



**MVP
SALES
GROUP**

Investments & Development

of



WATERMAN
REAL ESTATE
INC.

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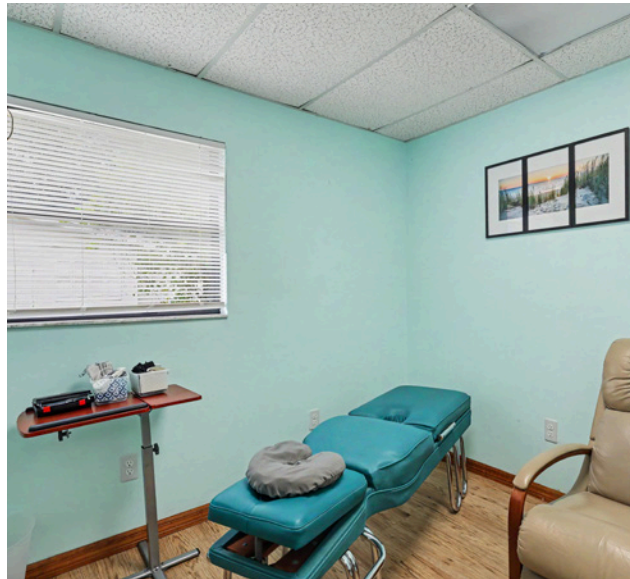
PRICE	\$550,000
ACRES	0.63 Acres
YEAR BUILT	1963
PRICE / SF	\$303 / SF
TAXES	\$4,328.46
PARCEL ID#	28-36-01-01-*E.04
ZONING	(C-W) Commercial Wickham
PARKING	11 Spots + Expansion Room

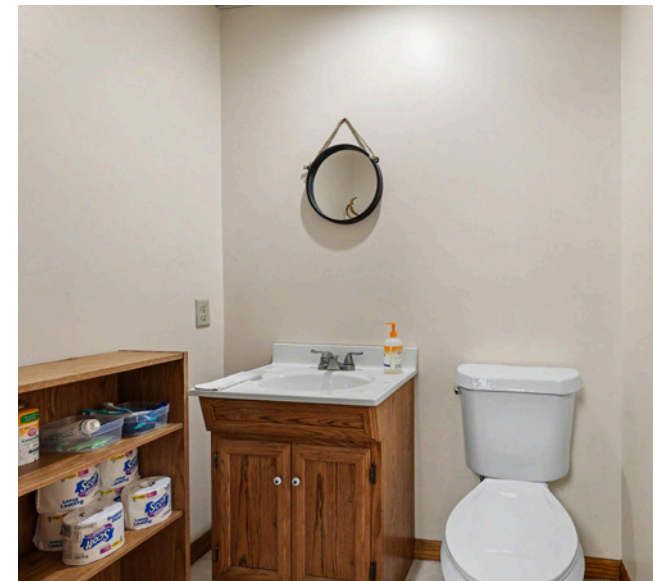
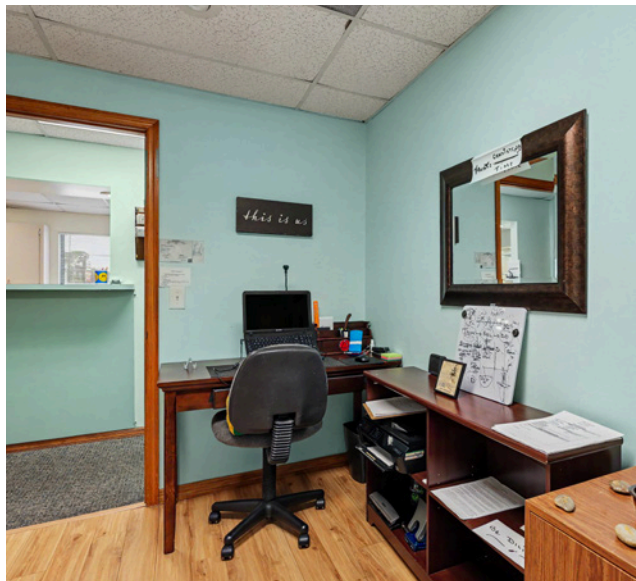
1589 S Wickham Road is a turnkey, freestanding office positioned on a high-traffic hard corner of the S. Wickham Road corridor in Melbourne. Immaculately maintained and move-in ready, the building is purpose-suited for a medical, dental, or chiropractic practice, with five medical exam rooms, easy plumbing options available, a private restroom off the doctor's office, and two additional public restrooms. The freshly resurfaced parking lot and easy corridor access add day-one appeal, while light cosmetic updating (flooring, cabinetry, bathrooms) offers a value-add path to build equity. With SBA financing available to qualified owner-users, the property presents a compelling "own-instead-of-lease" opportunity for a practitioner or small business — and a well-located asset for an investor.

