

# Property Summary

Fresh Market Outparcel  
For Sale



## PROPERTY DESCRIPTION

- +/-1.20 acer pad ready for a retail user!
- Located in the Viera/Suntree area of Melbourne, FL at the signalized intersection of Wickham Rd and Jordan Blass Drive.
- Pineda Landings is anchored by the 2nd highest-performing Fresh Market in the Central/West Florida region and features a strong lineup of tenants including Orange Theory, Hand and Stone Massage, AT&T, SuperCuts, and more.

## LOCATION DESCRIPTION

This prime location offers unbeatable visibility and access. With its convenient location and proximity to major roadways, this promises an excellent opportunity for businesses looking to thrive in a bustling retail hub.

## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$1,100,000 |
| Lot Size:   | 1.2 Acres   |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,713     | 14,870    | 37,580    |
| Total Population  | 3,691     | 35,379    | 87,233    |
| Average HH Income | \$156,831 | \$140,758 | \$125,906 |

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# Additional Photos

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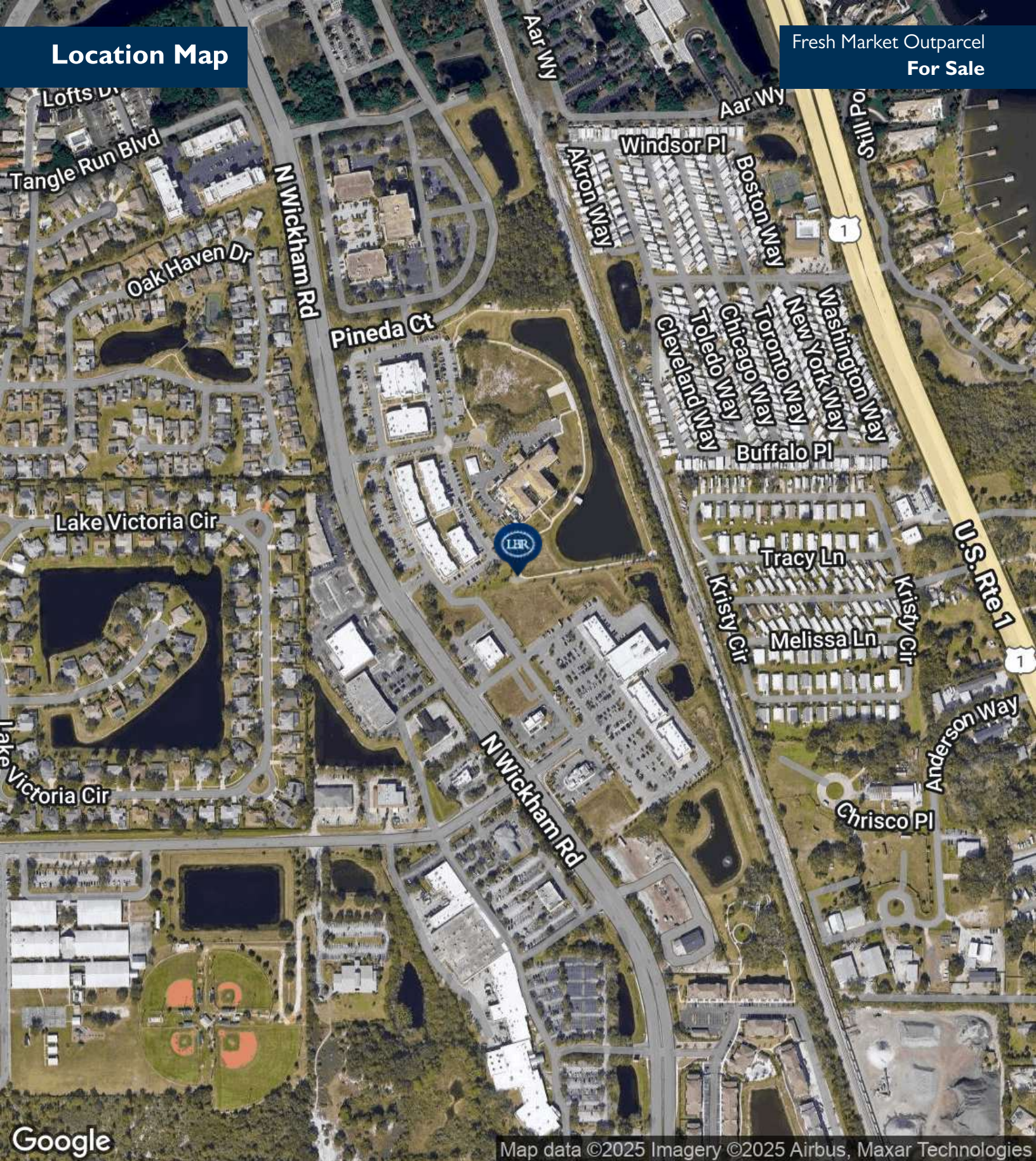
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

