



PROPERTY DESCRIPTION

- Located in the Viera/Suntree area of Melbourne, FL at the signalized intersection of Wickham Rd and Jordan Blass Drive.
- Melbourne, FL boasts the 2nd most concentration of engineers in the country with employers such as L3Harris, Embraer, Northrop Grumman, Lockheed Martin, SpaceX, and more.
- #12 fastest growing area in the US and #20 best place to live consisting of families, professionals, and retirees alike.
- Pineda Landings is anchored by the 2nd highest-performing Fresh Market in the Central/West Florida region and features a strong lineup of tenants including Orange Theory, Hand and Stone Massage, AT&T, Super Cuts, and more.
- 1.2-acre BTS development site available.

LOCATION DESCRIPTION

This prime location offers unbeatable visibility and access. With its convenient location and proximity to major roadways, this promises an excellent opportunity for businesses looking to thrive in a bustling retail hub.

SPACES	LEASE RATE	SPACE SIZE
90-102	\$38.00 SF/yr	1,000 SF
95-106	\$35.00 SF/yr	1,070 SF
75-107	\$36.00 SF/yr	2,930 SF

OFFERING SUMMARY

Lease Rate:	\$35.00 - 38.00 SF/yr (\$12.71/sf NNN; NNN)
Available SF:	1,000 - 2,930 SF
Lot Size:	14.16 Acres
Building Size:	49,995 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,570	14,877	37,332
Total Population	3,387	35,413	86,981
Average HH Income	\$162,589	\$137,980	\$127,064

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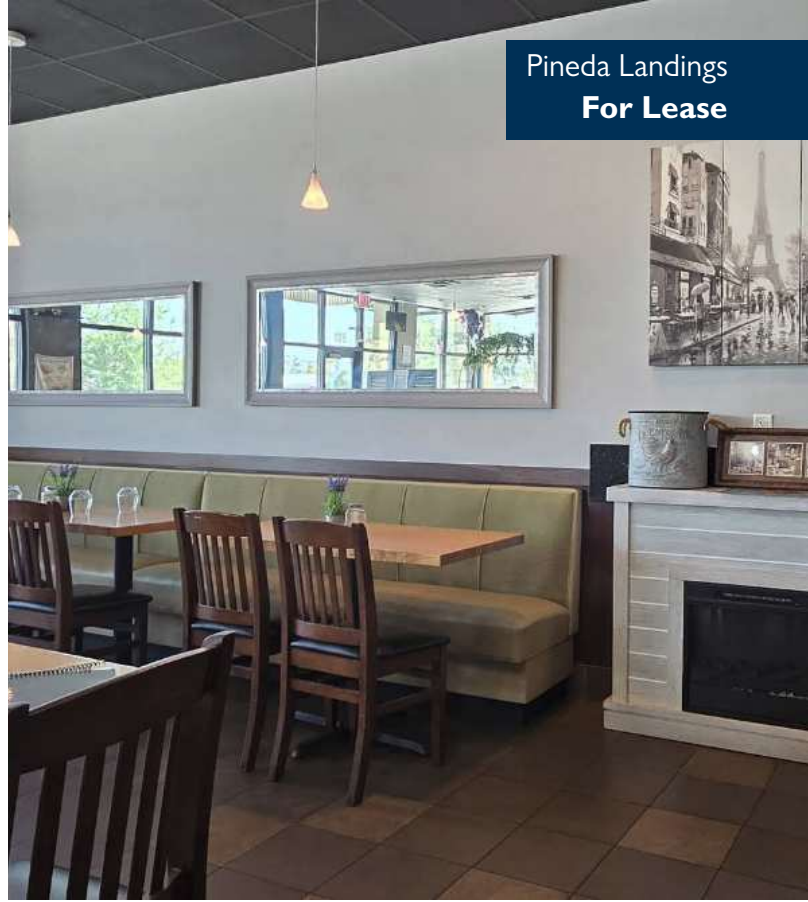
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

