

# EXECUTIVE SUMMARY

• 6115 N Wickham Rd Melbourne, FL 32940



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,183,500
<b>Price / SF:</b>	\$200.93
<b>Lot Size:</b>	1.2 Acres
<b>Year Built:</b>	1996
<b>Building Size:</b>	5,890 SF
<b>Zoning:</b>	PIP
<b>APN#:</b>	26-37-19-00-267

## PROPERTY OVERVIEW

Great Opportunity to purchase Petty's Meat Market!  
Price includes the real estate and business.  
Freestanding building with excellent accessibility.

## LOCATION OVERVIEW

Corner Lot on Wickham Rd. and Promenade Dr.  
Property is approx. half mile north of Pineda Causeway  
Surrounded by many national and regional tenants

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison

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# ADDITIONAL PHOTOS

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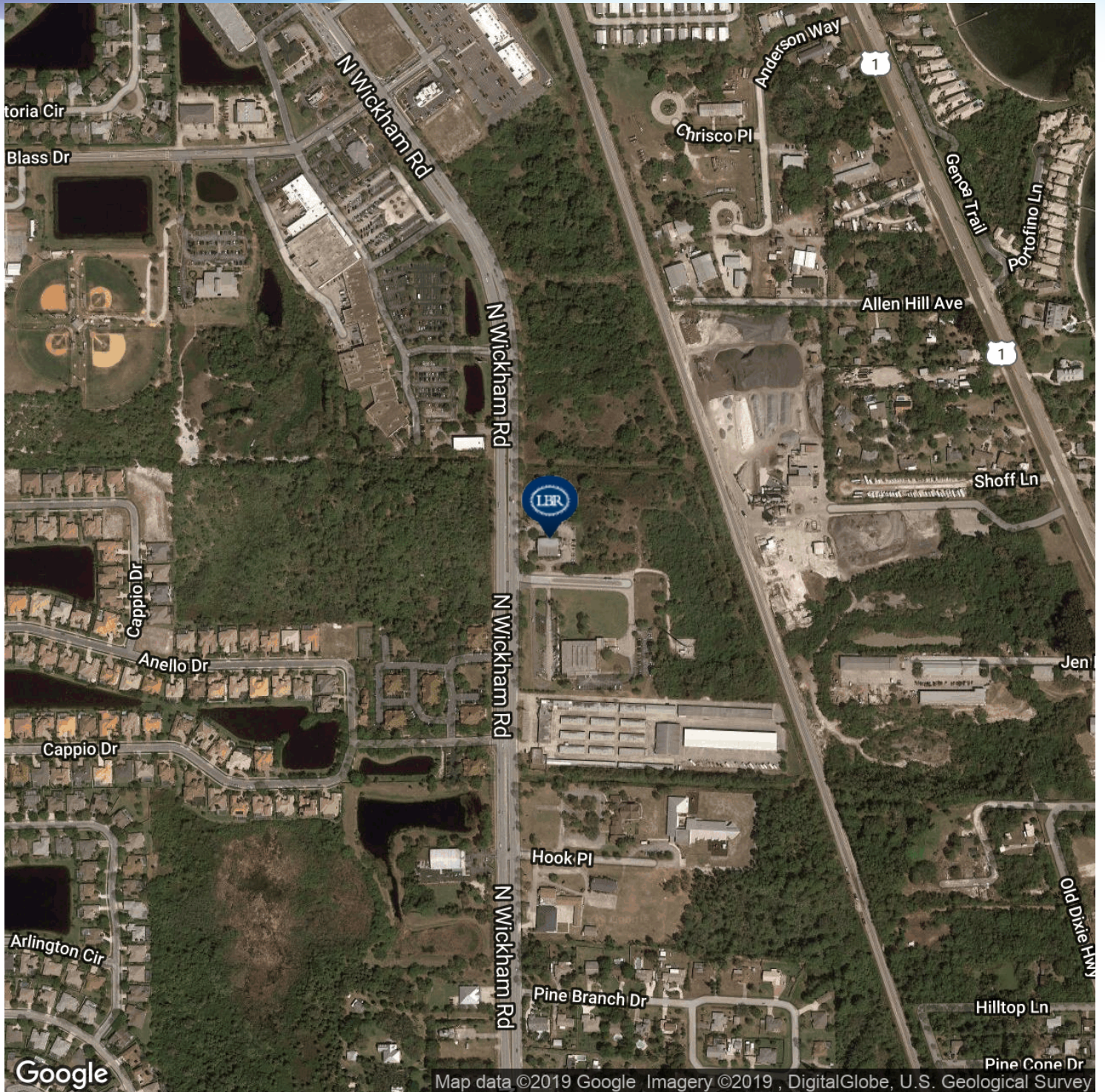
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# LOCATION MAPS

