

Prime Retail Opportunity on High-Traffic Wickham Rd!

Walmart



WATSON
COMMERCIAL
REAL ESTATE, INC.

Wickham Rd
Traffic Count 26,000



ADDRESS

SIZE

TYPE

ZONING

PRICE

725 N Wickham Rd
Melbourne, FL 32935

0.99 AC
ACRES

BLDG
RETAIL

CC1
Commercial

\$1,290,000

Property Highlights:

- ✓ **Prime Location:** 3,600 SF situated on bustling Wickham Rd, with 26,000 vehicles passing daily.
- ✓ **Neighboring Retail Powerhouses:** Surrounded by high-traffic businesses including Walmart, Staples, Jimmy John's, Firehouse Subs, and PNC Bank.
- ✓ **High Visibility & Accessibility:** Excellent road frontage and easy access for customers.
- ✓ **Vibrant Retail:** Located in a thriving commercial hub in Melbourne, FL.
- ✓ **Strong Local Demographics:** Steady foot traffic from nearby shopping and dining establishments. Ample Parking: Convenient and accessible parking for customers and staff.



Duane A. Watson

Broker

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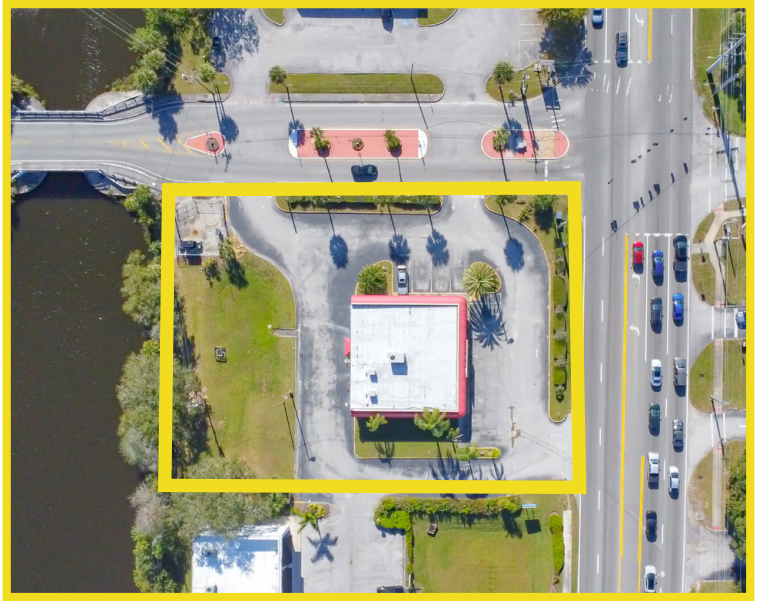


Paul Johnson

Director Of New Development

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725 N Wickham Rd Melbourne, FL 32935



Summary

PRICE: \$1,290,000

TYPE: Building

ZONING: CC1

SIZE: 0.99 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Total Population:	26,815	120,414	352,665
Avg Household Income:	\$78,873	\$85,404	\$89,153
2029 Total Households:	11,239	50,811	146,519



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Demographic Market Comparison Report

5 mile radius

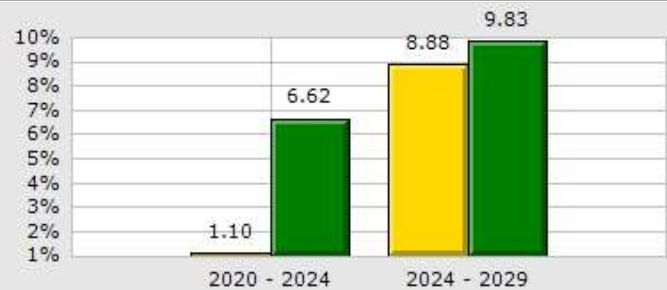
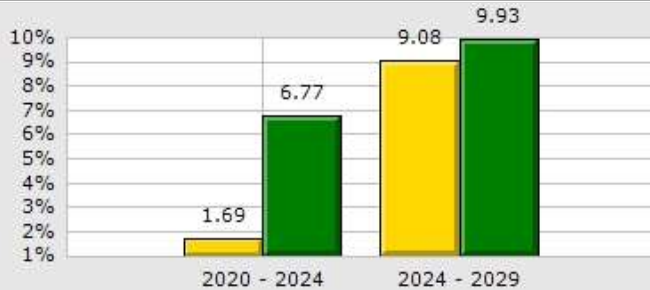
725 N Wickham Rd, Melbourne, FL 32935