Pineda Landings
For Lease



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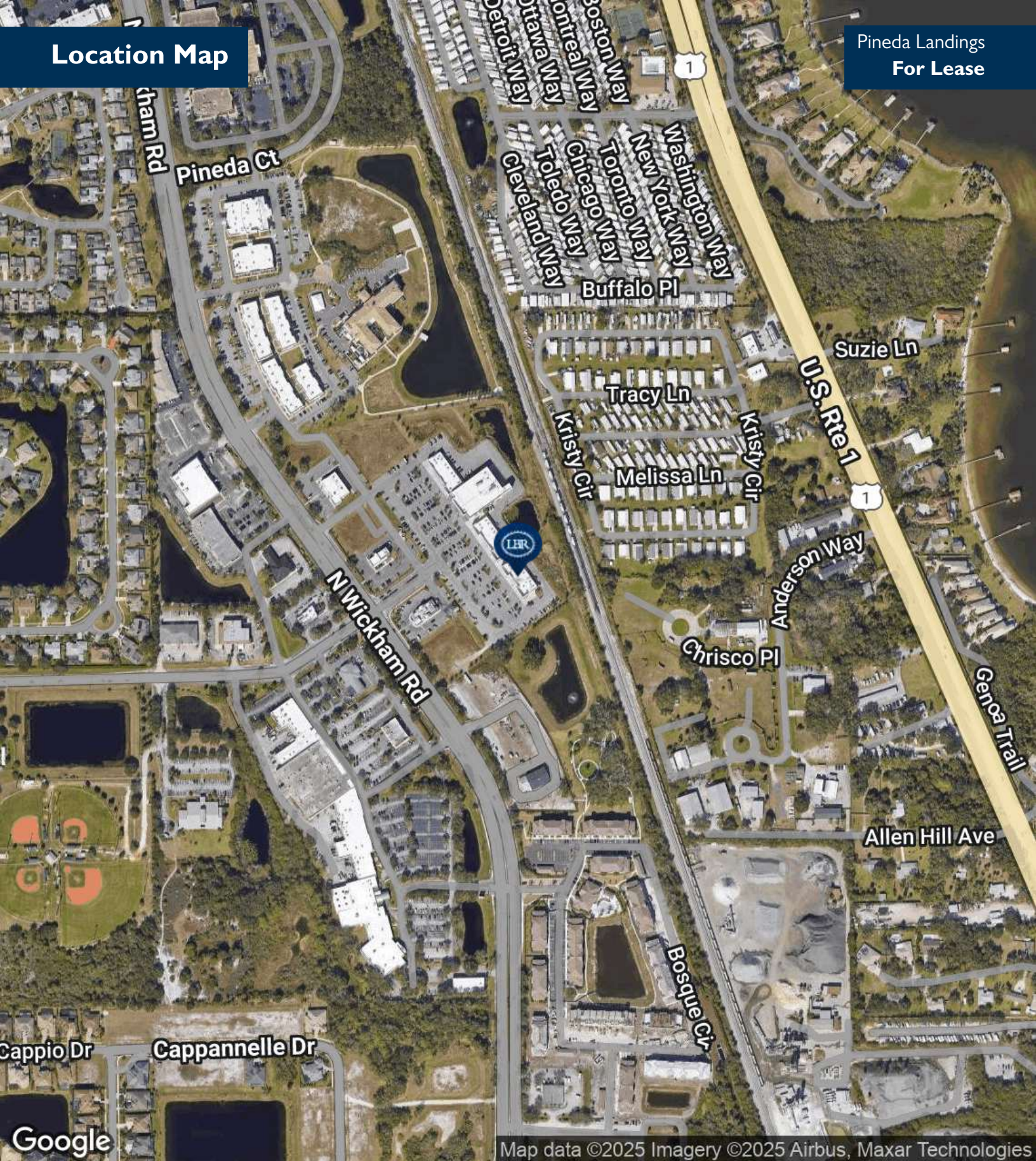
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Location Map

