

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

*The Foundation For
Every Retail Location*

Pomenade Shoppes FOR LEASE



6450 N. Wickham Rd., Melbourne, FL 32940

Cornerstone Commercial Associates, LLC

561 Spring Lake Drive
Melbourne, FL 32940

Ron Robbins, CCIM

Broker

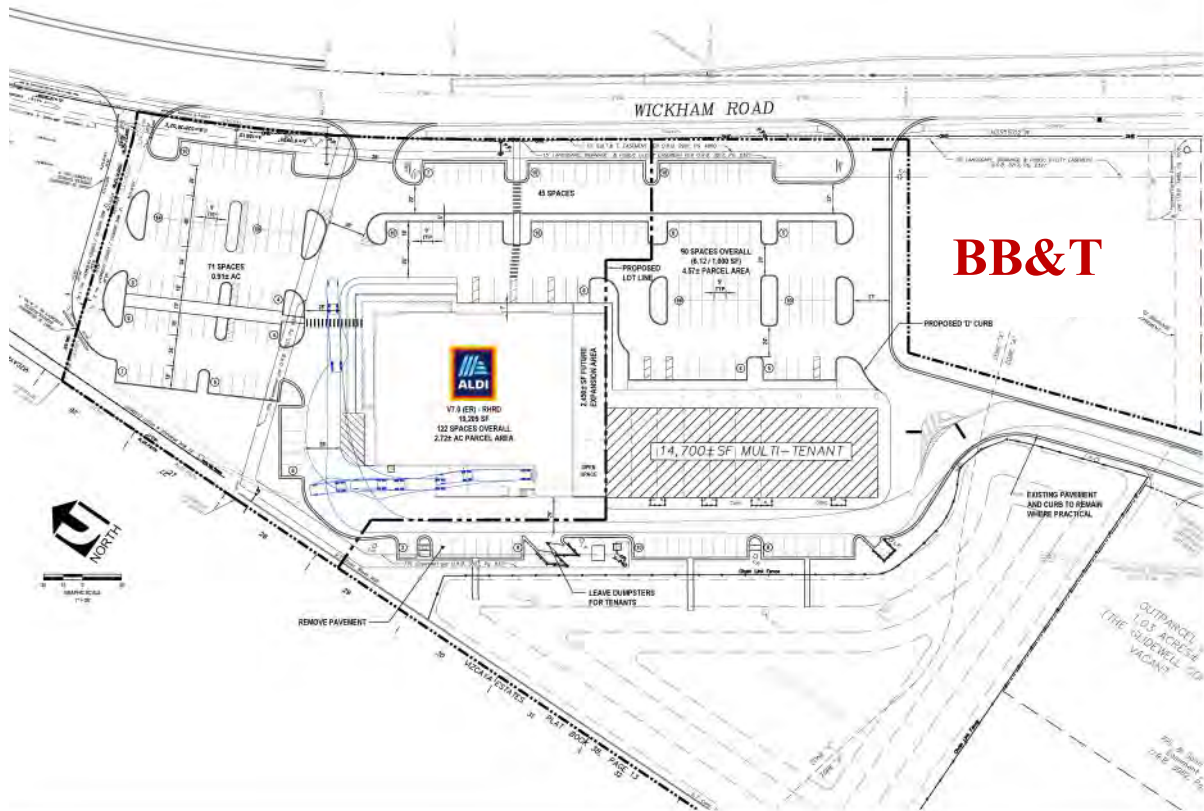
Phone: (321) 421-6960

www.CornerstoneCommercialAssociates.com

Cell: 321.626.5312

E-mail: CommercialBroker@earthlink.net

Fax: (321) 821-1981



LOCATION: 6450 N. Wickham Road, Melbourne, FL 32940
SITE SIZE: 6.38 ± Acres
TYPE: Neighborhood Center
CENTER SIZE: 28,018 SF

TRAFFIC COUNT: 30,000+ ADT

AVAILABILITY:

Unit 102	1,050 SF
Unit 105	1,400 SF Available October 2021
Unit 106	1,400 SF Available October 2021

RATE: \$20.00/SF \$5.10/SF NNN

ZONING: BU-1 (General Retail Commercial, Brevard County)

DEMOGRAPHICS:

	Population	Age	Income	Employees
1 Mile	4,666	58.8	\$122,559	4,130
3 Miles	33,362	50.3	\$102,874	12,521
5 Miles	81,656	40.2	\$94,811	27,738

NEIGHBORHOOD RETAIL: BB&T Bank, Fresh Market, McDonalds, Starbucks, Brevard Medical City, Zaxby's, Quest Diagnostic, Bank of America, Premier Urgent Care, Tire Kingdom.

