

# 4999 N. Wickham Road

Melbourne, FL 32940

**For Sale: Corner Property at Lighted Intersection with Exposure to Over 41,000 VPD!**



## OFFERING SUMMARY

**Sale Price:** \$1,295,000

**Acreage:** 1.13 Acres

**Facility SF:** 5,526 SF

**Zoning:** City of Melbourne (C2)

## PROPERTY OVERVIEW

Estimated 168' Frontage on Wickham Road x 300' Frontage on Mariah Drive.  
48 Paved & Striped Parking Spaces.

Utilities: City Water/Sewer, FPL & Natural Gas.

5,526 SF Stand Alone CBS Building in Heart of Melbourne!

Interior: Lobby, 2 Offices, 3 Restrooms, Conference, Open Space for Cubes.

Zoning Allows: Office, Restaurant, Retail, Child Care, Laboratories & More!

Deed Restricted: Future User CANNOT be Funeral Home/Crematorium.

Currently Occupied. Please do NOT Disturb Occupant.

## LOCATION OVERVIEW

Located at the northeast corner of the high-traffic Wickham Road & Mariah Drive lighted intersection. Subject property is approximately halfway between the Melbourne International Airport & Viera and is surrounded by countless residential, retail, and office developments. Interstate 95, US1 & Pineda Causeway are close by which makes this property easily accessible from the rest of Brevard County. Make this the future home for your business today!!



Individual Members  
Michael S. Ullian  
Adam Rathbun

**Michael S. Ullian, President, CCIM, SIOR**

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Licensed Real Estate Sales Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



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## Retailer Map



Map data ©2021



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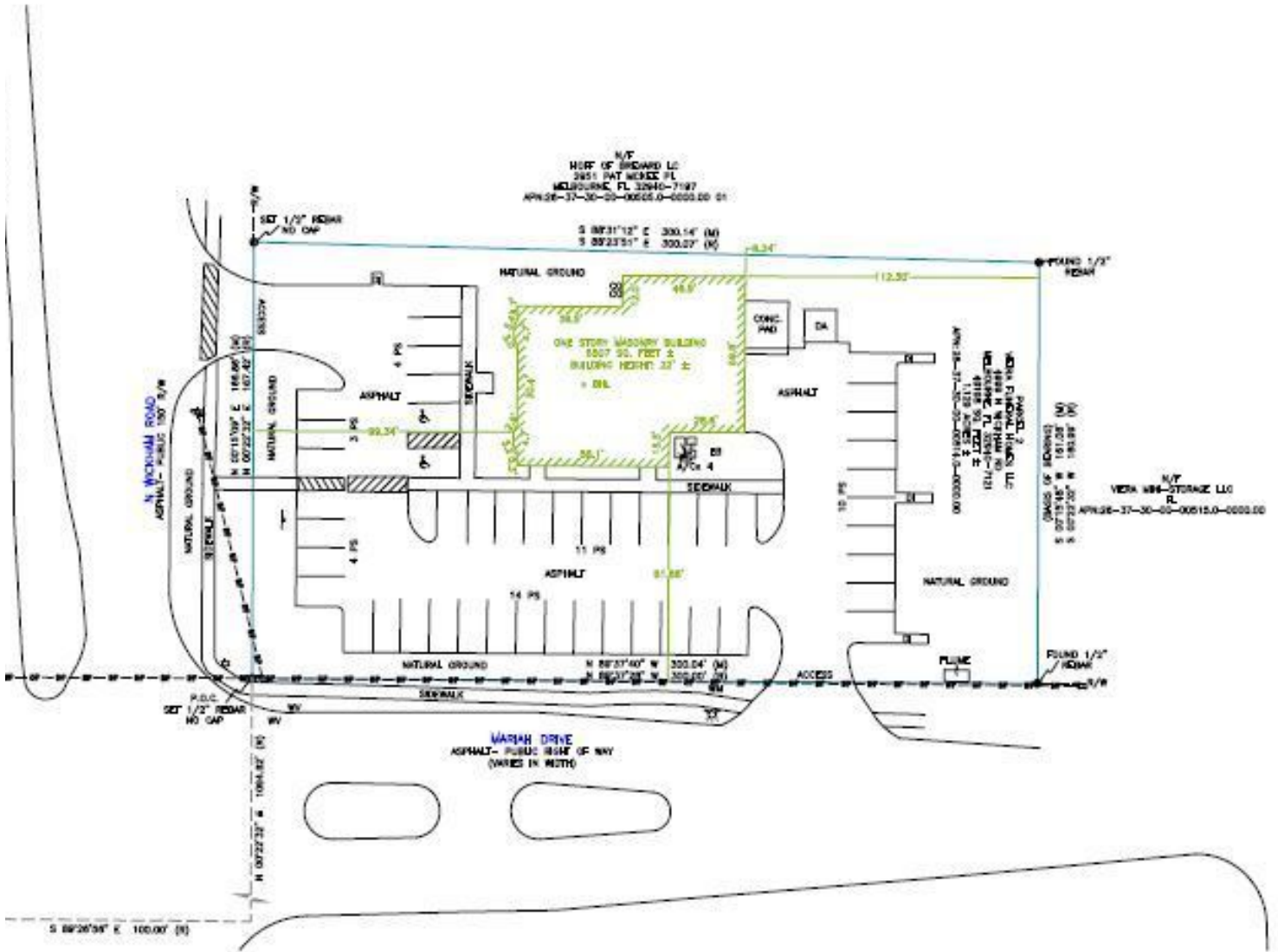