Type: **Retail/Freestanding**
County: **Brevard**

5 Mile
County

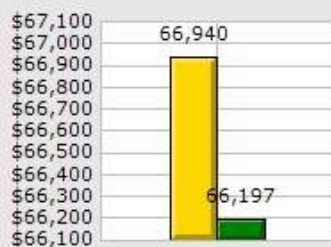
Population Growth

Household Growth



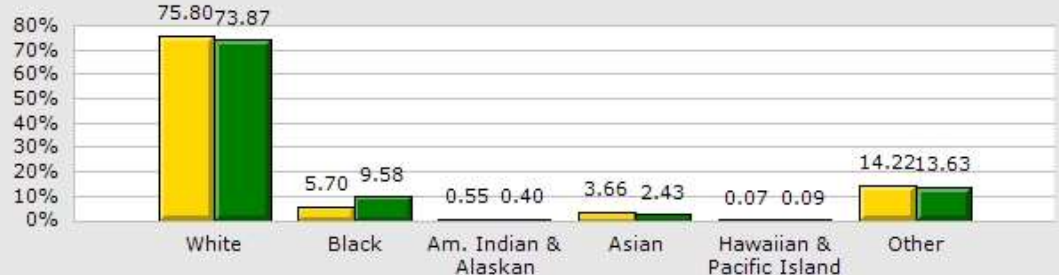
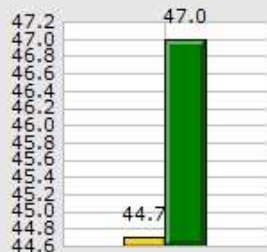
2024 Med Household Inc

2024 Households by Household Income



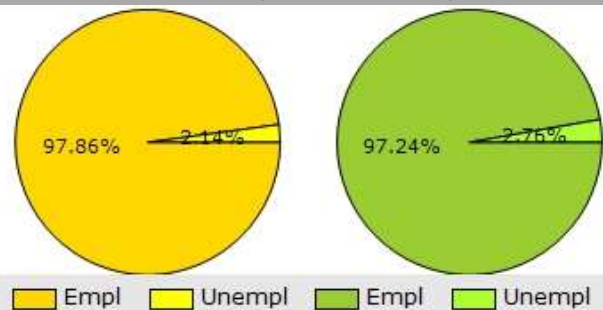
2024 Median Age

2024 Population by Race



2024 Renter vs. Owner

2024 Employed vs. Unemployed



725 N Wickham Rd Melbourne, FL 32935

Demographic Summary Report

725 N Wickham Rd, Melbourne, FL 32935									
Building Type: General Retail			Total Available: 0 SF						
Secondary: Freestanding			% Leased: 100%						
GLA: 3,600 SF			Rent/SF/Yr: -						
Year Built: 1990									
Radius		2 Mile		5 Mile		10 Mile			
Population									
2029 Projection		26,815		120,414		352,665			
2024 Estimate		24,729		110,394		321,245			
2020 Census		25,161		108,562		303,697			
Growth 2024 - 2029		8.44%		9.08%		9.78%			
Growth 2020 - 2024		-1.72%		1.69%		5.78%			
2024 Population by Hispanic Origin		3,543		13,992		44,172			
2024 Population		24,729		110,394		321,245			
White		18,472 74.70%		83,675 75.80%		232,254 72.30%			
Black		1,328 5.37%		6,290 5.70%		28,981 9.02%			
Am. Indian & Alaskan		179 0.72%		605 0.55%		1,319 0.41%			
Asian		831 3.36%		4,043 3.66%		10,122 3.15%			
Hawaiian & Pacific Island		16 0.06%		82 0.07%		224 0.07%			
Other		3,902 15.78%		15,700 14.22%		48,345 15.05%			
U.S. Armed Forces		60		171		1,510			
Households									
2029 Projection		11,239		50,811		146,519			
2024 Estimate		10,385		46,667		133,728			
2020 Census		10,644		46,157		127,347			
Growth 2024 - 2029		8.22%		8.88%		9.56%			
Growth 2020 - 2024		-2.43%		1.10%		5.01%			
Owner Occupied		6,882 66.27%		31,501 67.50%		95,914 71.72%			
Renter Occupied		3,503 33.73%		15,166 32.50%		37,813 28.28%			
2024 Households by HH Income		10,386		46,667		133,728			
Income: <\$25,000		1,886 18.16%		8,631 18.49%		24,027 17.97%			
Income: \$25,000 - \$50,000		2,260 21.76%		9,963 21.35%		28,332 21.19%			
Income: \$50,000 - \$75,000		1,826 17.58%		7,116 15.25%		21,780 16.29%			
Income: \$75,000 - \$100,000		1,477 14.22%		6,272 13.44%		16,634 12.44%			
Income: \$100,000 - \$125,000		1,097 10.56%		4,781 10.24%		13,571 10.15%			
Income: \$125,000 - \$150,000		807 7.77%		3,550 7.61%		8,927 6.68%			
Income: \$150,000 - \$200,000		676 6.51%		3,774 8.09%		10,511 7.86%			
Income: \$200,000+		357 3.44%		2,580 5.53%		9,946 7.44%			
2024 Avg Household Income		\$78,873		\$85,404		\$89,153			
2024 Med Household Income		\$63,611		\$66,940		\$67,034			