

Prime Commercial Land FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

0 N Wickham Rd, Melbourne, FL 32935
SE of Parkway Dr & N Wickham Rd



Contact:



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Indian Harbour Beach, FL 32937

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FOR SALE



OFFERING SUMMARY

Sale Price: \$3,500,000

Lot Size: 6.2 +/- acres

Zoning: C1 - To access the Declaration of Restrictions, please click the **Zoning link** under Property Overview

Market: Brevard

PROPERTY OVERVIEW

±6.20 acres of commercial frontage on Wickham Rd - ±1000' frontage by ±300' depth. Sites sold with onsite retention in place. City of Melbourne C1 -Zoning Neighborhood Commercial. Land Use: Mixed Use. Traffic Count 39,800 AADT. Ideal Uses: Retail, Restaurant, Office, Medical, for 6-acres of commercial frontage on Wickham Rd.

The maximum permitted height is **4 floors** and up to **48 feet of height**. Additional height may be requested with approval of a conditional use from City Council.

Florida's Space Coast-One Small Step for your Giant Leap in to our Market
Kindly visit this link - <https://spacecoastedc.org/>

Please click the link to view the property:

<https://vimeo.com/ccvideoproductions/review/862675209/16e807b925>

ZONING: <https://shorturl.at/WU0la>

DECLARATION OF RESTRICCRIONS: In the Brevard County Public Records, a Declaration of Restrictions from 2010 ORB 6194, PAGE 225 states that "No Residential Use of Commercial Parcel", as outlined in restriction number 1 on page 5.

