

VACANT COMMERCIAL LAND FOR SALE

14.23± Acres

**SALE PRICE:
\$3,495,000**

**N. Wickham at Constellation Dr.
Melbourne, FL 32940**

BREVARD COUNTY, FL

ZONING: CP
City of Melbourne

PARCEL ID: 26-36-25-00-00755.0-0000.00
TRAFFIC COUNTS: 34,230 AADT (2013)



This large 14+ acre parcel is located on highly desirable Wickham Rd., a major retail artery in South Brevard County. Site is just south of the Pineda Causeway (SR 404) that leads from A1A Beachside to I-95. There are several residential subdivisions that surround this site, lots of retailers and schools: Longleaf Elementary School, Holy Trinity Academy (a private middle and high school) and Eastern Florida State College. The average household income within one mile of this site is \$94,494.

This property is zoned Commercial Parkway with 770' fronting on N. Wickham Rd. Access property directly from Wickham Rd., as well as a signalized intersection at Constellation Dr.

Located at the SW corner of N. Wickham Road and Constellation Dr.

- 3.4 miles to I-95 via SR 404
- 1.9 miles to US Hwy 1 via SR 404
- 1.1 miles to Eastern Florida State College
- 4.1 miles to SR 518 (Eau Gallie Blvd.)



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COMMERCIAL REAL ESTATE SERVICES

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Brian L. Lightle, CCIM, SIOR

(321) 722-0707 x14

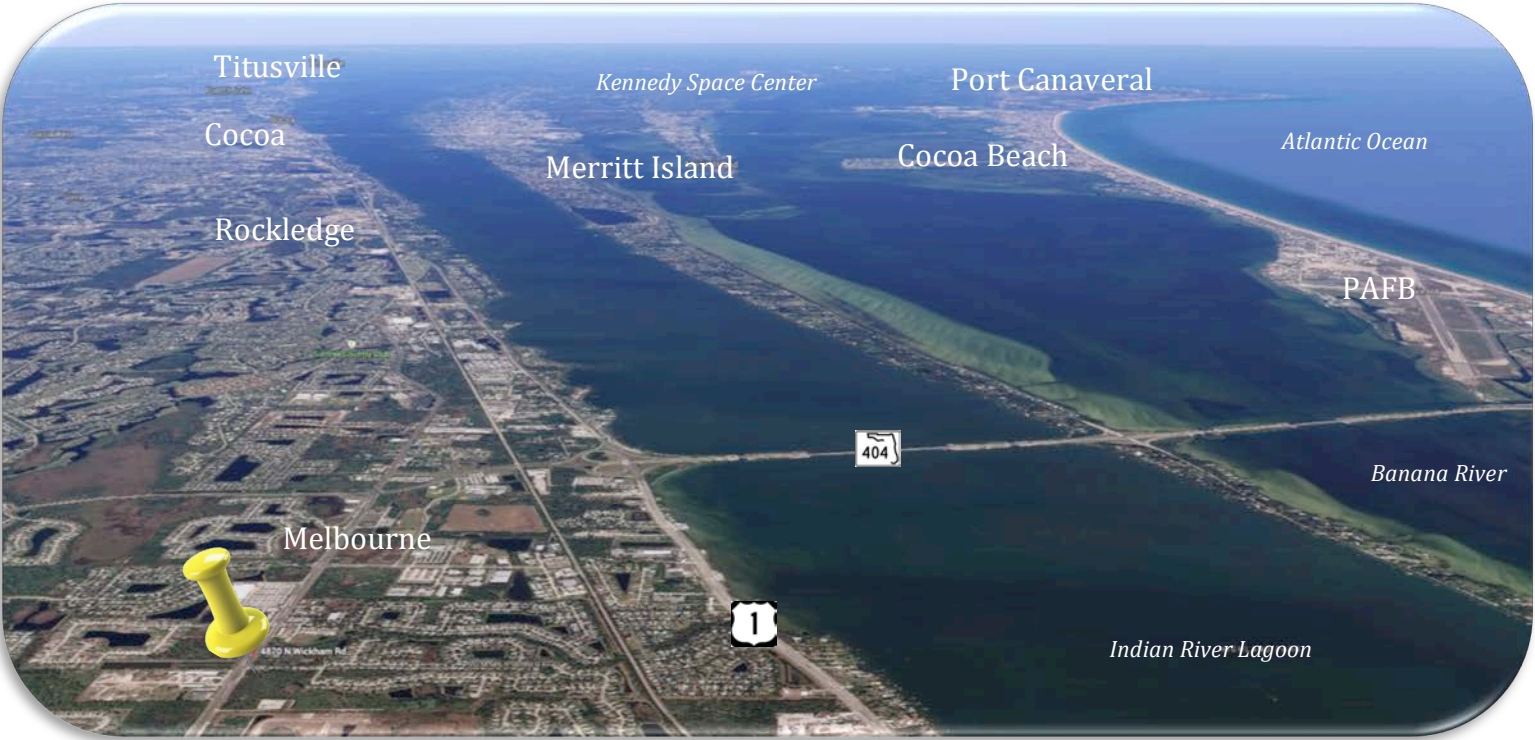
(877) 722-0707 x14

Brian@TeamLBR.com

1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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2013 DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	6,844	36,833	93,559
Avg. HH Income	\$94,494	\$78,275	\$72,607
Daytime Businesses	496	2,591	7,101
Daytime Employees	2,445	11,259	33,003



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