

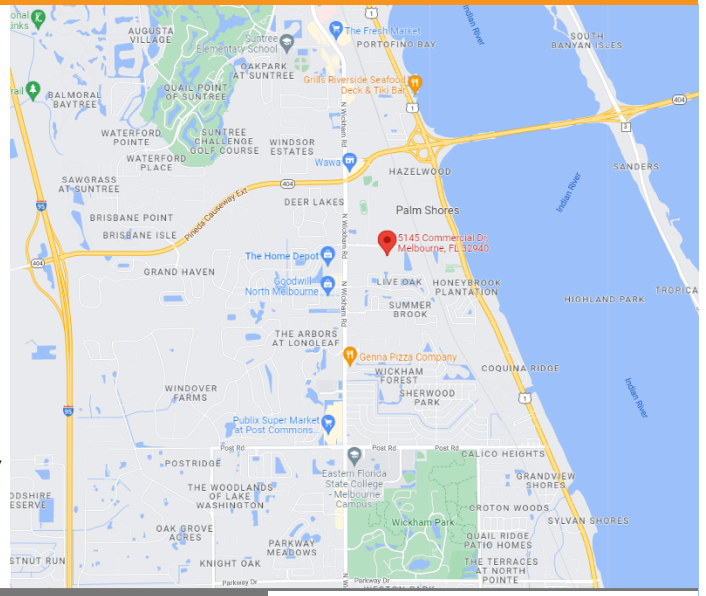
FLEX SPACE FOR LEASE

5145 COMMERCIAL DRIVE

Melbourne, FL 32940



- Flex Building Located in the Wickham Road Business Center Just off Wickham Road in North Melbourne
- Accessed Via Business Center Boulevard
- Quick Access to I-95, Pineda Causeway, US-1, Patrick Space Force Base, and Beachside
- 12,210 SF +/- Building with Approximately 3,000 SF of Office, 5 Bays with Rollup Doors, Large Paved Parking Lot
- Multiple Private Offices, Reception/Waiting, Kitchen, Conference Room, Storage, Two (2) Restrooms in the Office Area
- Warehouse Area has High Ceilings, 4 Restrooms, 2 with Sink/Toilet and 2 with Sink/Shower
- Super Clean Move-In Ready Space
- \$14/SF/YR + \$2.60/SF/YR NN



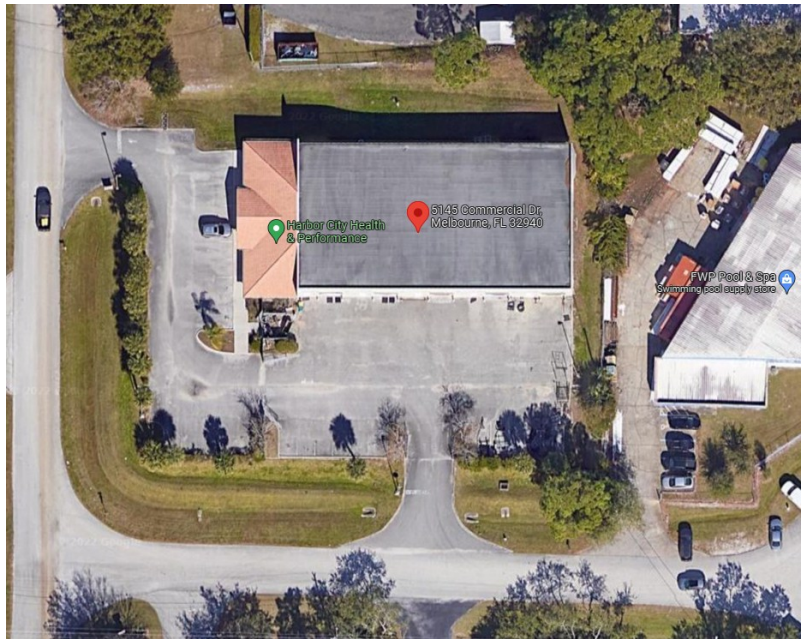
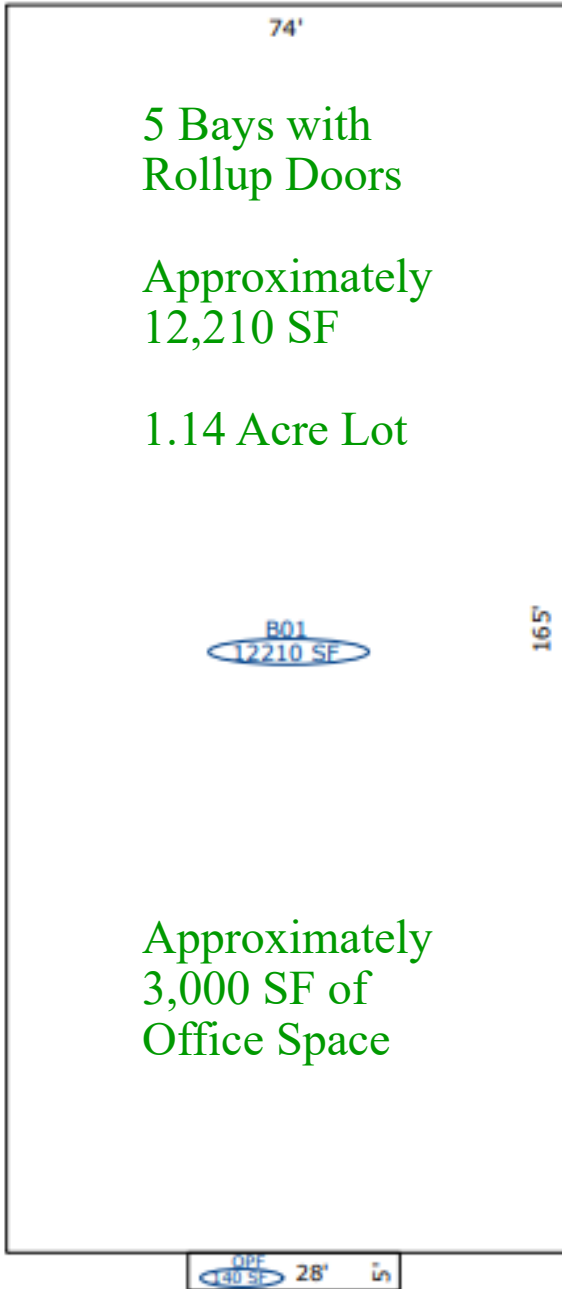
COMMERCIAL
MANAGEMENT
LEASING
SALES

