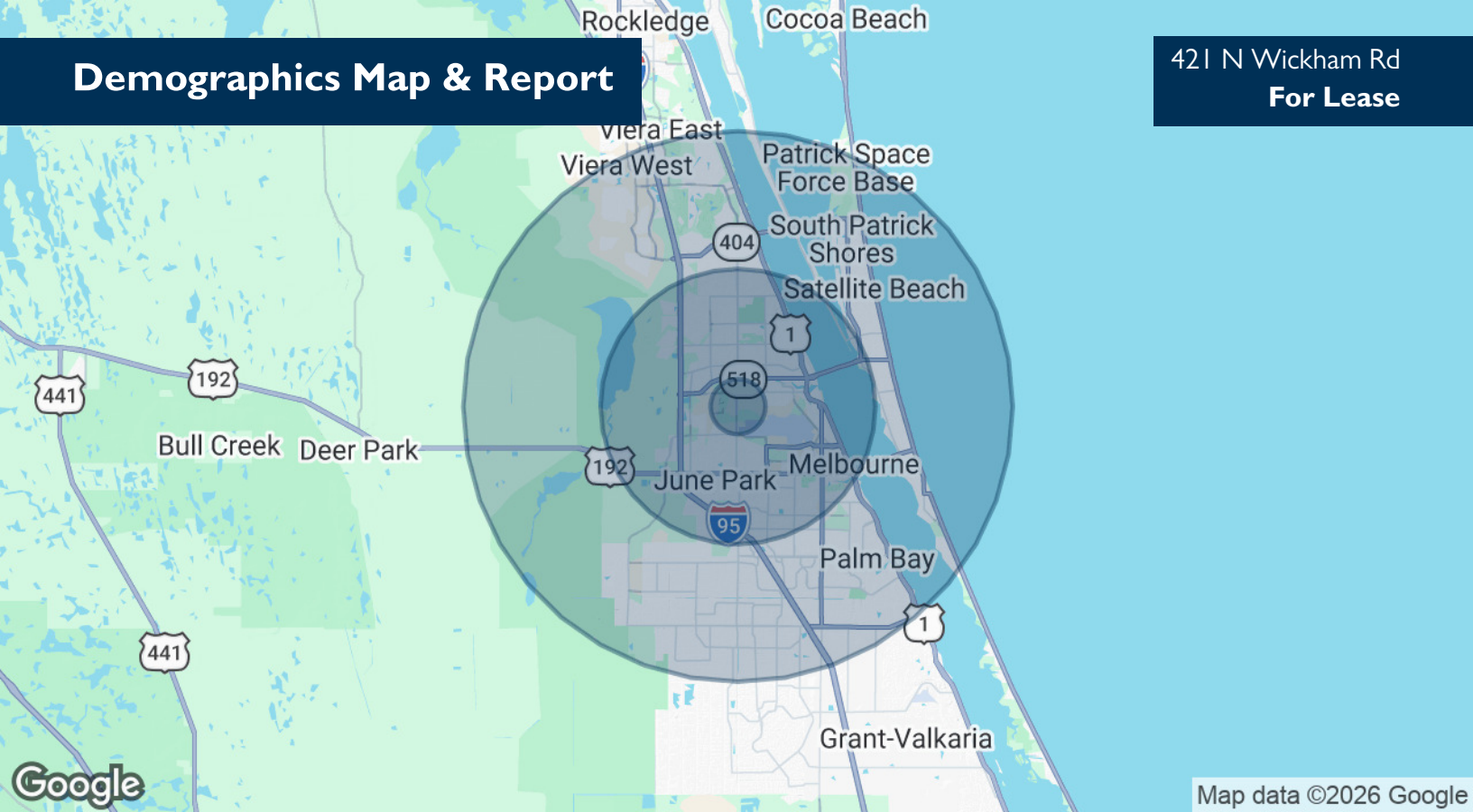
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,504	102,776	284,234
Average Age	49.7	44.2	43.9
Average Age (Male)	45.4	42.1	42.1
Average Age (Female)	52.5	46.0	45.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,048	43,633	116,122
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$44,455	\$58,014	\$65,677
Average House Value	\$113,622	\$202,027	\$232,687

2020 American Community Survey (ACS)

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