



Lake Washington Crossing
Publix
Pizza Hut
TRUIST
crumbl
SPINNS KING

Checkers
CIRCLE K
LA FITNESS
SMOOTHIE KING
WAL-EL FARGO

811 MF Units

Lyndon B. Johnson Middle
610 Students

Dr WJ Greel Elementary School
626 Students

6,200 VPD

34,000 VPD

11,100 VPD

Aurora Blvd

11,300 VPD

POPEYES
jiffy lube
ExtraSpace Storage
Aron's
HARBOR FREIGHT
CVS

TIRE KINGDOM
AutoZone
O'Reilly
ALDI
TIRE PLUZ
Walgreens

26,000 VPD

Sabal Elementary
503 Students

Croton Elementary
488 Students

Eau Gallie High School
1,586 Students

19,500 VPD

Eau Gallie Blvd

19,800 VPD

485 MF Units

OLD TIME Pottery
ANYTREE FITNESS
DOLLAR TREE
Staples
SUBWAY

Bowlero
PAPA JOHN'S
Walmart
CUPERTINO
Wendy's
PNC

Sarno Rd

21,600 VPD

WAFFLE HOUSE

13,100 VPD

SITE

Roy Allen Elementary
598 Students

17,600 VPD

Apollo Blvd

planet fitness
DOLLAR GENERAL

FOR LEASE

Freestanding Building on N Wickham Road

925 N Wickham Rd | Melbourne, FL



Barry University
JUSTICE
96 Beds

34,000 VPD

23,000 VPD

Freestanding Building on N Wickham Road

925 N Wickham Rd | Melbourne, FL 32904



FOR LEASE

3,126 SF
Available

2.54 AC
Lot Size

Contact
Broker
Price

ABOUT THE PROPERTY

- Freestanding building with drive-thru ideally situated on high-trafficked Wickham Rd, one of Melbourne's most dynamic commercial corridors.
- Excellent visibility, accessibility and proximity to major highways including I-95 and US-192.
- Located near established national retailers including Walmart, Home Depot, and Target, Aldi, Best Buy, and several national chain restaurants.
- Melbourne is experiencing substantial residential and population growth, with a 10% increase over the past decade, and continued development in both single-family homes and multi-family units.
- Built in 2005.

