

Summary

8195 N Wickham Rd
For Lease



PROPERTY DESCRIPTION

Beautiful small office space in the Suntree/Viera area, close to the I-95 interchange. Quiet second-floor suite with elevator access and frontage on Wickham Road. Three private offices and reception area. Larger office can be used as a conference room. All utilities included in the NNN. Tenant responsible for own internet and interior cleaning. Plenty of parking onsite.

LOCATION DESCRIPTION

Great location on North Wickham Road in the Suntree/Viera area minutes away from I-95.

The surrounding area includes established businesses, retail, dining, and residential neighborhoods, placing the space within an active mixed-use commercial setting.

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (\$8.00/sf NNN)
Number of Units:	2
Available SF:	953 SF
Lot Size:	0.82 Acres
Building Size:	6,356 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,880	16,696	29,996
Total Population	6,968	40,838	73,192
Average HH Income	\$123,231	\$131,873	\$132,035

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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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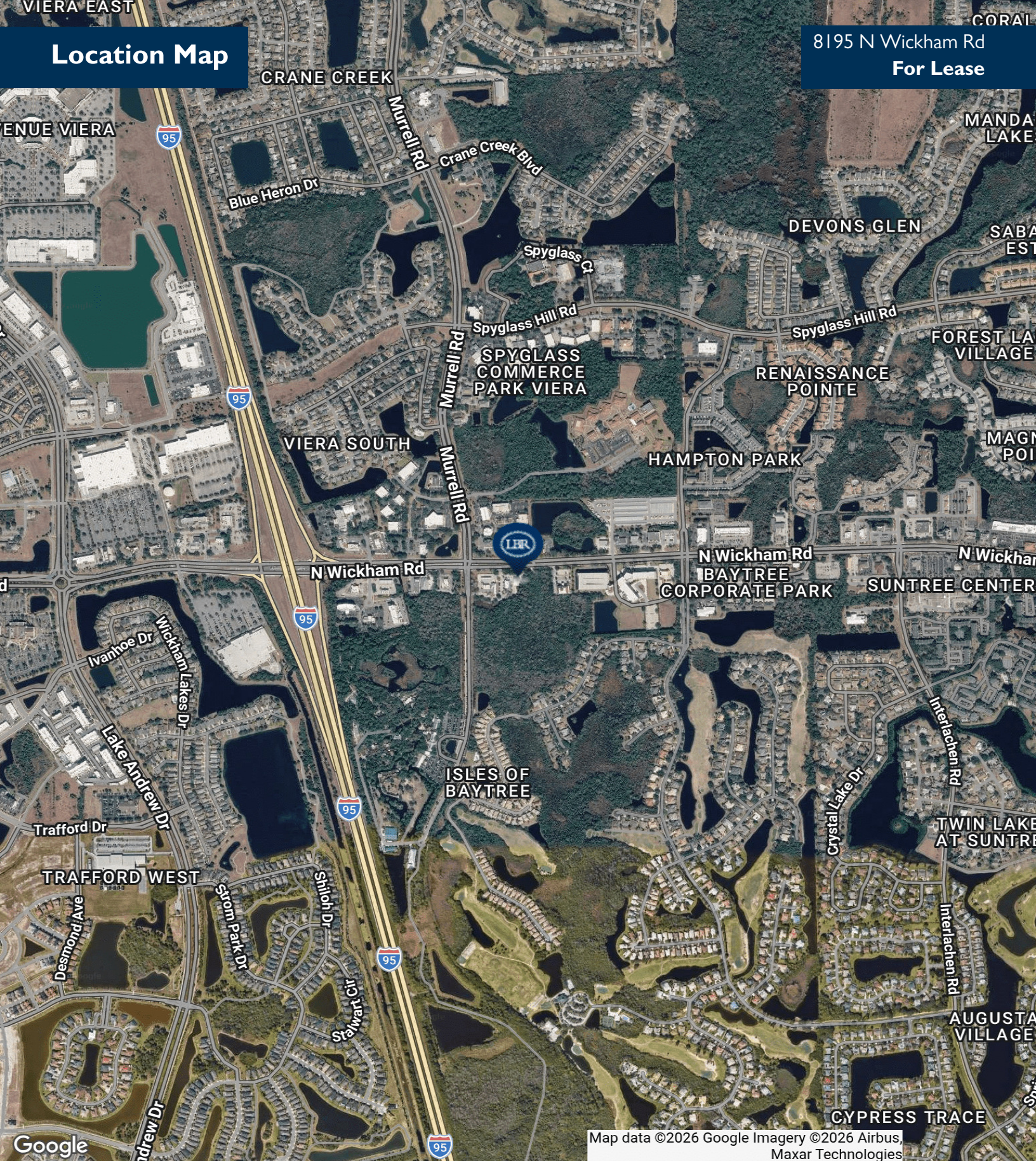
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Location Map

