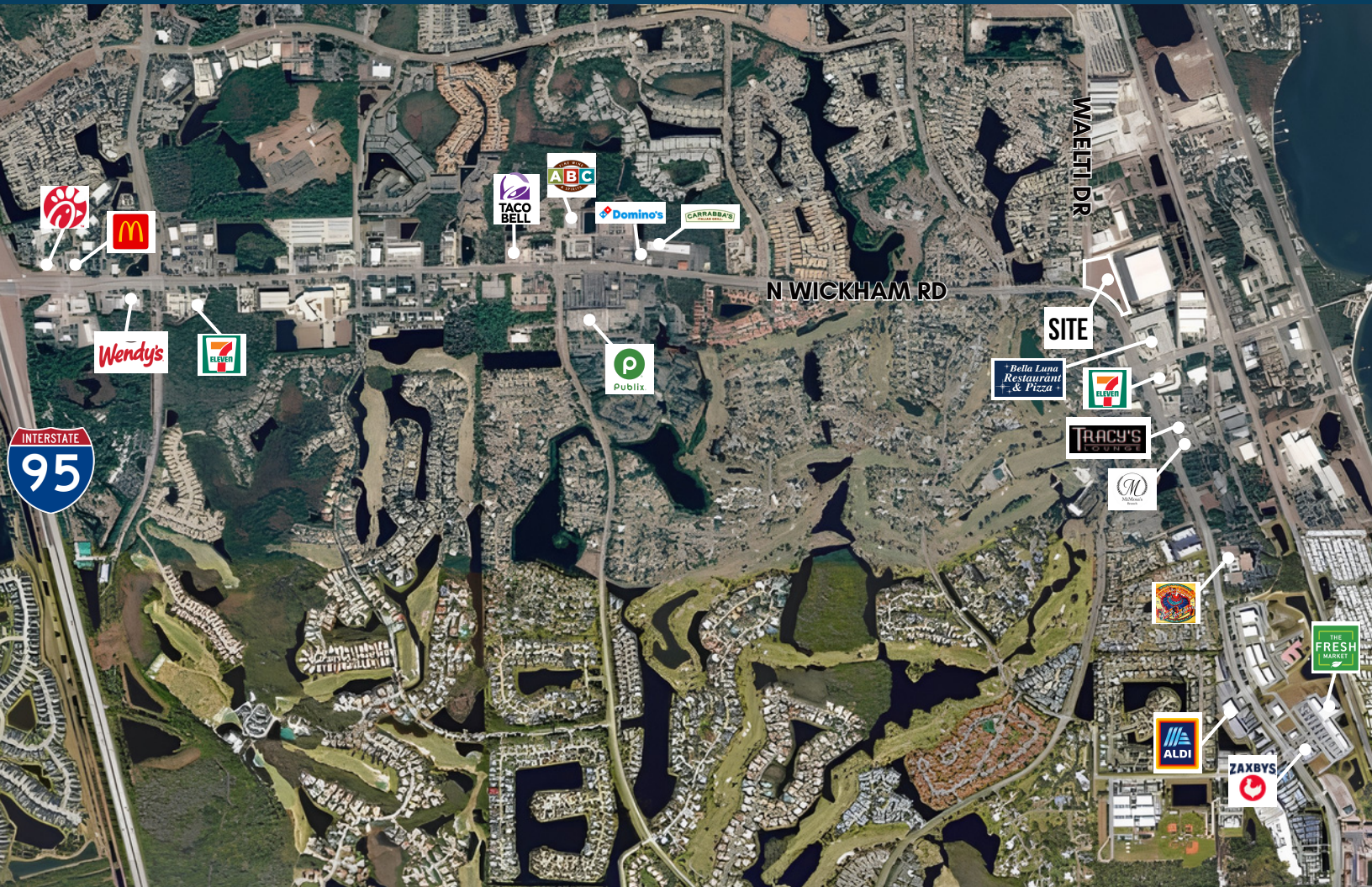




PROPERTY HIGHLIGHTS

Large, Flexible Site – ±3.34-acre parcel offers ample space to accommodate multiple users, drive-thru configurations, or a variety of building footprints.

Signalized Corner Location – Positioned at the signalized intersection of N Wickham Rd and Waelti Dr, providing excellent visibility, controlled ingress/egress, and easy access for customers.

High Traffic Counts – Over 30,000 vehicles per day pass the site, ensuring strong exposure for retail and commercial uses.

Affluent Trade Area – Average household incomes exceed \$114,000 within a 3-mile radius, reflecting strong purchasing power in the surrounding community.

Dense Population Base – More than 40,000 residents live within a 3-mile radius, supporting sustained customer traffic and demand.

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MELBOURNE, FL

ATLANTIC
Commercial Group, Inc.®

3.34 AC PARCEL
GROUND LEASE OPPORTUNITY



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Total Population

31,970

87,386

225,365

Total Households

13,543

35,917

106,471

Average HH income

\$136,624

\$135,001

\$115,640

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