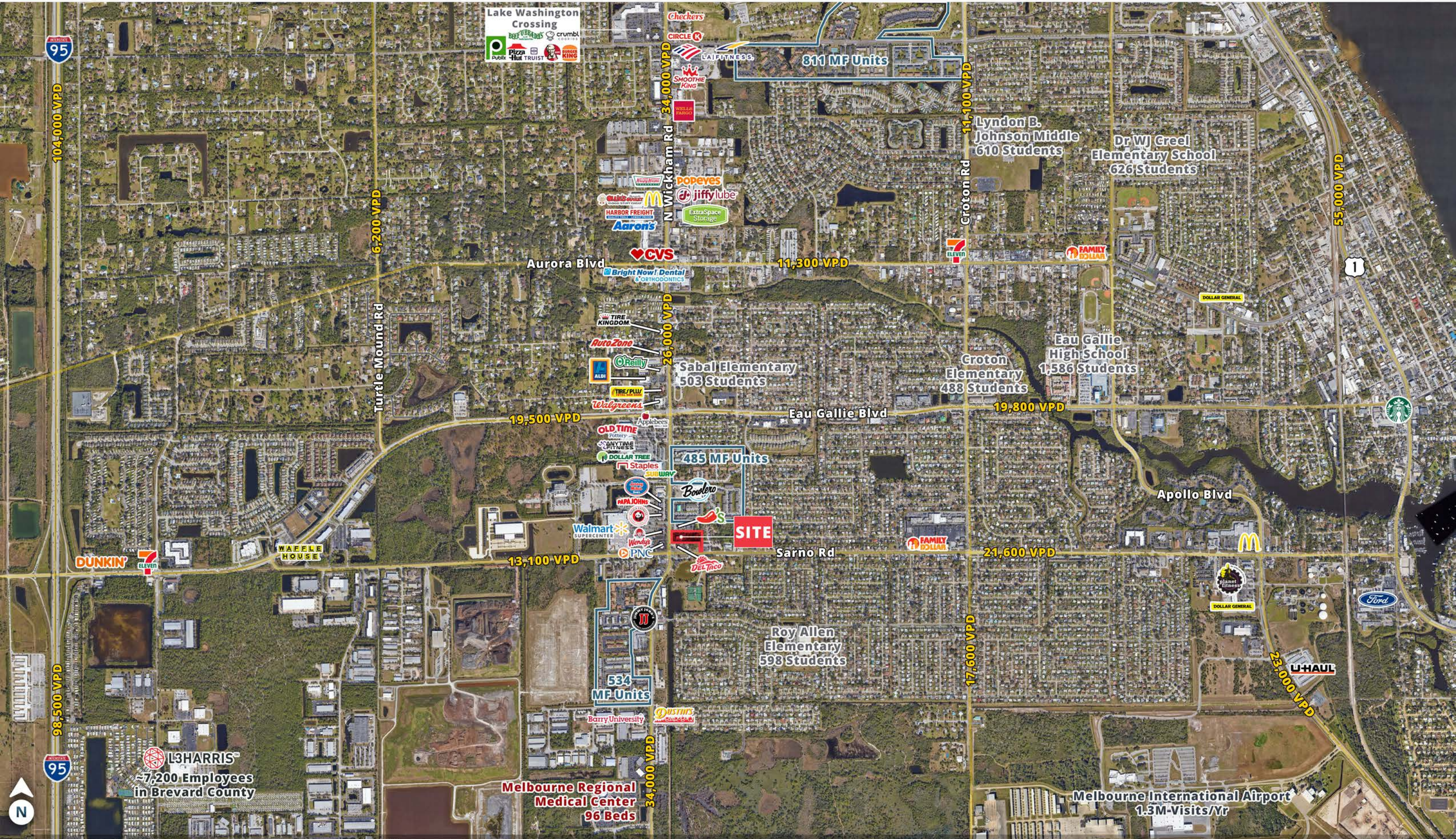
NEARBY RETAILERS



TRAFFIC COUNTS

N Wickham Rd	26,000 VPD
Sarno Rd (East of N Wickham Rd)	21,600 VPD
Sarno Rd (West of N Wickham Rd)	13,100 VPD

Year: 2024 | Source: FDOT



Lake Washington Crossing
Publix, Beef 'O Brains, crumbl, Pizza Hut, TRUIST, Burger King