TOPOGRAPHIC SURVEY: <https://shorturl.at/N6NUM>



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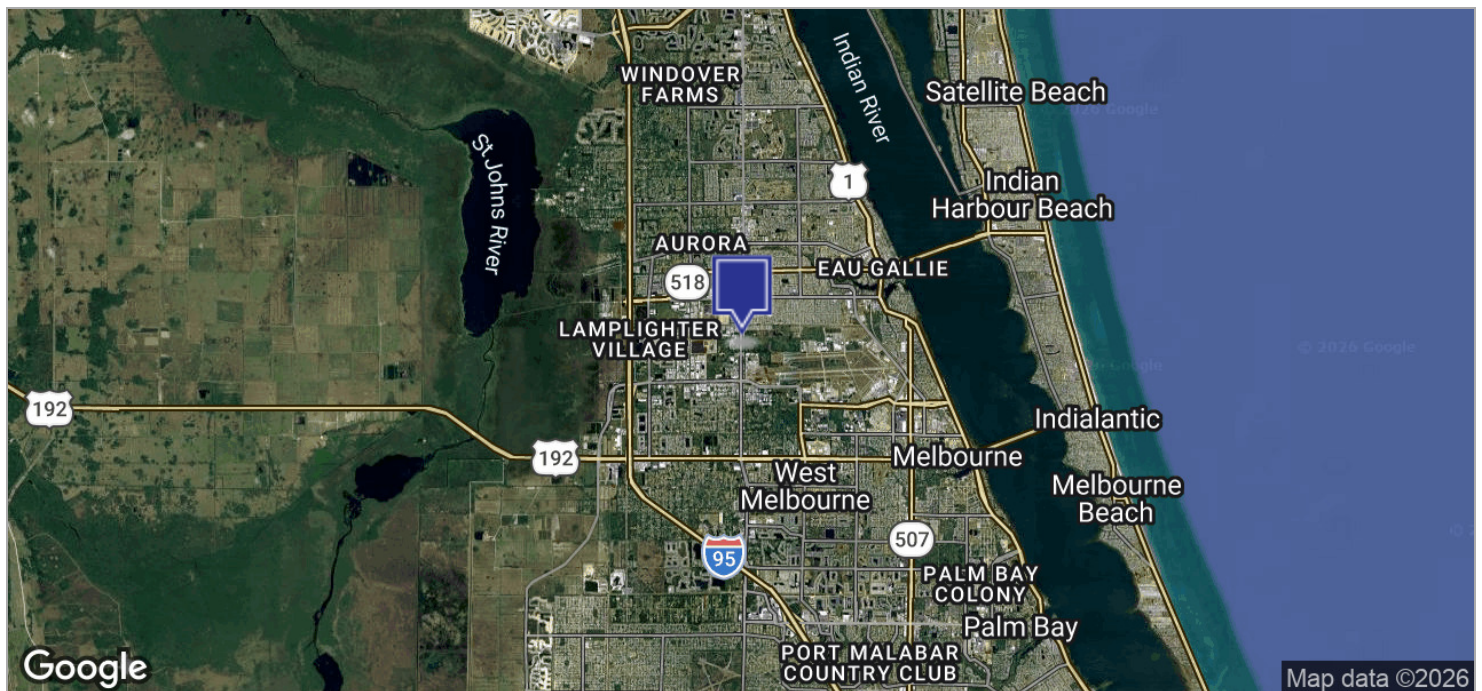
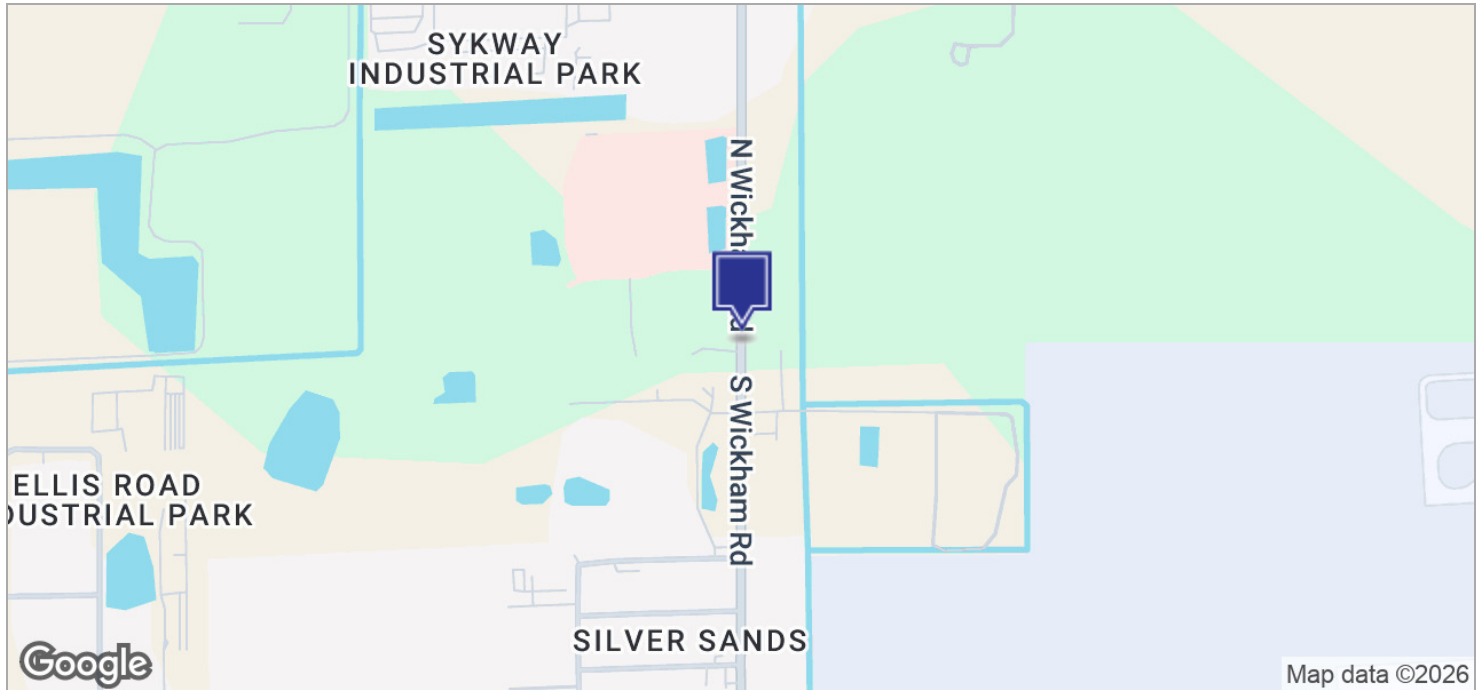
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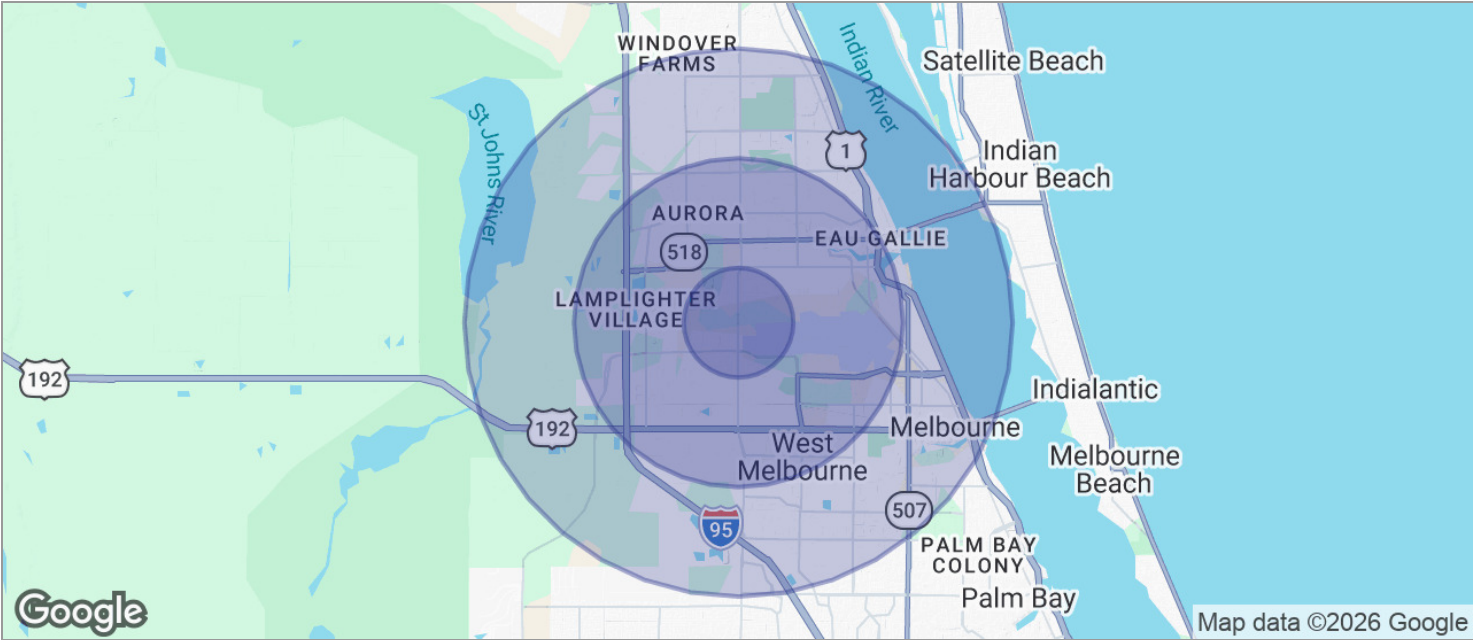
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,994	50,547	101,595
MEDIAN AGE	42.5	43.6	43.3
MEDIAN AGE (MALE)	36.7	41.2	41.4
MEDIAN AGE (FEMALE)	48.3	46.1	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,967	22,616	44,630
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$55,628	\$61,793	\$71,029
AVERAGE HOUSE VALUE	\$171,807	\$187,342	\$216,942