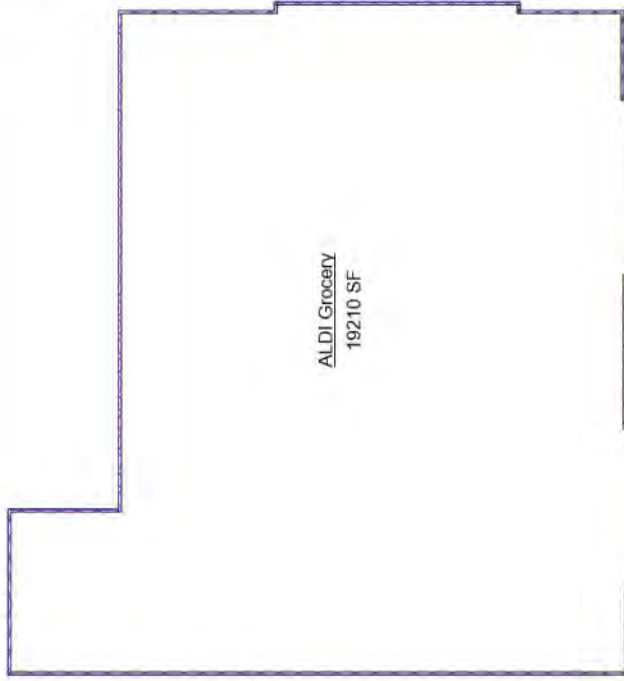
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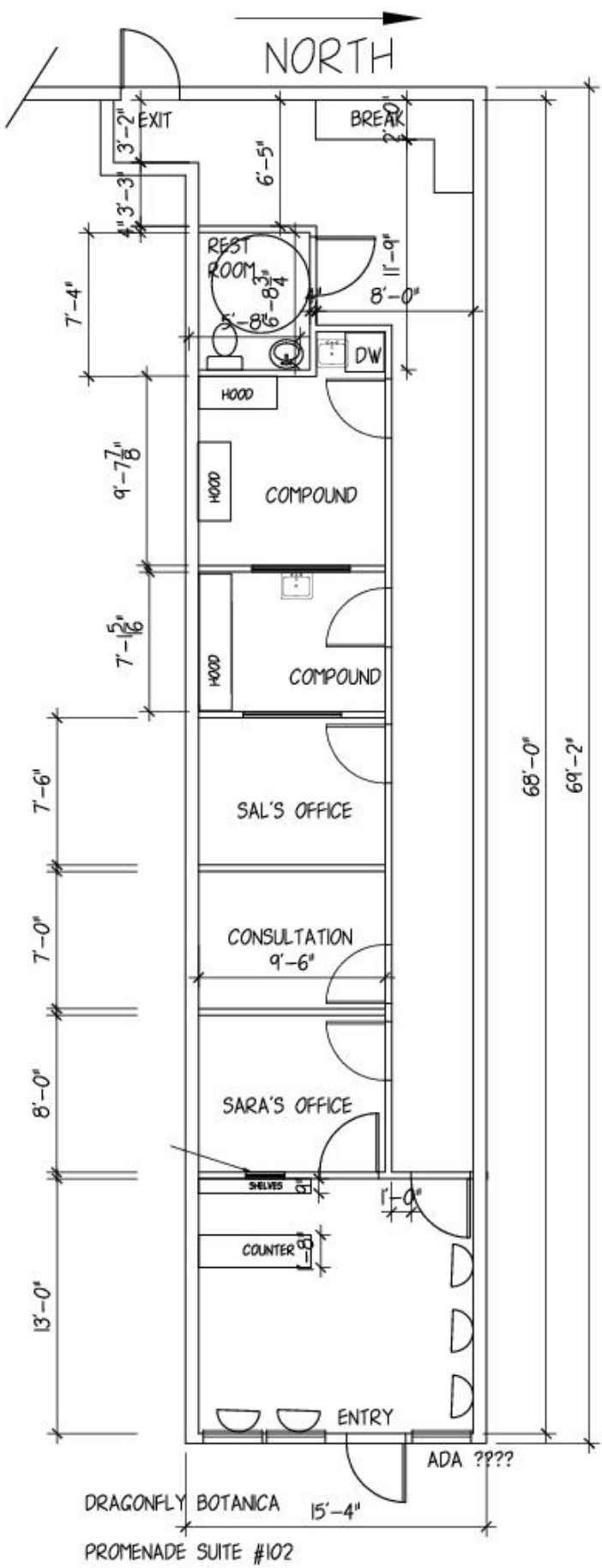
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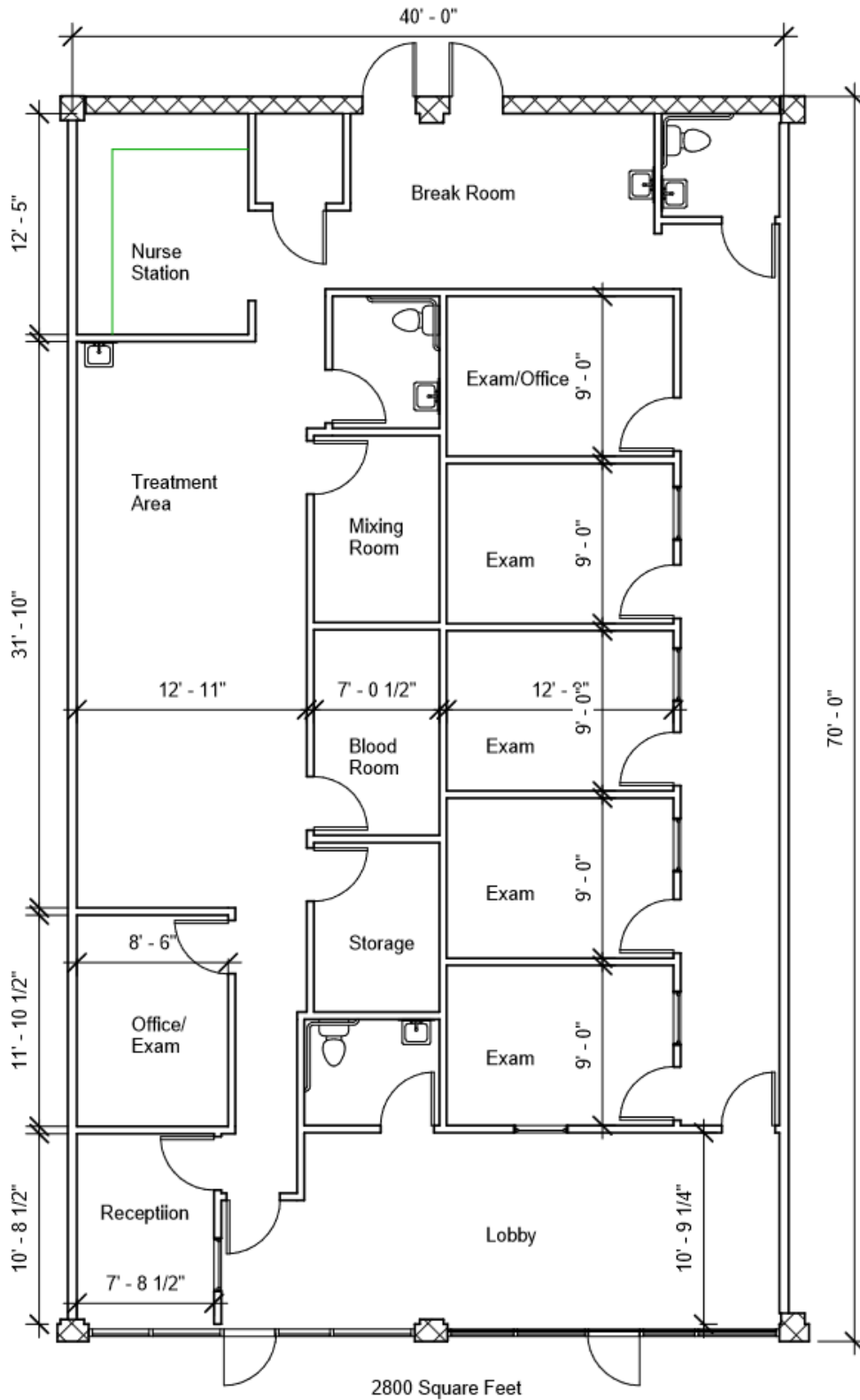
100-101 4550 SF	102 1050 SF	103 2100 SF	104 1400 SF	105-106 2800 SF	107-108 2800 SF
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Current Tenants		
Name	Area	Tenant

100-101	4550 SF	My Salon Suites
102	1050 SF	Vacant
103	2100 SF	New York Pizza
104	1400 SF	Suntree Florist
105-106	2800 SF	Vacant
107-108	2800 SF	Tely's Restaurant
ALDI Grocery	19210 SF	





① Level 1
1/8" = 1'-0"



The Avenues Over 100 Shops, Restaurants and Movie Theater

KOHL'S
SPORTS AUTHORITY
belk

VIERA

Viera Florida
Pop. 18,000
Average Income \$81,685

Walmart

ROSS

PETCO
POPCORN LOBBY

REGIONS

GARRABBA'S

Viera Hospital
Over 100 Beds

CVS

SUN TREE

Subject

40,000 SF
Future Medical
Offices

UNITED STATES POSTAL SERVICE

Bank of America
OMNI

McDonald's

BBQ

OUTBACK