



RETAIL/OFFICE/ PROPERTY FOR SALE

Freestanding Office/ Retail Former Bank Branch

3930 N Wickham Rd. Melbourne, FL 32935

FOR SALE | \$895,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

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FREESTANDING / BANK* RETAIL* OFFICE

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OFFERING SUMMARY

Sale Price: \$895,000

Price / SF: \$234.35

Lot Size: 2.7 Acres

Year Built: 2006

Building Size: 3,819 SF

Zoning: CI City of Melbourne

APN#: 27-36-01-00-20

Market: South Brevard

Submarket: Melbourne

Traffic Count: 32,140

RECENT PRICE REDUCTION

Excellent Investment Opportunity

Freestanding Brick Building with Excellent Accessibility

Located on outparcel of Neighborhood Walmart
Walmart Deed Restrictions in Place

Current Build-Out is Bank Branch

Convert to Retail or Office Uses with Approvals

Well Situated on Wickham Road Across from Eastern Florida State College
and King Center for the Performing Arts

PROPERTY HIGHLIGHTS

- Strong Demographics
- High Traffic Counts
- Close Proximity to Retailers
- Surrounded by Residential Neighborhoods

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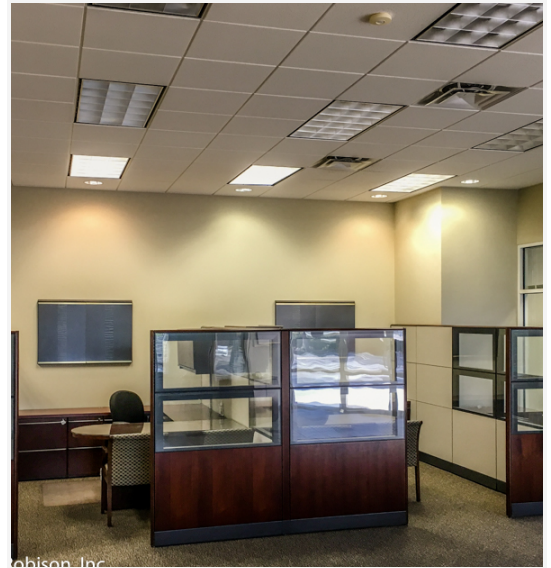
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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LOCATION MAPS

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LOCATION DESCRIPTION

Located on an outparcel of a Walmart Neighborhood Grocery store on the SW corner of N Wickham Rd. and Post Rd. This intersection is a main retail hub surrounded by residential neighborhoods. There are many national tenants within 1/2 mile including Walgreens, Wendy's, Sonic Drive-in, Panera Bread, Steinmart, Beall's, Pet Supermarket, and many others.

Across from Eastern Florida State College, Melbourne Campus and the King Center for Performing Arts

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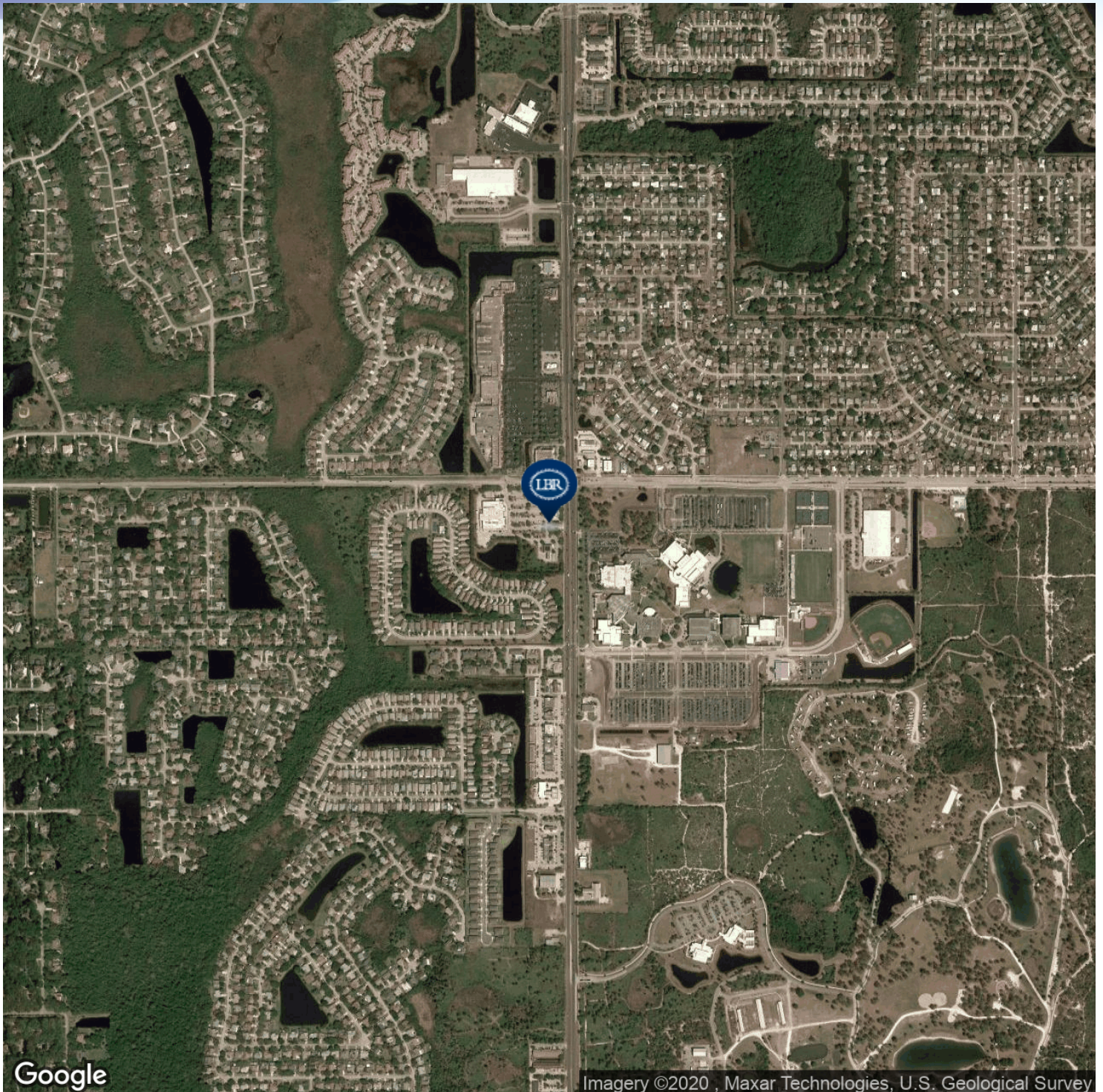
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AERIAL MAPS

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