Pineda Landings
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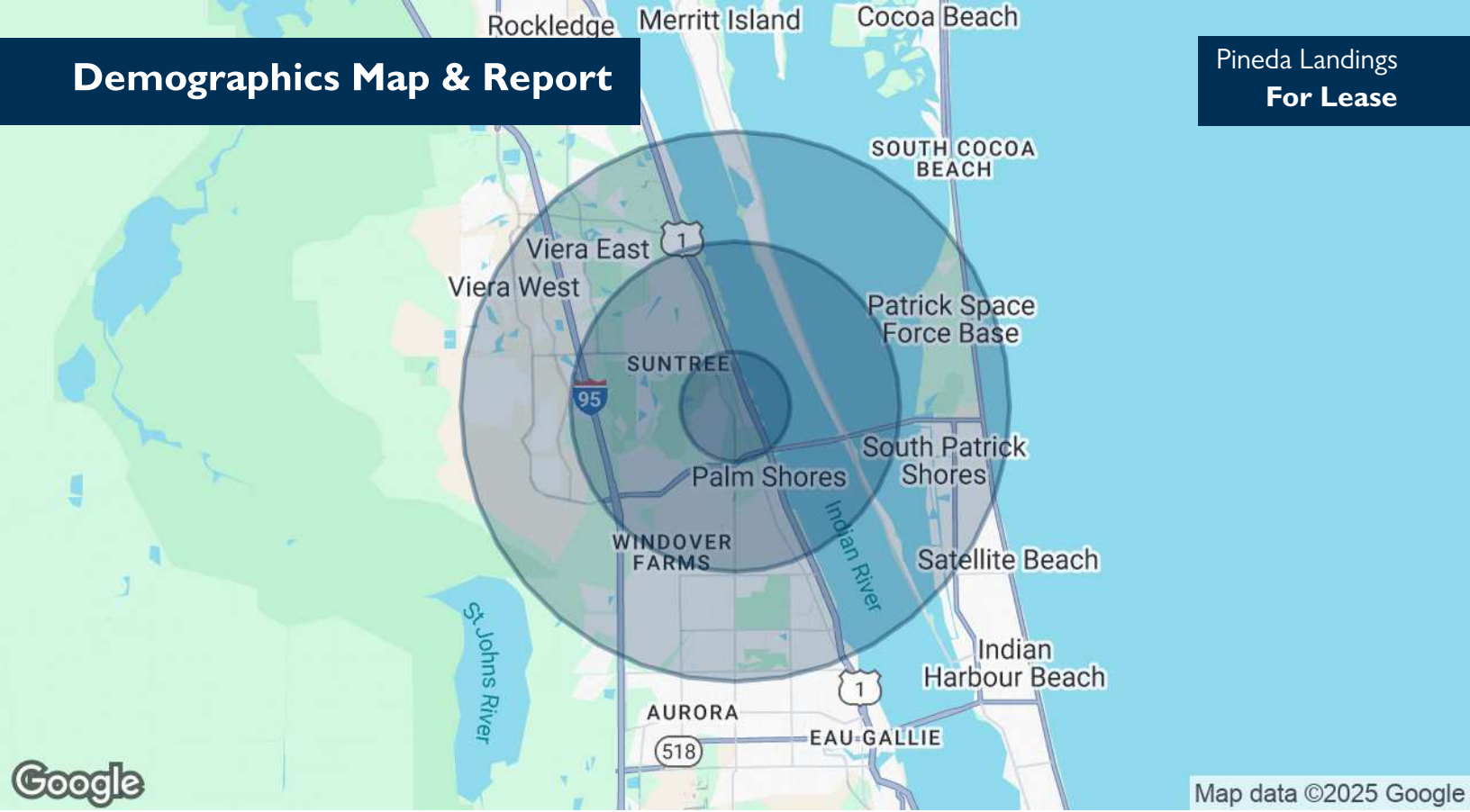


COMMERCIAL REAL ESTATE SERVICES

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Demographics Map & Report

Pineda Landings
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,387	35,413	86,981
Average Age	55	48	48
Average Age (Male)	54	47	47
Average Age (Female)	56	49	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,570	14,877	37,332
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$162,589	\$137,980	\$127,064
Average House Value	\$531,782	\$503,709	\$488,583

Demographics data derived from AlphaMap

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