

OFFERING MEMORANDUM



Wickham Park Commons For Lease

3420 N Wickham Rd
Melbourne FL 32935



THE SPACE

Location	3420 N Wickham Rd, Melbourne, FL, 32935
COUNTY	Brevard
Traffic Count	33,500

HIGHLIGHTS

- New Construction
- Base Rent = \$24.00 SF
- NNN = \$7.00 SF
- Retail/Office Use
- Suite Size = 1,100 SF - 6,600 SF
- ADT = 33,500



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,504	53,182	102,063

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,761	\$100,291	\$110,511

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,523	23,188	44,245

PROPERTY FEATURES

GLA (SF)	18,590
LAND SF	68,428
LAND ACRES	1.98
YEAR BUILT	2019
ZONING TYPE	Commercial
BUILDING CLASS	C-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	70
PARKING RATIO	4
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Retail
EAST	Retail
WEST	Residential

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Concrete Block
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Flat

TENANT INFORMATION

LEASE TYPE	NNN
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Property Description

- Wickham Park Commons is comprised of two buildings. Phase I is a 15,212 SF retail building comprised of 8 tenants to include Starbucks, Subway, Marco's Pizza and Phase II building of 18,590 SF retail building with a potential of up to 15 units. Phase II building is currently available for lease and is located at 3420 N Wickham Rd. The retail building consists of fifteen (15) units. The suite dimensions are 20' wide by 55' feet of depth. Parking is designed to meet industry standards of four (4) spaces per 1000 square feet of leasable area.
- The development is a prominent infill development in the area of Melbourne and is highly visible along the Wickham Rd corridor. Wickham Rd. ADT is approximately 33,500 per day. The property is surrounded by a mixture of retail, office and residential to include single family and multifamily.
- Also located in the area are numerous residential communities. Nearby neighborhood shopping centers include to the North Walmart Marketplace, Post Commons Shopping Center anchored by Publix, Burlington Coats, Five Below, Panera, and Wendy's and to the South, Lake Washington Crossings anchored by Publix etc. Other Retailer in the nearby corridor include Banks, Office parks, QSR's etc.



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,021	45,717	86,721
2010 Population	8,842	49,196	91,227
2023 Population	9,504	53,182	102,063
2028 Population	9,658	53,479	103,018
2023 African American	626	3,093	4,697
2023 American Indian	44	248	410
2023 Asian	338	1,882	3,610
2023 Hispanic	1,180	6,634	11,353
2023 Other Race	277	1,968	3,099
2023 White	7,155	40,047	79,330
2023 Multiracial	1,056	5,904	10,837
2023-2028: Population: Growth Rate	1.60 %	0.55 %	0.95 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	308	2,081	3,432
\$15,000-\$24,999	355	2,022	3,438
\$25,000-\$34,999	450	1,615	2,930
\$35,000-\$49,999	536	2,731	5,257
\$50,000-\$74,999	662	3,399	6,117
\$75,000-\$99,999	658	3,015	5,817
\$100,000-\$149,999	861	4,430	8,397
\$150,000-\$199,999	397	1,906	4,015
\$200,000 or greater	296	1,987	4,843
Median HH Income	\$72,473	\$72,464	\$78,185
Average HH Income	\$95,761	\$100,291	\$110,511

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,119	20,321	39,501
2010 Total Households	4,113	21,118	39,443
2023 Total Households	4,523	23,188	44,245
2028 Total Households	4,638	23,556	45,115
2023 Average Household Size	2.10	2.29	2.29
2000 Owner Occupied Housing	2,447	13,406	26,952
2000 Renter Occupied Housing	1,463	5,674	9,559
2023 Owner Occupied Housing	2,578	16,618	33,687
2023 Renter Occupied Housing	1,945	6,570	10,558
2023 Vacant Housing	592	1,763	3,814
2023 Total Housing	5,115	24,951	48,059
2028 Owner Occupied Housing	2,739	17,176	34,836
2028 Renter Occupied Housing	1,899	6,380	10,279
2028 Vacant Housing	536	1,903	4,015
2028 Total Housing	5,174	25,459	49,130
2023-2028: Households: Growth Rate	2.50 %	1.60 %	1.95 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	726	3,233	5,401
2023 Population Age 35-39	528	3,167	5,586
2023 Population Age 40-44	495	3,082	5,680
2023 Population Age 45-49	490	3,169	6,011
2023 Population Age 50-54	659	3,803	7,176
2023 Population Age 55-59	728	4,220	7,946
2023 Population Age 60-64	758	4,352	8,421
2023 Population Age 65-69	573	3,652	7,481
2023 Population Age 70-74	582	3,339	7,151
2023 Population Age 75-79	447	2,520	5,497
2023 Population Age 80-84	369	1,711	3,749
2023 Population Age 85+	282	1,355	3,334
2023 Population Age 18+	8,041	44,305	85,332
2023 Median Age	46	47	50

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,593	\$68,244	\$76,503
Average Household Income 25-34	\$81,402	\$89,044	\$97,810
Median Household Income 35-44	\$92,237	\$92,278	\$101,097
Average Household Income 35-44	\$114,796	\$114,501	\$127,543
Median Household Income 45-54	\$98,015	\$100,578	\$106,817
Average Household Income 45-54	\$120,371	\$126,907	\$142,296
Median Household Income 55-64	\$88,096	\$84,528	\$90,878
Average Household Income 55-64	\$111,291	\$113,720	\$124,919
Median Household Income 65-74	\$74,006	\$64,451	\$71,256
Average Household Income 65-74	\$98,769	\$94,133	\$102,920
Average Household Income 75+	\$61,871	\$65,651	\$75,485

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	699	3,105	5,457
2028 Population Age 35-39	739	3,386	5,849
2028 Population Age 40-44	548	3,349	6,123
2028 Population Age 45-49	523	3,312	6,229
2028 Population Age 50-54	516	3,266	6,230
2028 Population Age 55-59	674	3,704	6,960
2028 Population Age 60-64	724	4,099	7,825
2028 Population Age 65-69	749	4,253	8,406
2028 Population Age 70-74	563	3,446	7,493
2028 Population Age 75-79	529	3,008	6,445
2028 Population Age 80-84	382	2,032	4,550
2028 Population Age 85+	374	1,689	3,995
2028 Population Age 18+	8,197	44,856	86,603
2028 Median Age	47	48	50

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,319	\$82,024	\$87,872
Average Household Income 25-34	\$96,511	\$105,107	\$115,087
Median Household Income 35-44	\$101,946	\$104,670	\$110,499
Average Household Income 35-44	\$129,509	\$133,731	\$146,250
Median Household Income 45-54	\$106,417	\$108,604	\$117,124
Average Household Income 45-54	\$135,706	\$144,642	\$160,797
Median Household Income 55-64	\$102,391	\$101,129	\$106,351
Average Household Income 55-64	\$130,623	\$133,532	\$145,070
Median Household Income 65-74	\$84,824	\$79,807	\$85,625
Average Household Income 65-74	\$116,665	\$112,702	\$121,731
Average Household Income 75+	\$74,139	\$82,041	\$93,836

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