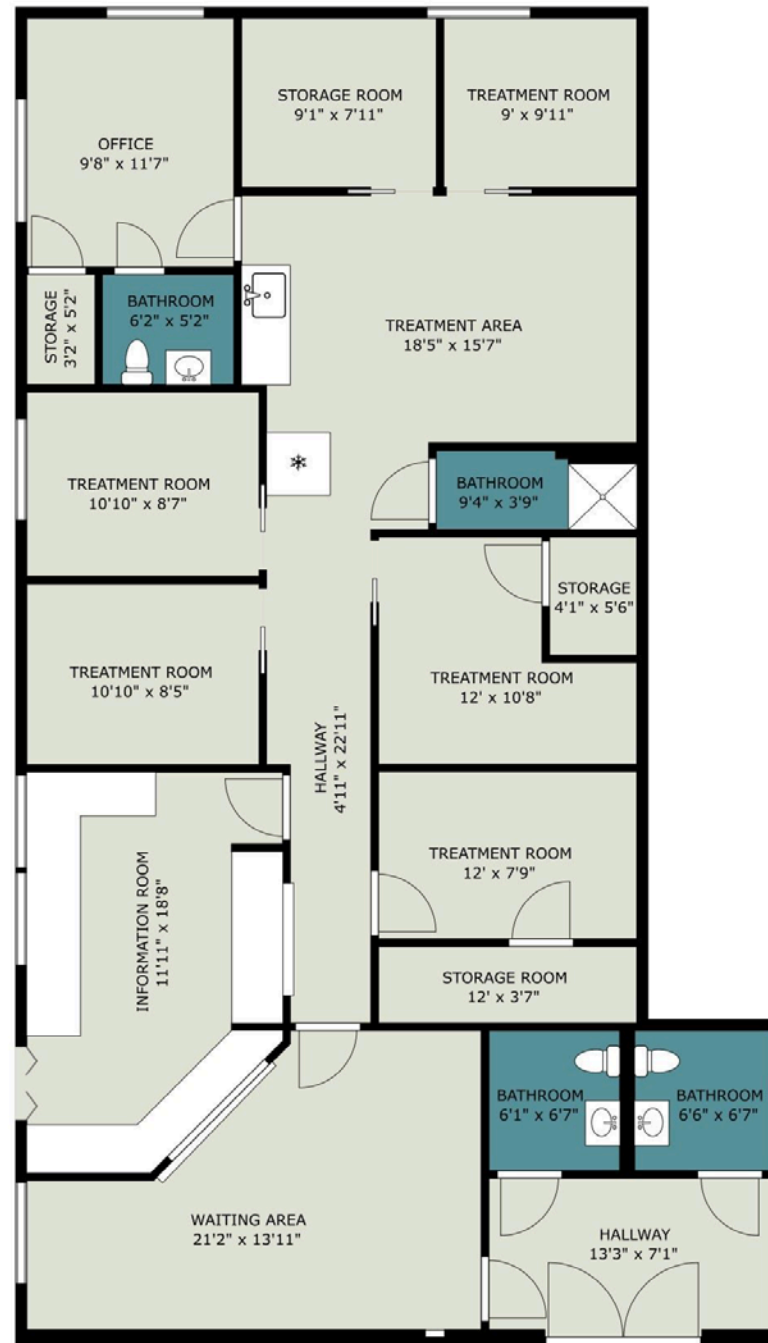


- ▶ **Turnkey & move-in ready** — immaculately maintained office.
- ▶ **Medical / Dental / Chiropractic-ready** — five medical exam rooms, easy plumbing options available; private + public restrooms.
- ▶ **Owner-user friendly** — SBA financing can make owning cost-competitive with leasing; build equity.
- ▶ **Value-add upside** — cosmetic updating opportunity to modernize and increase value.
- ▶ **Prime visibility** — hard corner on a high-traffic corridor with a freshly resurfaced lot.

