

RETAIL SITE

North Wickham Road, Melbourne, Florida

2.52 Acres



Location: Just South of Pineda Causeway & Minutes to I-95, Patrick Airforce Base, Beaches & Viera

Retail Corridor: Home Depot, Bealls, Goodwill, Publix, Steinmart, Pet Supermarket, Fresh Market, RaceTrac, Wal-Mart Neighborhood Store

College: Eastern Florida State College

Zoning: C1

Infrastructure: Stormwater, water & sewer stubbed to site

Corner Sold to Pineapple Cove Preschool

Frontage: 300 feet on Wickham Road

Traffic Count: 38,000

Cross Easement to Corner and Light

Price: \$1,600,000

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	8,659	41,065	95,787
Households	3,398	17,810	45,505
Average Age	43.10	44.30	47.2
Average HH Income	\$92,100	\$78,394	\$73,973
Daytime Employees	2,682	9,723	35,318

Contact Information: Mike Jaffe
mikejaffe@thejaffegroupfl.com

321-258-3443

The Jaffe Group

EAST FLORIDA COLLEGE

Walmart



ID Bank