811 MF Units

N Wickham Rd 34,000 VPD

Croton Rd 11,100 VPD

55,000 VPD

104,000 VPD

Turtle Mound Rd 6,200 VPD

26,000 VPD

11,300 VPD

19,500 VPD

19,800 VPD

13,100 VPD

21,600 VPD

98,500 VPD

17,600 VPD

23,000 VPD

534 MF Units

34,000 VPD

Melbourne Regional Medical Center 96 Beds

Melbourne International Airport 1.3M-Visits/Yr

L3HARRIS
~7,200 Employees in Brevard County

SITE





Eleven35 Apartments
180 MF Units

Coral Gardens
220 MF Units

Walmart
SUPERCENTER

Consulate Health Care
of Melbourne
68K SF Assisted Living

Palm Harbor Villas
115 MF Units

26,000 VPD

13,100 VPD

Sarno Rd 21,600 VPD

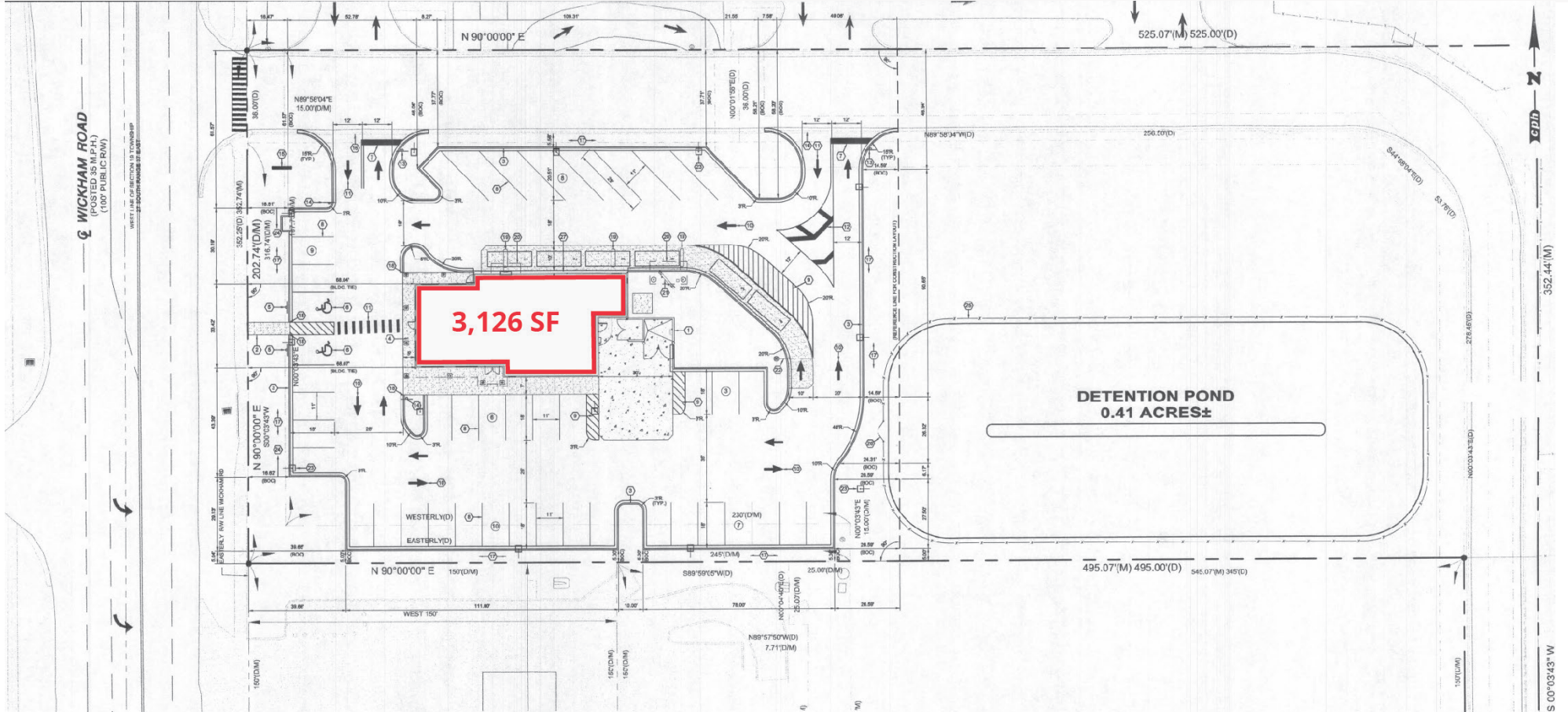
SITE

N Wickham Rd



Freestanding Building on N Wickham Road

925 N Wickham Rd | Melbourne, FL 32904



SITE DATA

ZONING: C-2, FUTURE LAND USE: GENERAL COMMERCIAL
 SITE AREA: 111,078.00 SF (2.55 ACRES)
 EXISTING USE: COMMERCIAL (VACANT)
 ADJUTING PROPERTY: C-2, GENERAL COMMERCIAL
 SURROUNDING LAND USE:
 DIRECTION ZONED FUTURE LAND USE
 NORTH: C-2 RESTAURANT
 SOUTH: C-2 GAS STATION
 EAST: C-2 SERVICE BUILDING
 WEST: WICKHAM RD. WICKHAM RD.
 PROPOSED USE: WHATABurger RESTAURANT
 PROPOSED BUILDING AREA: 3,124 SF
 FLOOR AREA RATIO: 0.028
 YARD SETBACKS: REQUIRED PROVIDED
 NORTH: 5.0F 5.0F
 SOUTH: 5.0F 15.0F
 WEST: 5.0F 15.0F
 EAST: 5.0F >100.0F
 LAND COVERAGE SUMMARY:
 ASPHALT PAVEMENT: 17,258 SF (5.1%)
 OPEN SPACE: 14,027.59 SF (4.6%)
 INCLUDES EXISTING (BLACKTOP, ASPHALT DRIVEWAY)
 PARKING REQUIREMENTS:
 1 SPACE PER 3 SEATS + 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT
 84 SEATING SEATS = 28 + 10 EMPLOYEES = 38 SPACES
 PARKING PROVIDED:
 20 TOTAL SPACES (1511'x16' @ 8' + 111229' / 14'
 TOTAL SPACES PROVIDED = 41