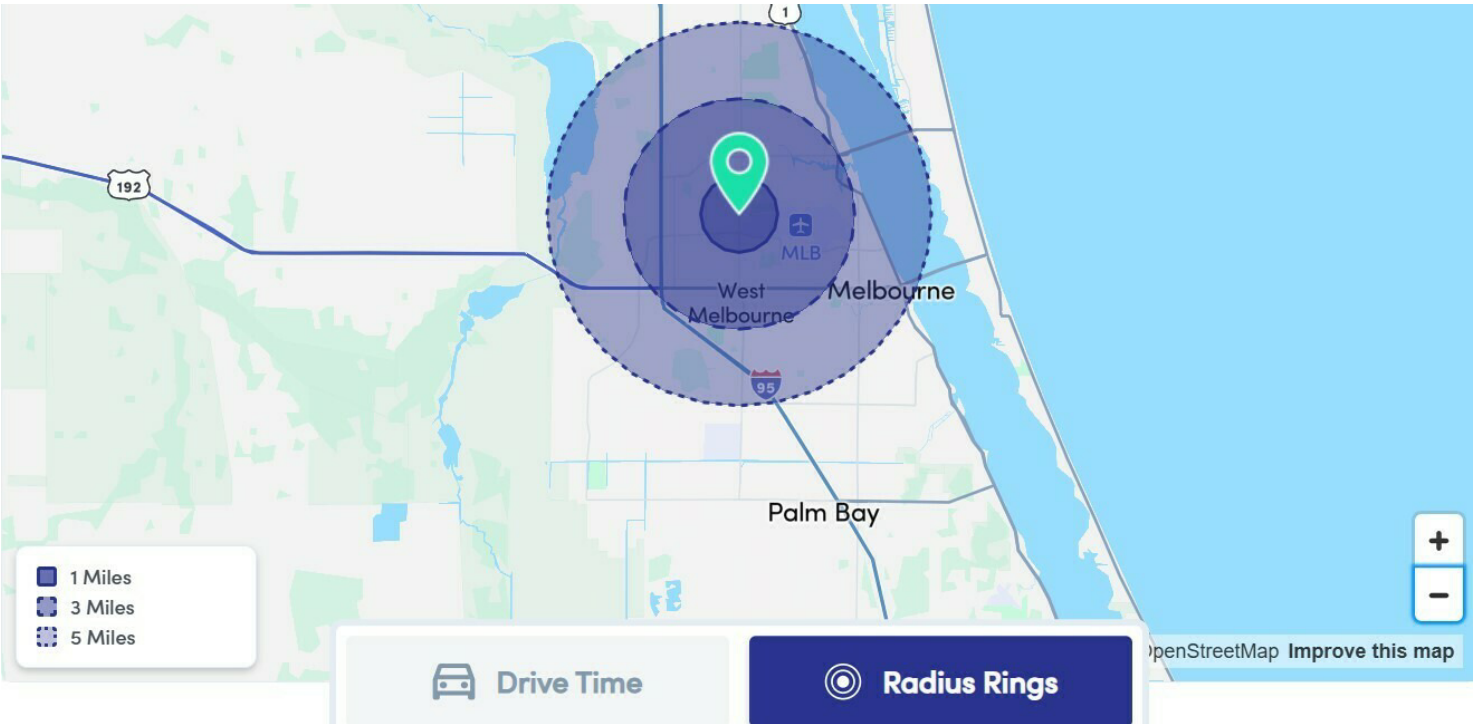
* Demographic data derived from 2020 ACS - US Census



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☒ View Chart	☒ 2030 Forecast	☐ National Avg.	☒ Show Counts
	1 miles	3 miles	5 miles
Worked at Home	176	2,143	6,751
Walked	43	181	846
Bicycle	--	73	284
Carpooled	107	1,405	3,452
Drove Alone	1,313	19,037	44,014



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NON DISLCOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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