

SALE RETAIL

2515 N. Wickham Rd.
Melbourne, FL 32935

PROPERTY:

2,160± sf • .7± Acre

SALE PRICE

\$195,000



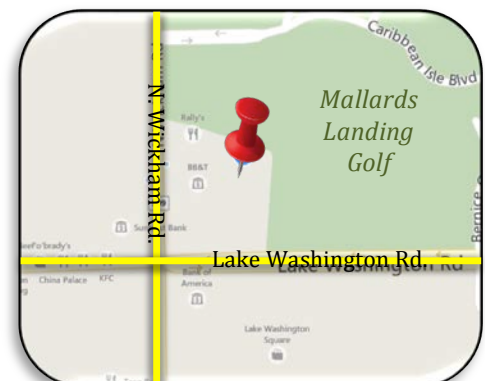
SPACE DESCRIPTION: Property is currently in business as Batter's Choice batting cages and amusement center, but the property is being sold for real estate value only. There is a 2,160± sf modular structure on .7± acre. Equipment and arcade games may be available for purchase separately. There is an easement sharing the Checkers® entrance from Wickham Rd.

TRAFFIC COUNTS: 30,560 AADT (2013)

LOCATION: Property is located in Melbourne on a major artery — Wickham Rd., just north of the Lake Washington Rd. intersection. Property backs onto the driving range at Mallards Landing Golf Course (formerly known as Harbor City Golf Course).

2013 DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	11,579	54,627	91,706
Avg. HH Income	\$53,858	\$60,423	\$67,249
Daytime Businesses	779	4,031	8,206
Daytime Employees	2,864	20,094	47,637



LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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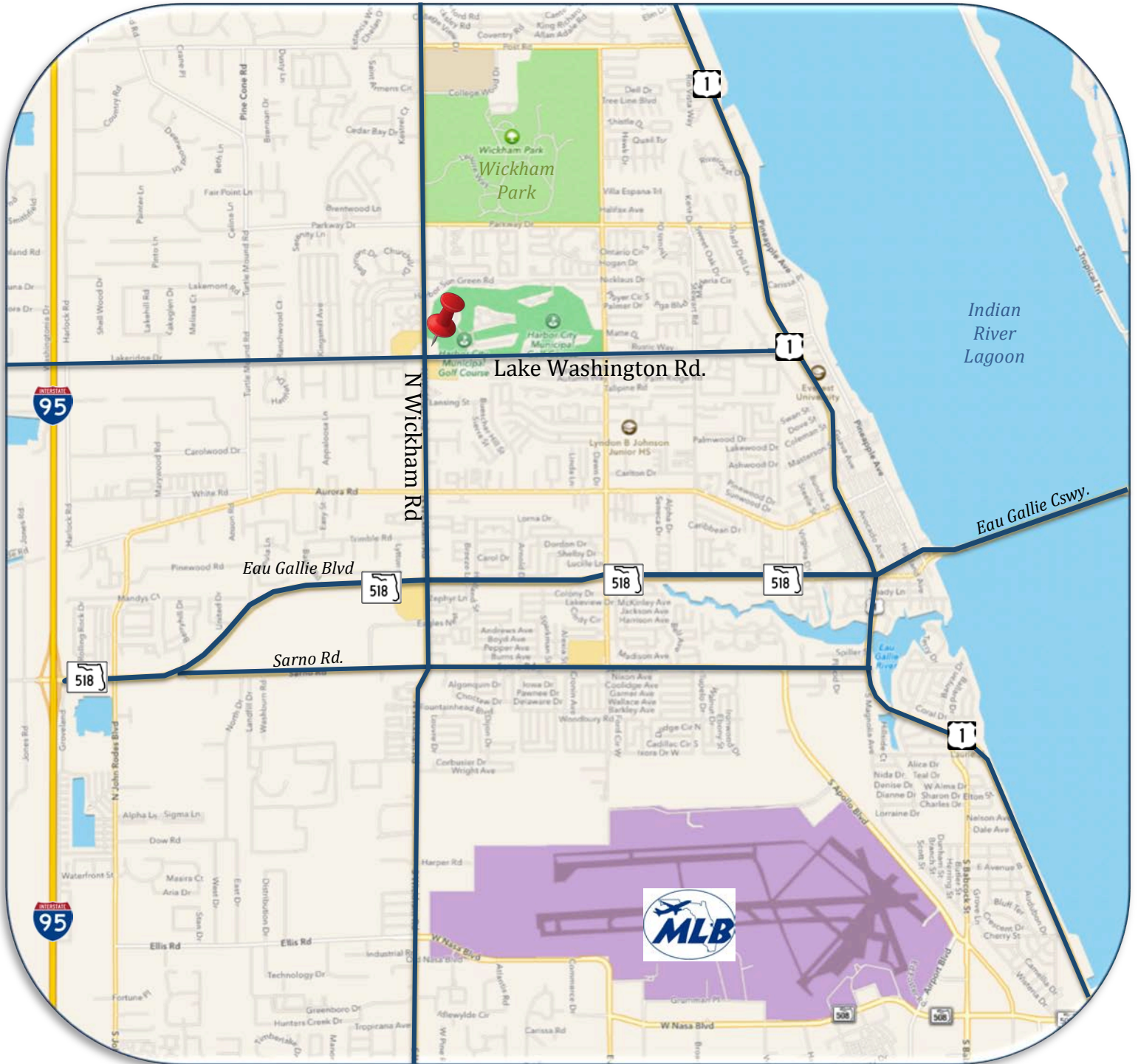
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Information contained herein has been obtained from others and considered to be reliable;
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

MAP of 2515 N. Wickham Rd., Melbourne, FL 32935



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