# Location Map

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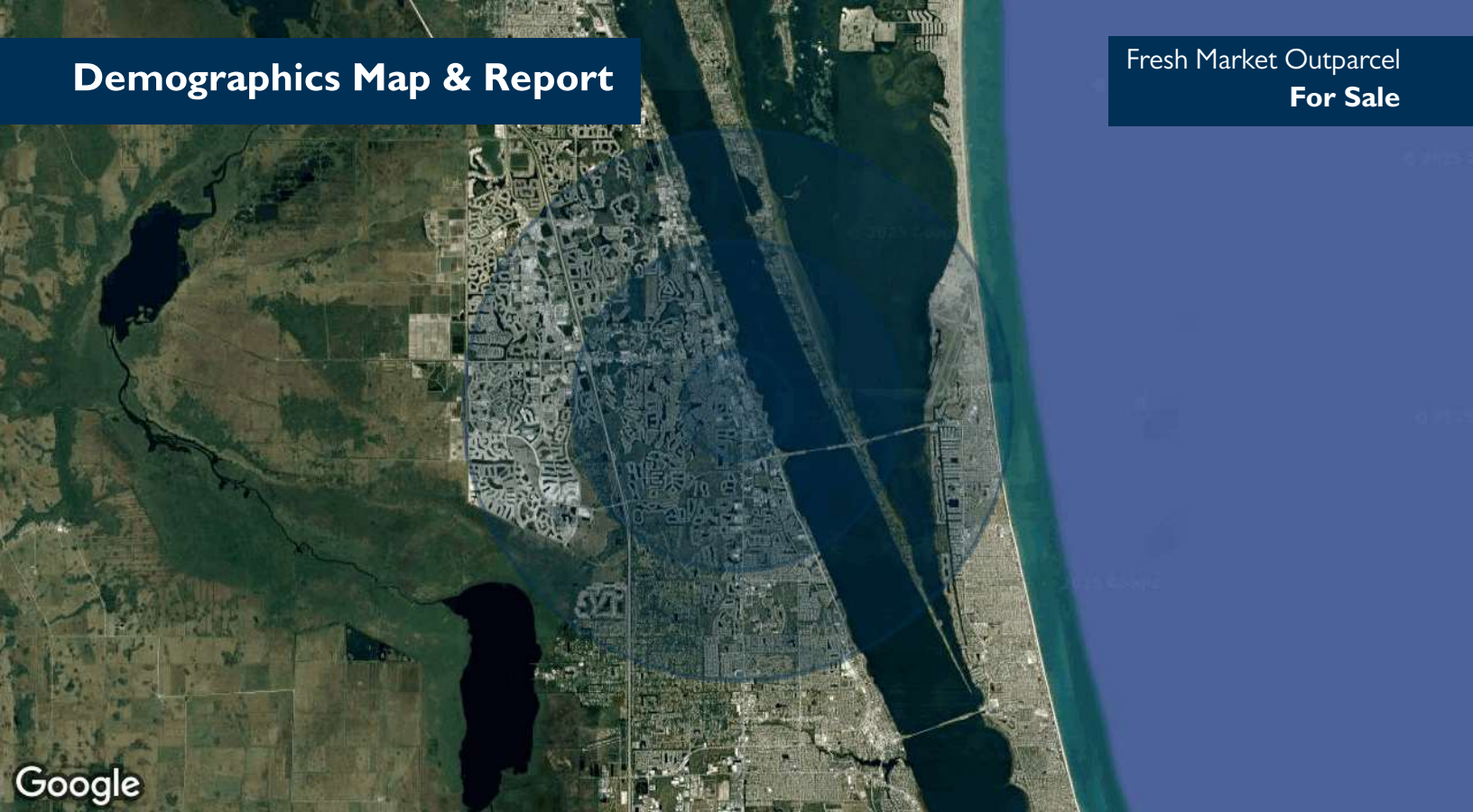
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# Demographics Map & Report

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For Sale



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,691  | 35,379  | 87,233  |
| Average Age          | 55     | 48      | 48      |
| Average Age (Male)   | 54     | 48      | 47      |
| Average Age (Female) | 55     | 49      | 49      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,713     | 14,870    | 37,580    |
| # of Persons per HH | 2.2       | 2.4       | 2.3       |
| Average HH Income   | \$156,831 | \$140,758 | \$125,906 |
| Average House Value | \$521,120 | \$513,564 | \$487,335 |