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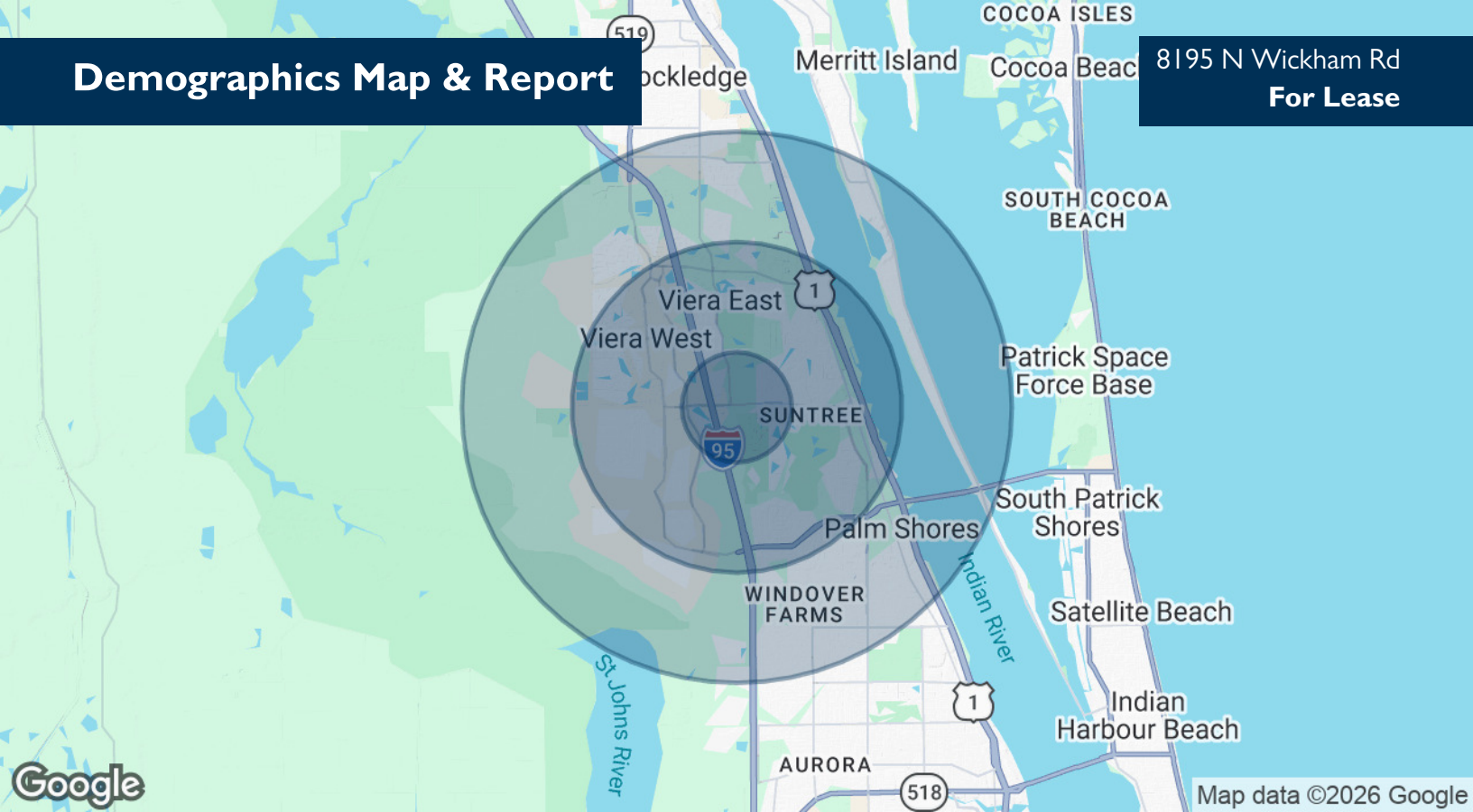
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,968	40,838	73,192
Average Age	45.9	47.8	48.6
Average Age (Male)	42.4	46.7	48.0
Average Age (Female)	47.8	48.8	49.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,880	16,696	29,996
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$123,231	\$131,873	\$132,035
Average House Value	\$433,416	\$467,089	\$454,815

2023 American Community Survey (ACS)

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