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## Survey



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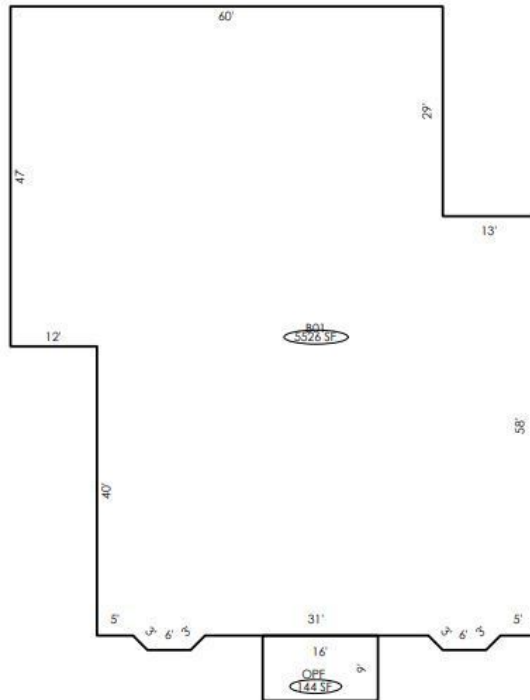


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## Building Sketch & Interior



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## Building Exterior & Ample Pavement



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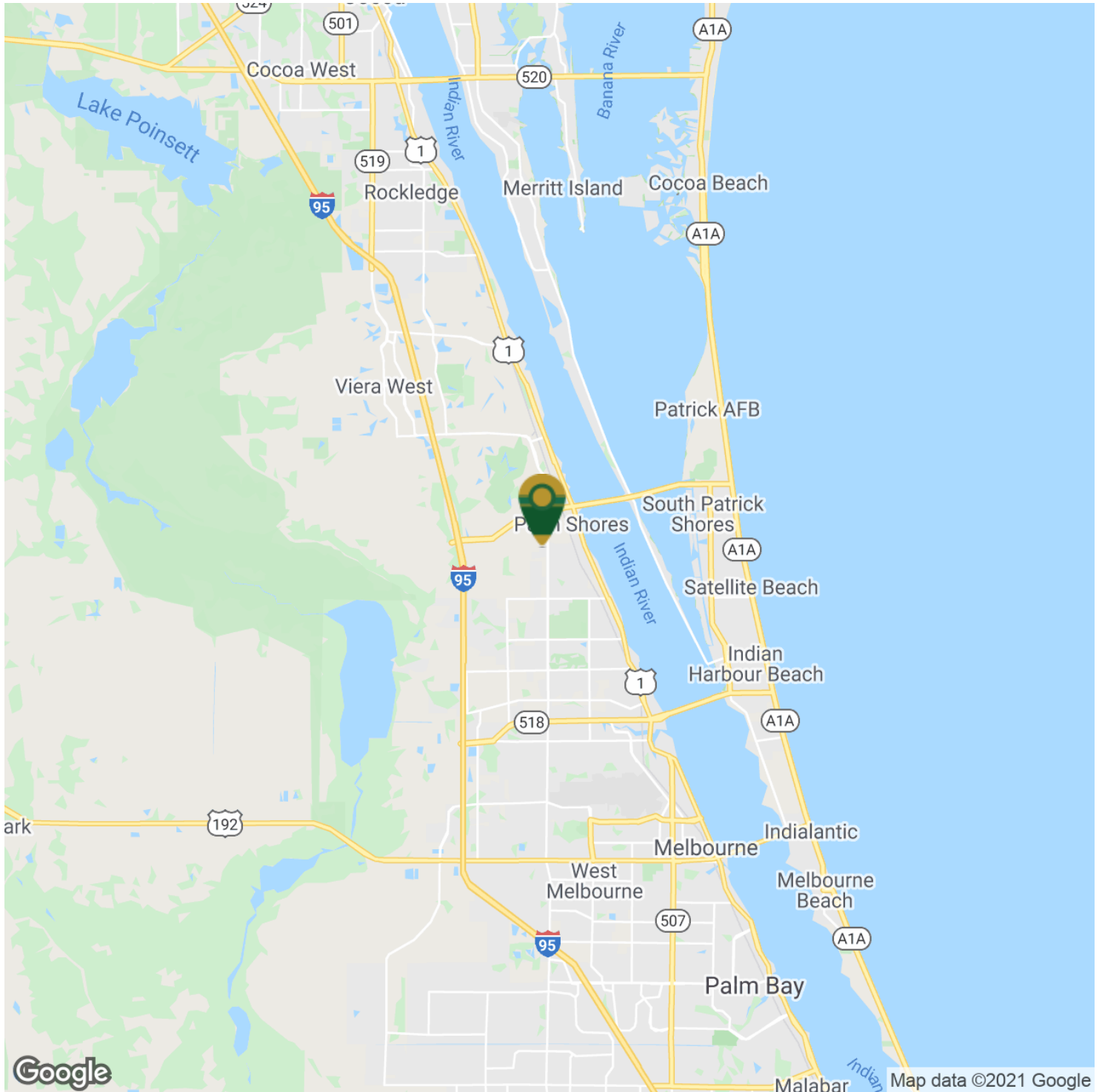
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## Location Map