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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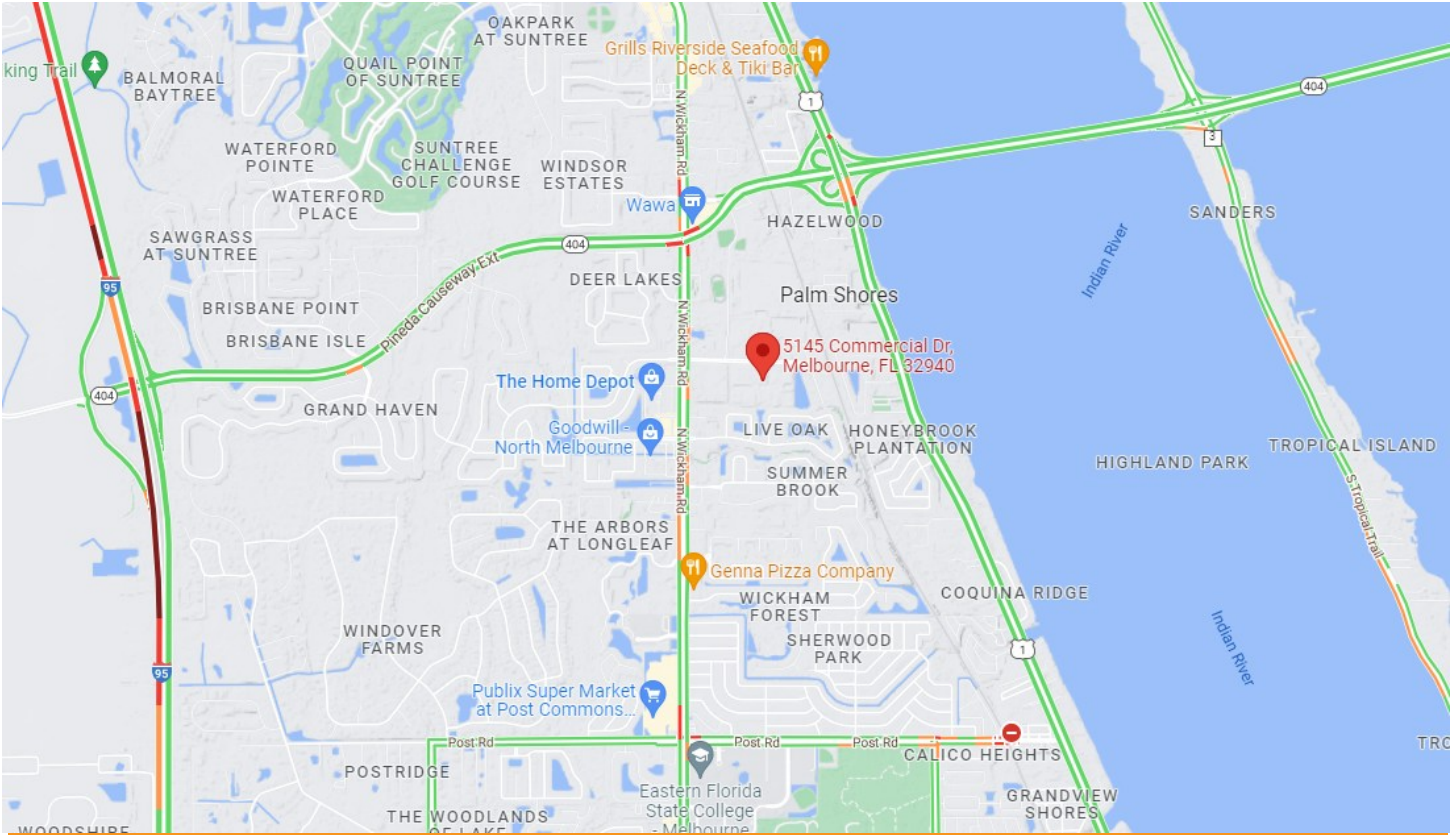
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	6,170	37,928	102,018
2027 Pop Projection	6,614	40,560	109,625
Growth 2022-2027	1.4%	1.4%	1.5%
Median Age	49.5	49	48
Bachelor's or Higher	37%	38%	37%
Average Income	\$109,364	\$100,260	\$95,870



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