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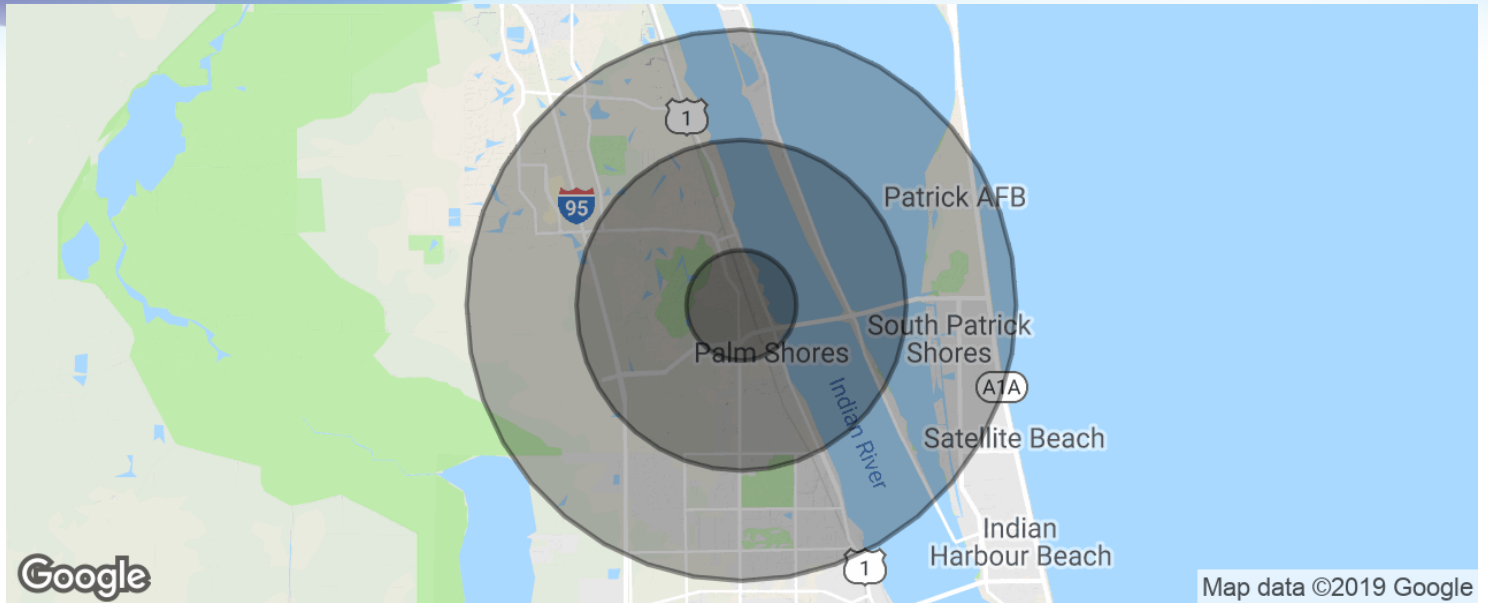
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,670	33,834	82,337
Median age	47.9	46.6	45.5
Median age (Male)	48.2	46.5	44.7
Median age (Female)	47.4	46.6	46.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,472	13,439	34,090
# of persons per HH	2.5	2.5	2.4
Average HH income	\$97,638	\$92,725	\$80,580
Average house value	\$303,552	\$296,847	\$273,237

\* Demographic data derived from 2010 US Census

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