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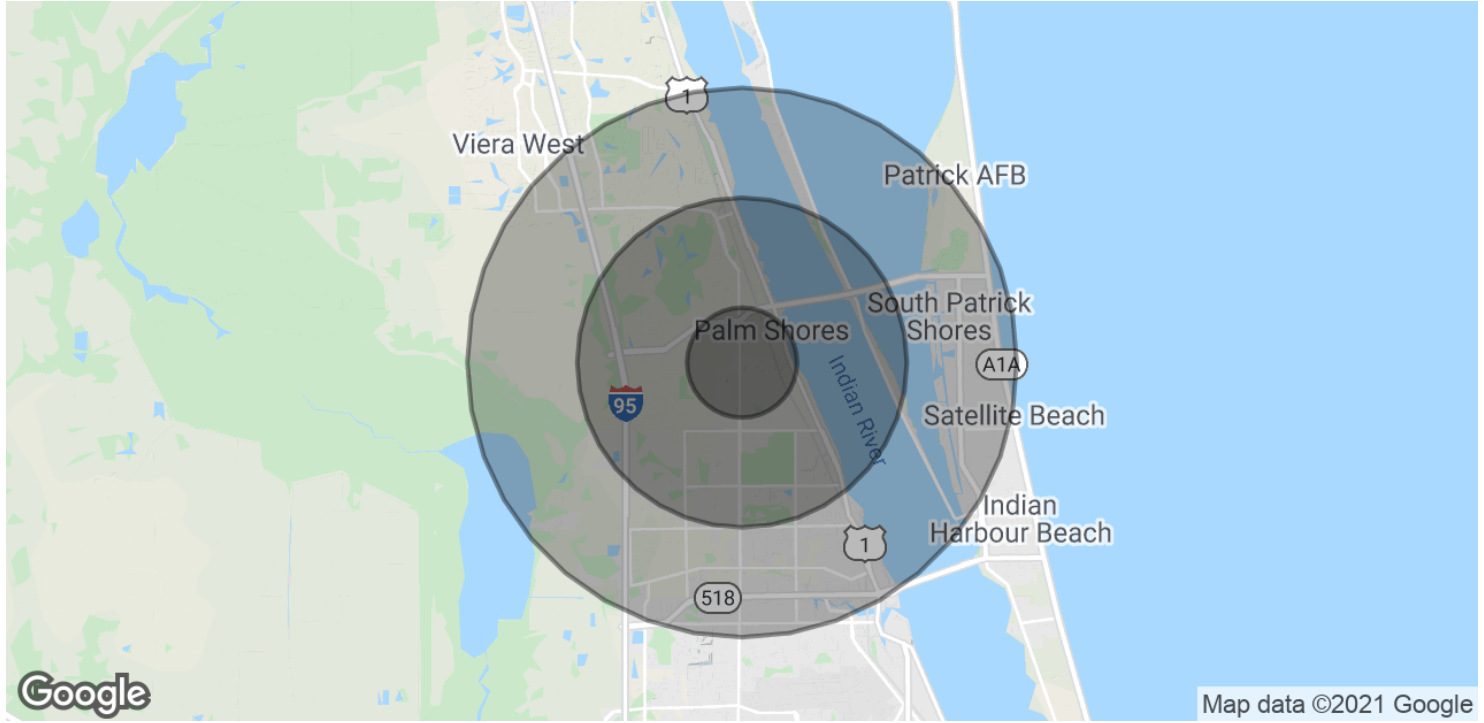


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,760	40,063	97,483
Average age	45.8	45.6	44.9
Average age (Male)	46.1	44.7	43.8
Average age (Female)	45.6	46.4	45.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,840	16,342	40,518
# of persons per HH	2.6	2.5	2.4
Average HH income	\$95,370	\$82,672	\$74,727
Average house value	\$304,537	\$277,632	\$276,519

\* Demographic data derived from 2010 US Census



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