PROPOSED LEGEND

- PROPOSED PARKING SPACES PER ROW
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LIGHT DUTY CONCRETE

KEYNOTES

- 1 DAMPSTER ENCLOSURE - SEE DETAIL, SHEET C-6
- 2 CONCRETE SIDEWALK - PER FOOT INDEX NO. 310
- 3 CONCRETE CURB & GUTTER - SEE DETAIL, SHEET C-4
- 4 PROPOSED CONCRETE WALKWAY - SEE ARCH. PLANS
- 5 HANDICAP PARKING SIGN - SEE DETAIL, SHEET C-6
- 6 PAINTED H.C. SYMBOLS & STRIPING - SEE DETAIL, SHEET C-5
- 7 2 SOLID WHITE PAINTED (THERMOPLASTIC) STOP BAR
- 8 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 9 4" WIDE DIAGONAL STRIPES PAINTED YELLOW AT 2 FT. O.C. @ 45°
- 10 TRAFFIC FLOW ARROWS (TYP.) - SEE DETAIL, SHEET C-6
- 11 CROSSWALK STRIPING - PER FOOT INDEX NO. 17346
- 12 CHEVRON STRIPING - PER FOOT INDEX NO. 17346
- 13 STOP SIGN (R/L) INDEX NO. 17302 (HIGH INTERSECT UPRK) SEE DETAIL, SHEET C-6
- 14 "PEDESTRIAN CROSSING" SIGN - SEE DETAIL, SHEET C-6
- 15 WALKWAY CROSSING SIGN - SEE ARCH. PLANS
- 16 SAW-CUT MATCH PAVEMENT WITH A SMOOTH TRANSITION
- 17 SLOPE GRADE FROM BACK OF CURB TO MATCH THE EXISTING GROUND AS SHOWN ON GRADING PLAN
- 18 NOISE DOWN PROPOSED CURB - SEE DETAIL, SHEET C-6
- 19 VEHICLE DETECTION LOOP, COORDINATE WITH WHATABurger SOUND AND COMMUNICATIONS FOR EXACT LOCATIONS (TYP.)
- 20 CANOPY - SEE ARCHITECTURAL PLANS
- 21 MENU BOARD - SEE ARCHITECTURAL PLANS
- 22 HEADACHE BAR - SEE ARCHITECTURAL PLANS
- 23 SITE LIGHTING FIXTURE (TYP.) - SEE ARCHITECTURAL PLANS
- 24 PROPOSED LIMITS OF STANDARD CURB AND GUTTER
- 25 PROPOSED 4" HIGH CHALKLINE FINISH - SEE DETAIL, SHEET C-6
- 26 PROPOSED 4" WIDE DOUBLE SWING GATE FOR FENCE ACCESS
- 27 VERTICAL CURB WITH 8" GAP BETWEEN BUILDING AND BACK OF CURB. GAP BETWEEN BUILDING AND BACK OF CURB SHALL BE FILLED WITH 4" THICK 3000 PSI CONCRETE AND FLOED AWAY FROM BUILDING. A 1/2" EXPANSION JOINT FILLER MATERIAL SHALL BE PROVIDED BETWEEN BUILDING AND GAP. SEE VERTICAL CURB DETAIL, SHEET C-6.

GENERAL SITE NOTES

1. FOR LOCAL DESCRIPTION, BOUNDARY INFO, AND BENCHMARK INFO, SEE SITE SURVEY SHEETS.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE DIMENSIONS TO ESTABLISH PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS OR REPLACE AFTER CONSTRUCTION.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. CONTRACTOR SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6. THE ENTRY/HOOK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, PORCH, RAMP & DOWNPOUT LOCATIONS.
8. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE ALL EXISTING BUILDINGS, FOUNDATIONS, INFRASTRUCTURE, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND OLV WIRES, WATER METERS AND WATER LINES, TELLER, REVENUE, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF ALL MATERIALS REMOVED FROM THIS SITE.
11. ALL PAINT USED FOR PARKING STRIPING SHALL BE ALKYL PETROLEUM BASED PAINT. TWO COATS OF PAINT IS TO BE USED.
12. CROSSWALK STRIPING, STOP BAR, HANDICAP SYMBOL, AND SURROUNDING DIAGONAL STRIPING SHALL BE THERMOPLASTIC.
13. ON-SITE DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB UNLESS NOTED (BOC) WHICH INDICATES BACK OF CURB. OFF-SITE DIMENSIONS AND RADII SHOWN ARE TO EDGE OF PAVEMENT (GUTTER LINE).
14. SIGNAGE AND TRAFFIC MARKINGS SHALL BE IN ACCORDANCE WITH F.O.D.T. AND CITY OF MELBOURNE REQUIREMENTS.
15. PROPOSED ACCESSIBLE PARKING SIGNS TO BE INSTALLED AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SIGNS NEEDED.
16. CONTRACTOR TO INSTALL SMOOTH-TRANSITION BETWEEN CHANGES IN CURB TYPES.
17. ALL PERIMETER CURBING SHALL BE SPALL TYPE CURBING UNLESS OTHERWISE NOTED.
18. ALL SIGNS SHALL HAVE 7'-0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST.
19. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY BUILDING REGULATIONS AND CODES AND U.S.A. STANDARDS.
20. ALL DISTURBED AREAS SHALL BE SOEKED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS GROWN.
21. ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
22. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNAL TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
24. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LICENSED LAND SURVEYOR.
25. 10' ALL LAND AREA IS 2.25 AC.
26. NO WETLANDS APPEAR TO BE PRESENT BASED ON USGS MAP AND VISUAL INSPECTION.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. @ 1-800-432-4770 FOR LOCATION OF PARTICIPATING UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL NON-PARTICIPATING UTILITIES INDIVIDUALLY.