Demographics data derived from AlphaMap

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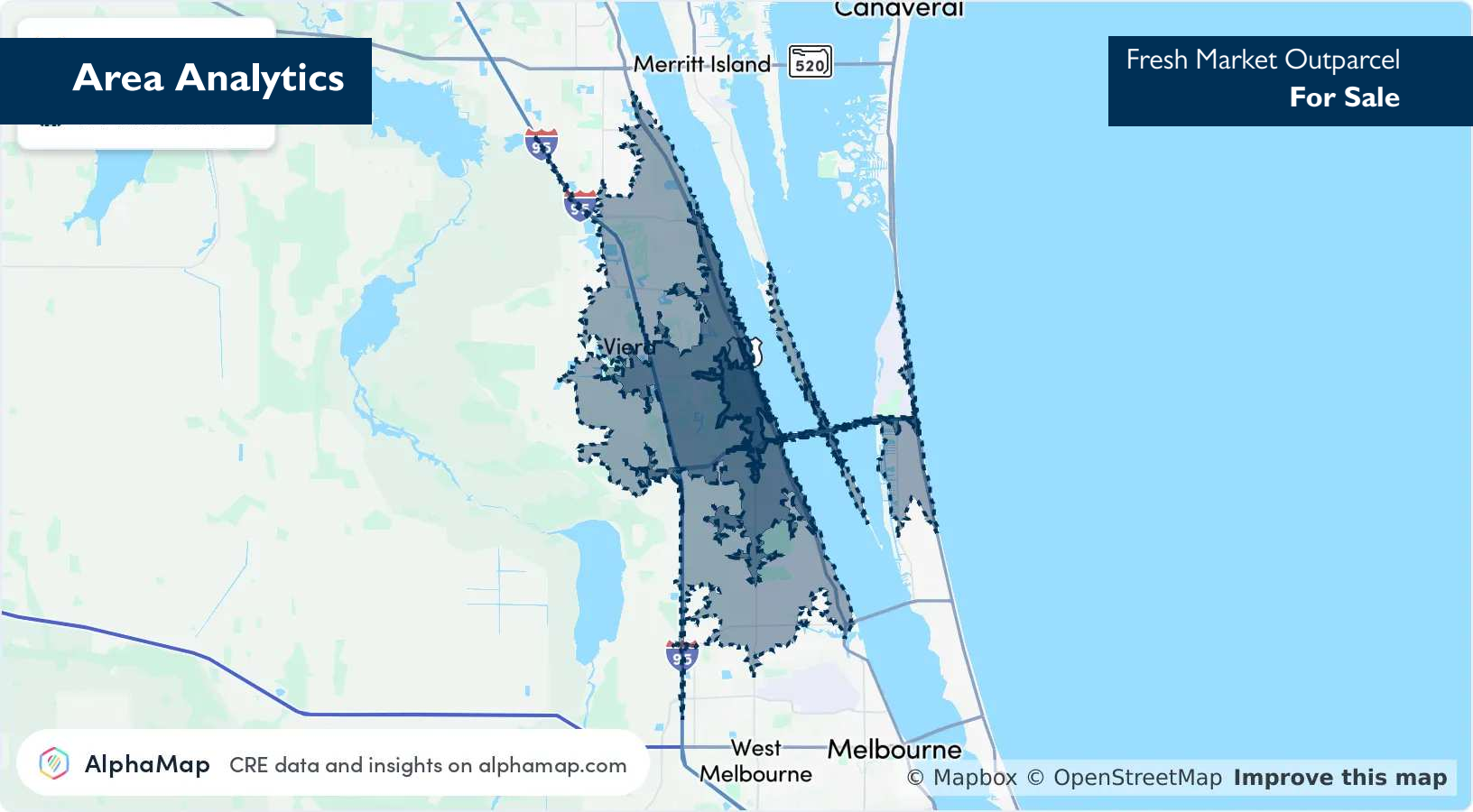
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AlphaMap CRE data and insights on [alphamap.com](http://alphamap.com)

© Mapbox © OpenStreetMap [Improve this map](#)

| POPULATION           | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population     | 4,206     | 37,722     | 120,315    |
| Average Age          | 53        | 48         | 47         |
| Average Age (Male)   | 52        | 47         | 46         |
| Average Age (Female) | 54        | 49         | 48         |

| HOUSEHOLD & INCOME  | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households    | 1,942     | 16,128     | 51,447     |
| Persons per HH      | 2.2       | 2.3        | 2.3        |
| Average HH Income   | \$140,799 | \$129,575  | \$117,776  |
| Average House Value | \$498,445 | \$477,571  | \$446,222  |
| Per Capita Income   | \$63,999  | \$56,336   | \$51,206   |

| RACE                        | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-----------------------------|-----------|------------|------------|
| Population White            | 3,394     | 28,935     | 90,586     |
| Population Black            | 117       | 1,583      | 6,427      |
| Population American Indian  | 5         | 105        | 477        |
| Population Asian            | 173       | 1,617      | 5,007      |
| Population Pacific Islander | 3         | 23         | 104        |

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