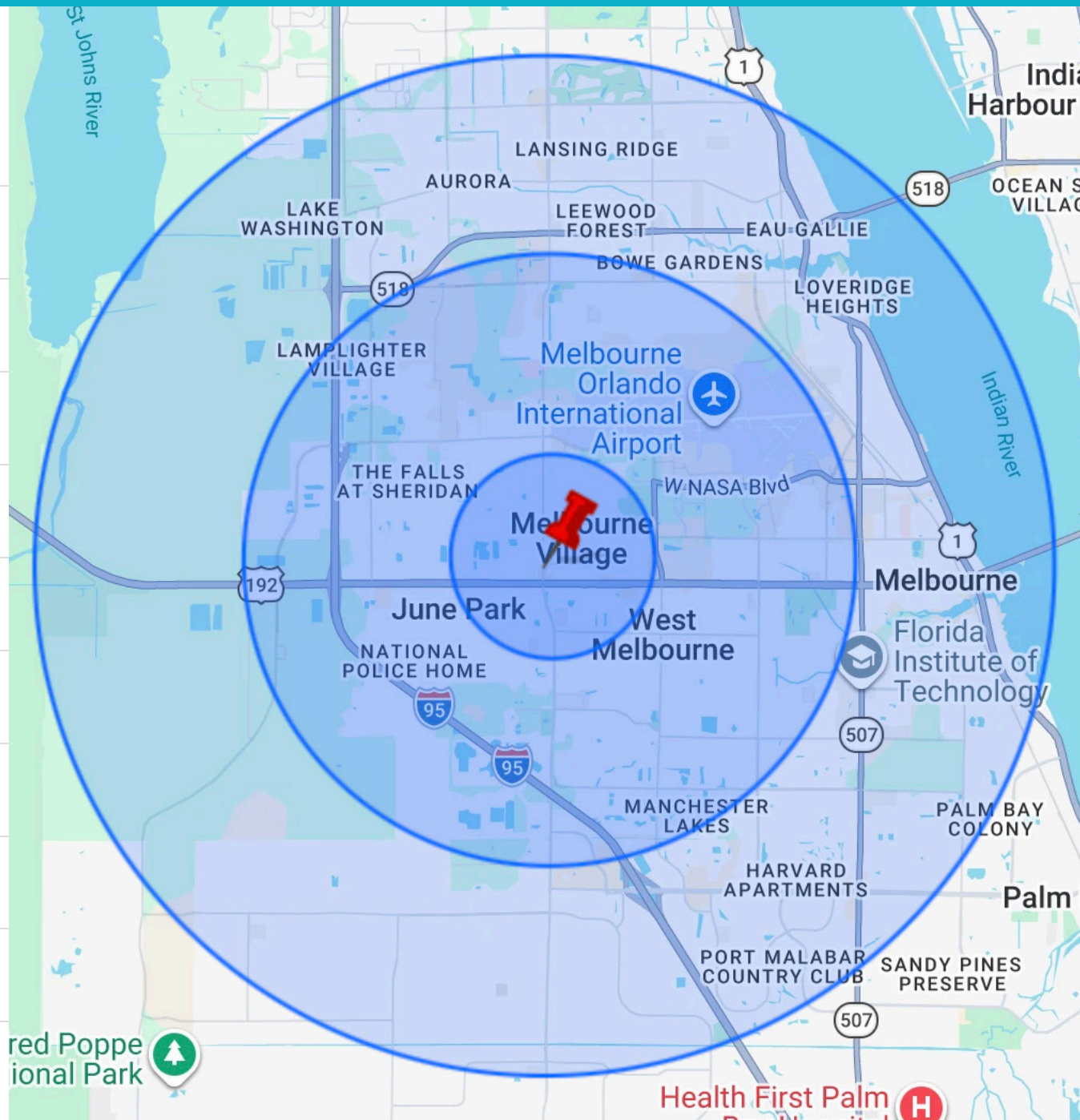


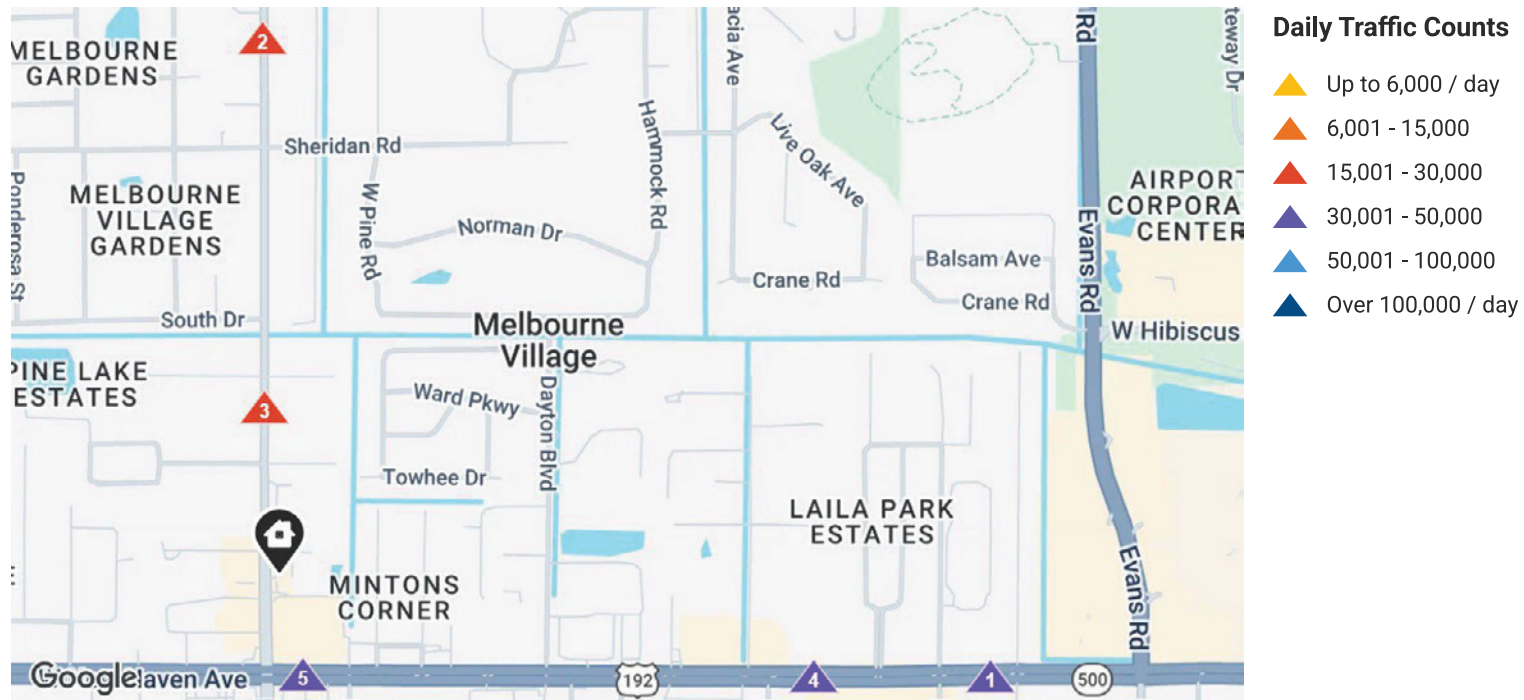






	1 MILE	3 MILE	5 MILE
2025 Total Population	8,655	54,750	107,872
2030 Population	9,200	58,389	115,232
Pop Growth 2025-2030	+ 6.30%	+ 6.65%	+ 6.82%
Average Age	42	44	44
2025 Total Households	3,608	23,999	45,760
HH Growth 2025-2030	+ 5.90%	+ 6.25%	+ 6.50%
Median Household Inc	\$71,020	\$75,003	\$81,693
Avg Household Size	2.30	2.20	2.30
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$296,543	\$319,487	\$364,314
Median Year Built	1975	1983	1985





Traffic Counts within 1 mile by Proximity

1 41,271

W New Haven Ave

2025 Est. daily traffic counts

Cross: Haven Dr
Cross Dir: W
Distance: 0.06 miles

Historical counts

Year	▲ Count	Type
2008	40,640	AADT
2001	37,354	ADT
1997	35,207	ADT

2 39,963

W New Haven Ave

2025 Est. daily traffic counts

Cross: NW Oak St
Cross Dir: W
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2008	43,000	AADT
2005	35,000	AADT
2000	37,000	AADT
1997	34,000	AADT

3 38,042

W New Haven Ave

2025 Est. daily traffic counts

Cross: Bry Lynn Dr
Cross Dir: E
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2008	37,460	AADT
2001	38,456	ADT
1997	40,211	ADT

4 37,961

W New Haven Ave

2025 Est. daily traffic counts

Cross: S Wickham Rd
Cross Dir: W
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2008	37,380	AADT
2001	37,354	ADT
1997	35,207	ADT

5 37,571

New Haven Avenue

2025 Est. daily traffic counts

Cross: Laila Ct
Cross Dir: E
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2022	37,000	AADT
2021	37,000	AADT
2020	37,000	AADT
2018	39,500	AADT



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