



MELBOURNE VILLAGE PLAZA



Retail for Lease
1270 N Wickham Rd
Melbourne, FL 32935



Property & location highlights

- › Neighborhood shopping destination situated in a prominent Melbourne retail corridor
- › Junior box space available: 17,500 s.f.
- › Inline space available: 1,500 to 7,600 s.f.
- › Resides on the lighted intersection of W Eau Gallie Blvd/SR-518 (19,900 VPD) and N Wickham Rd (34,000 VPD) for a combined intersection count of 53,900 VPD
- › Multiple points of access along both thoroughfares
- › Adjacent to Amazon's new 66.3 a.c. distribution center, projected to employ 440 individuals; Amazon recently purchased a second Melbourne location with the success of Melbourne operations
- › Amazon's migration into the area has also delivered immediate and incoming growth, as shown by the planned adjacent Eau Gallie Blvd Apartments and the new Avocet at Melbourne (240 units) apartments



Site plan & tenant roster



TENANT	UNIT	SF
Bakudan Asian Street Fare	1	1,650
Korean Fried Chicken House	3	2,250
Subway	4	1,300
Natural Nails & Spa	5	1,300
US Air Force	6	750
Buffalo Wild Wings Go	7	1,500
Medec Medical Center	9	1,500
Total Wireless	11	750
Wickham Tobacco	12	750
RJ Farms	13A	
Staples	13B	
Church	14	1,500
Fast Mail N More	16	750
Cindy's Pampered Pets	17	750
CosmoProf	18	3,000
H&R Block	22	1,500
Florida Kitchen Repair	25	1,500
US Air Force	26	750
Happy Nails of Melbourne	27	750
Beauty Care Salon & Spa	28	1,285
Dollar Tree	29	12,000
Royal Palm Massage	33	1,783
Coming Available	34	7,600
Amped Fitness	39	40,000
Available	39A	17,500
Flames	40-43	6,200
T-Mobile	44	2,100
Available	46	1,500-3,400
Lucky Garden	48	1,400
Nemours Children's Clinic	49	7,087
Florida Paints and Coating	54-57	5,100



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Demographics

Who lives in the 10-minute drive time?



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Moderate Metros

Young families and singles in growing suburban metro peripheries

Median Age: 38.3

Median HH Income: \$73,985

LifeMode Group: Metro Vibes

Socioeconomic Traits: Typically young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail with short commutes to work.



Room to Roam

Often self-employed homeowners, DINKs (dual income, no kids) in the suburbs

Median Age: 46.2

Median HH Income: \$103,943

LifeMode Group: Suburban Shine

Socioeconomic Traits: Often a married home without children and the freedom to travel given their frequent self-employment. They enjoy cooking, baking, reading, gardening and having pets, and are sustainability conscious.



Loyal Locals

Brand-faithful individuals rooted in a desire for maintaining a small-town atmosphere

Median Age: 46.3

Median HH Income: \$80,766

LifeMode Group: Suburban Shine

Socioeconomic Traits: Individuals who've built wealth through consistency and loyalty, sticking to trusted, American-made brands, domestic cars and television for news while using social media to maintain regular community connectivity.



Legacy Hills

Adults and empty nesters in the suburbs who shop local

Median Age: 45.7

Median HH Income: \$59,093

LifeMode Group: Suburban Shine

Socioeconomic Traits: Mature residents living in modest homes. They prefer local shopping and traditional media, with interests in travel, bowling and golf while maintaining a limited online presence versus younger generations.

Summary



54,735

Population



67,793

Daytime pop.



24,167

Households



\$97,244

Avg. HHI



45.3

Med. age

Market area

- Melbourne Village Plaza
- Anchored shopping centers
- Developments (all phases)
- Educational institution



Surrounding residential



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