SARNO RD
 (POSTED 45 M.P.H.)
 (100' PUBLIC R/W)

Freestanding Building on N Wickham Road

925 N Wickham Rd | Melbourne, FL 32904



DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,224 Population	9,353 Total Daytime Population	\$107,078 Average Household Income	2,207 Total Households
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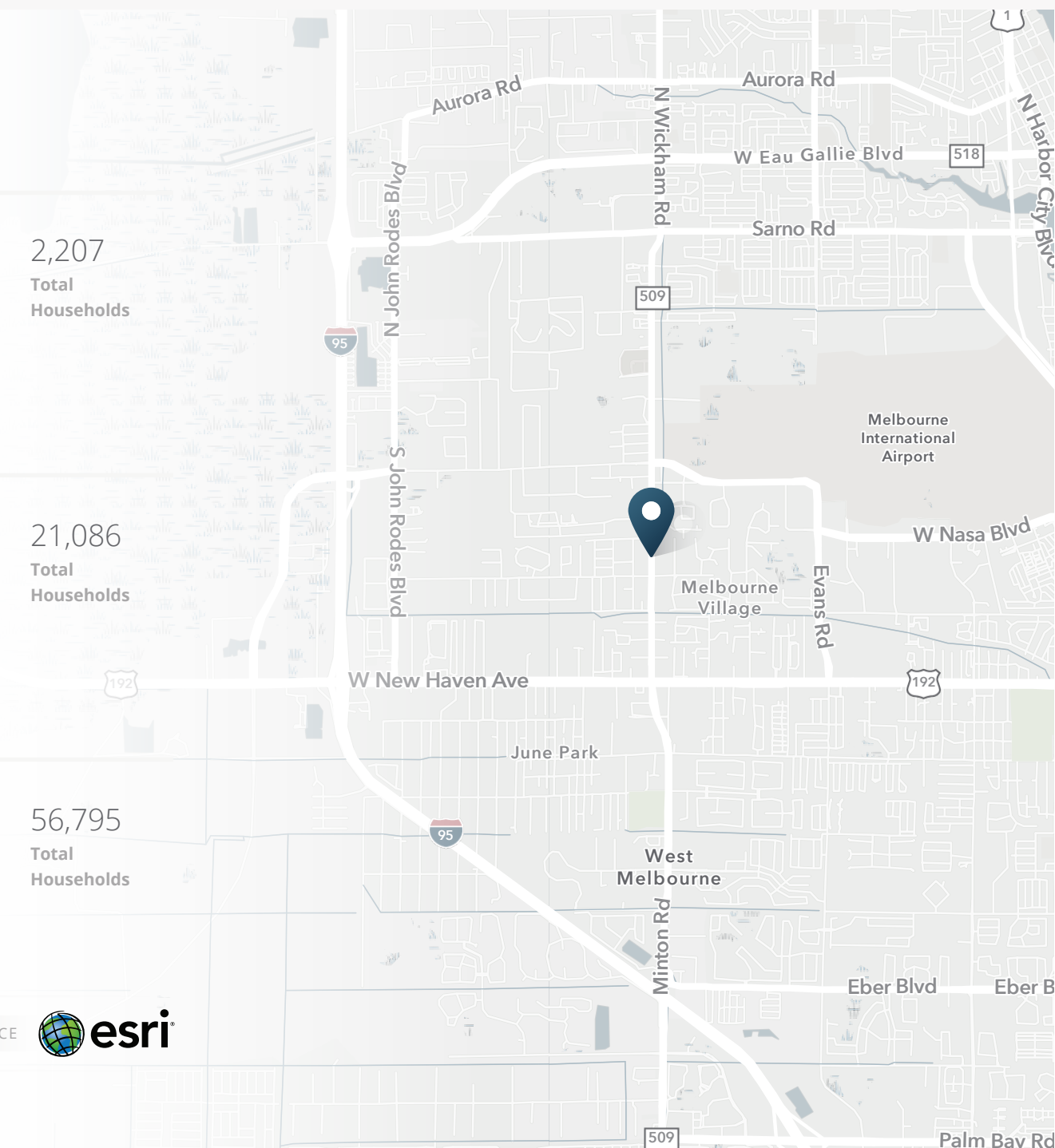
3 MILES

