

WAREHOUSE/FLEX - OFFICE - RETAIL PALM TREE PLAZA: MULTIPLE SPACES AVAILABLE FOR LEASE | MELBOURNE, FL



397 / 401 / 405 N. WICKHAM ROAD | MELBOURNE, FL 32935

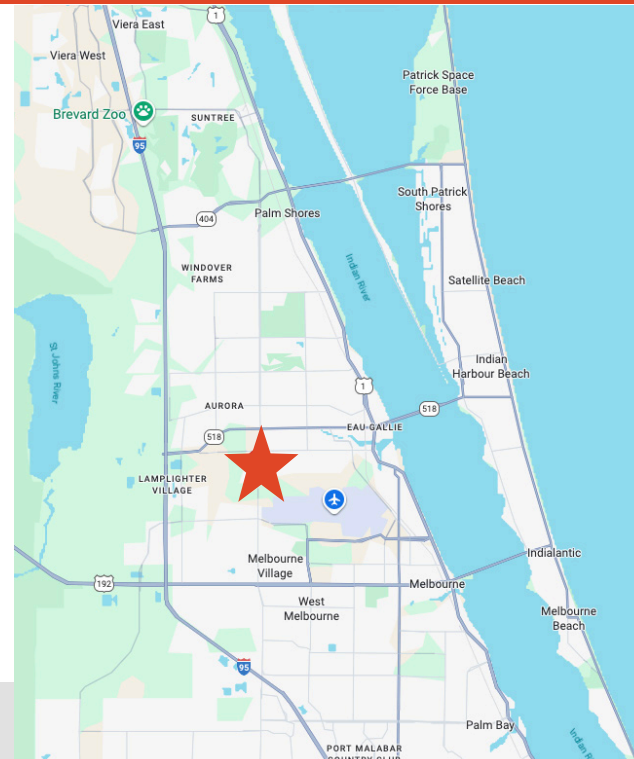
AVAILABLE: 397 N. WICKHAM: Office: SUITE 105 - 1,000 SF
401 N. WICKHAM: Retail/Office: SUITE P - 1,000SF
Retail/Office: SUITE 125 & 126 - 2,000 SF
405 N. WICKHAM: Office/Flex: SUITE 105 - 900 SF

LEASE RATE: \$19.75/SF/YR Modified Gross

PROPERTY HIGHLIGHTS

- Excellent central location
- High traffic Wickham Road corridor
- Traffic count of 37,403 CPD
- Great visibility (street-front units)
- Easy access
- Signalized intersection
- Established residential area
- Convenient parking

JOE POIRIER | 321-537-7996 | joe@v3capital.com



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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 Population	4,989	52,387	113,814
2021 AHI	\$59,476	\$71,510	\$77,130
Med. Age	43.9	47.1	\$47.2



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