

# VACANT LAND - OWNER/USER OR INVESTMENT

2 ACRES | MELBOURNE



4281 N. WICKHAM ROAD | MELBOURNE, FL 32935

**AVAILABLE:** 2-ACRES ON BREVARD COUNTY'S MAJOR ARTERIAL WICKHAM ROAD BETWEEN POST ROAD AND PINEDA CAUSEWAY

**PRICE:** \$1,200,000

## PROPERTY HIGHLIGHTS

- 40,210 vehicles per day
- Very few vacant lots remaining on Wickham Road
- C-1 Neighborhood Commercial

**CHARINE LEWIS**

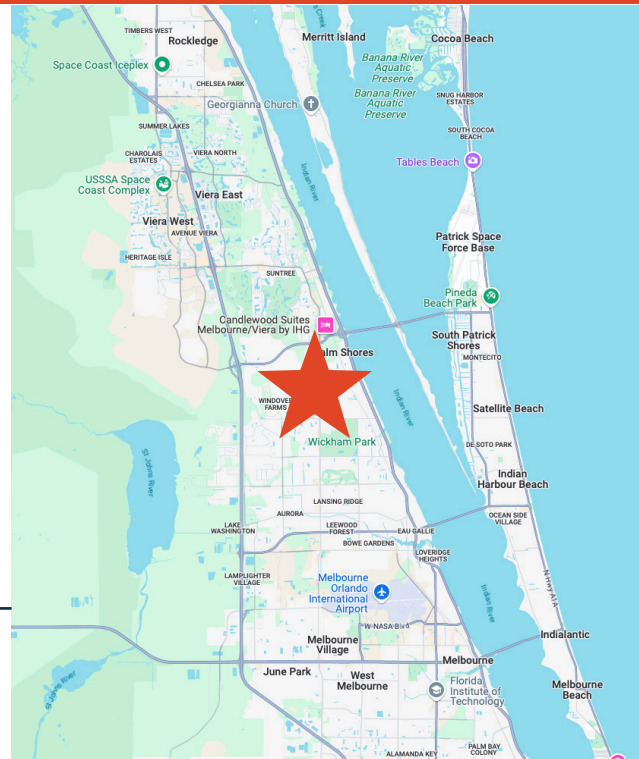
321-508-9030

charine@v3capital.com

**CHAD CABRERA**

321-960-3249

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr., 103B

Melbourne, FL 32940

407-848-1663

[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

V3 Commercial Advisors is thrilled to exclusively bring to market this 2 acre Owner/User or Investment opportunity located at 4281 N. Wickham Road.

Much of the due diligence has been completed by the Seller. Wetlands have been mitigated, soil borings have been completed and preliminary site plan is available.

## DEMOGRAPHICS

|                | 1 MILE   | 3 MILES  |
|----------------|----------|----------|
| Population     | 8,656    | 44,145   |
| Households     | 3,473    | 19,349   |
| Avg. HH Income | \$88,684 | \$77,796 |

## RETAIL MAP



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