50,855 Population	71,313 Total Daytime Population	\$100,766 Average Household Income	21,086 Total Households
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5 MILES

131,854 Population	155,472 Total Daytime Population	\$93,449 Average Household Income	56,795 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Walmart Supercenter

1000 N Wickham Rd | Melbourne, FL 32935



MOBILE DATA & FOOT TRAFFIC INSIGHTS

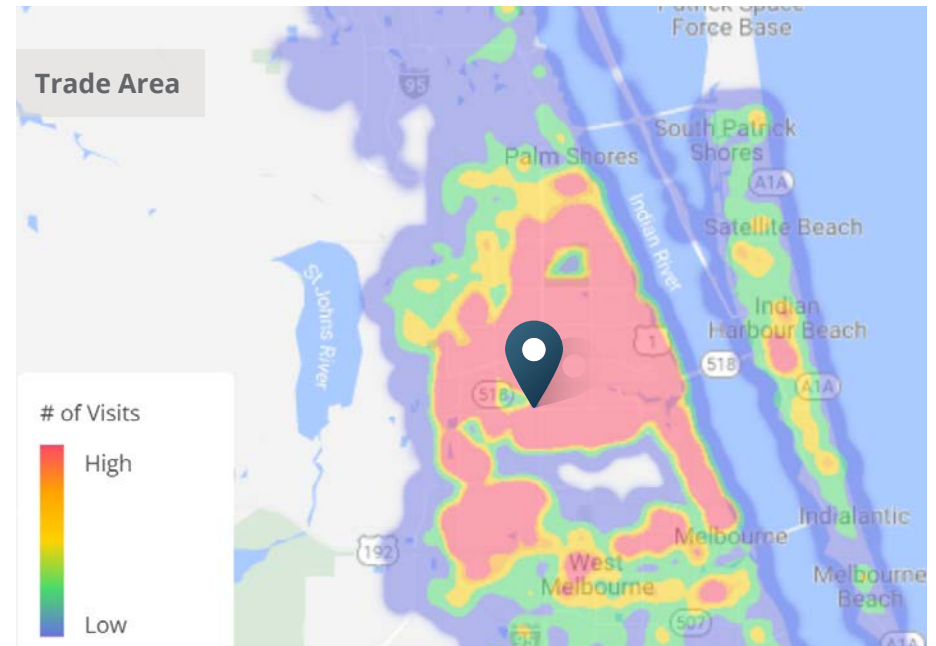
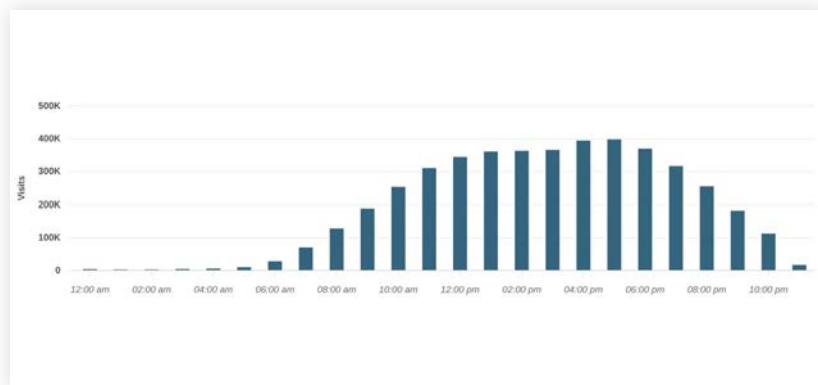
Estimated Annual Visits 09/01/2023 - 08/31/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
340.1K	2.9M	8.43

Daily Visits



Hourly Visits



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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13,100 VPD

Consulate Health Care
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68K SF Assisted Living

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Coral Gardens
220 MF Units

Sarno Rd 21,600 VPD

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