

2065 N Wickham Rd
City of Melbourne
Brevard County, FL

CONCEPT PLAN "B"

SALE / LEASE Redev 1 Acre For Lease -2065 N Wickham Rd

2065 N. WICKHAM ROAD

Melbourne, FL 32935

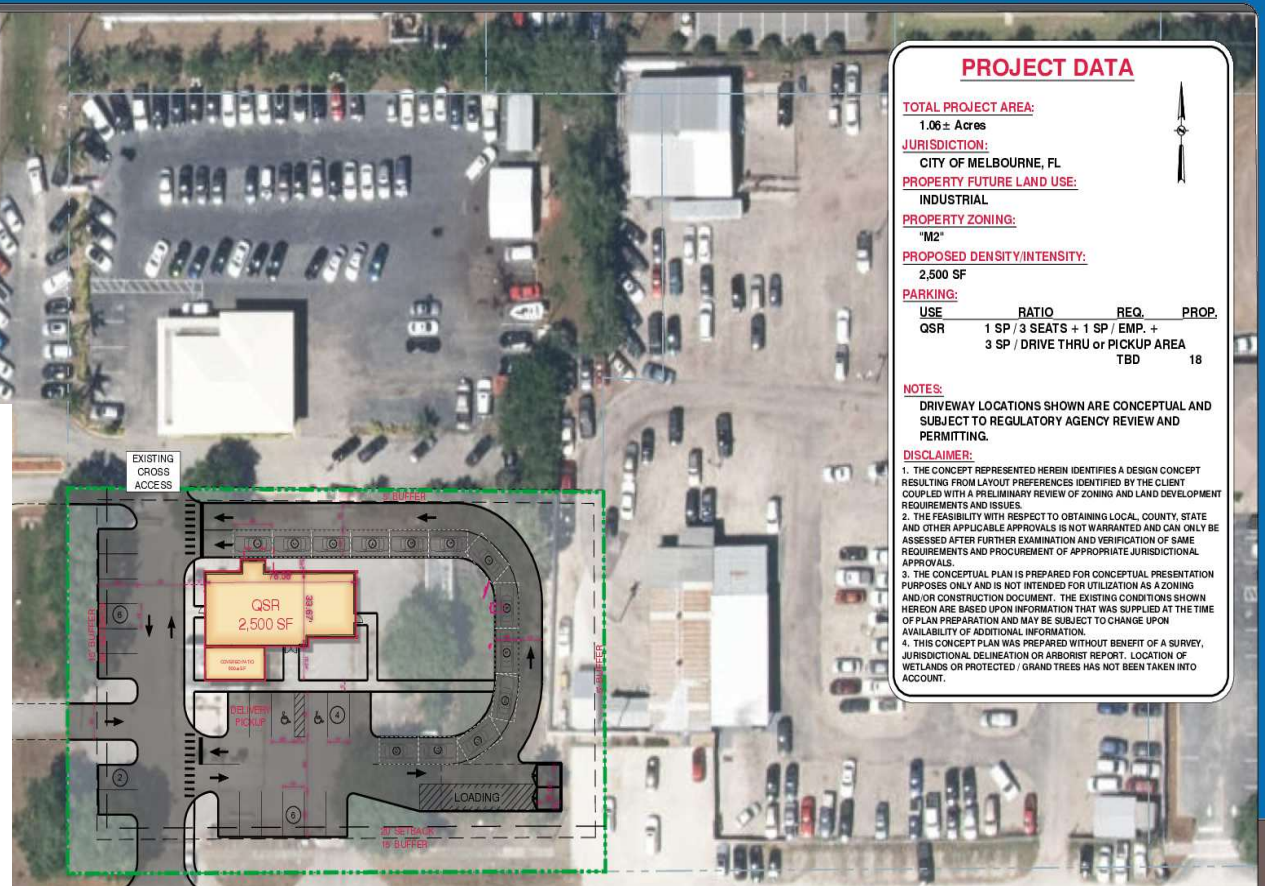
PRESENTED BY:

ALI MUSHTAQ

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FL #SL3039910



PROJECT DATA

TOTAL PROJECT AREA:

1.06 ± Acres

JURISDICTION:

CITY OF MELBOURNE, FL

PROPERTY FUTURE LAND USE:

INDUSTRIAL

PROPERTY ZONING:

"M2"

PROPOSED DENSITY/INTENSITY:

2,500 SF

PARKING:

| USE | RATIO | REQ. | PROP. |
|-----|--|------|-------|
| QSR | 1 SP / 3 SEATS + 1 SP / EMP. + 3 SP / DRIVE THRU or PICKUP AREA | TBD | 18 |

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME. REQUIREMENTS AND PROCEDURE OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY. JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



PROVIDED BY...

AVID
GROUP

SVN
SURVEYING & CONSULTING, LLC
TRAFFIC TRANSPORTATION 34683
ALLIANCE
SURVEYING PHONE: 407-950-9500
COMMERCIAL REAL ESTATE
GIS: AVIDGROUP.COM

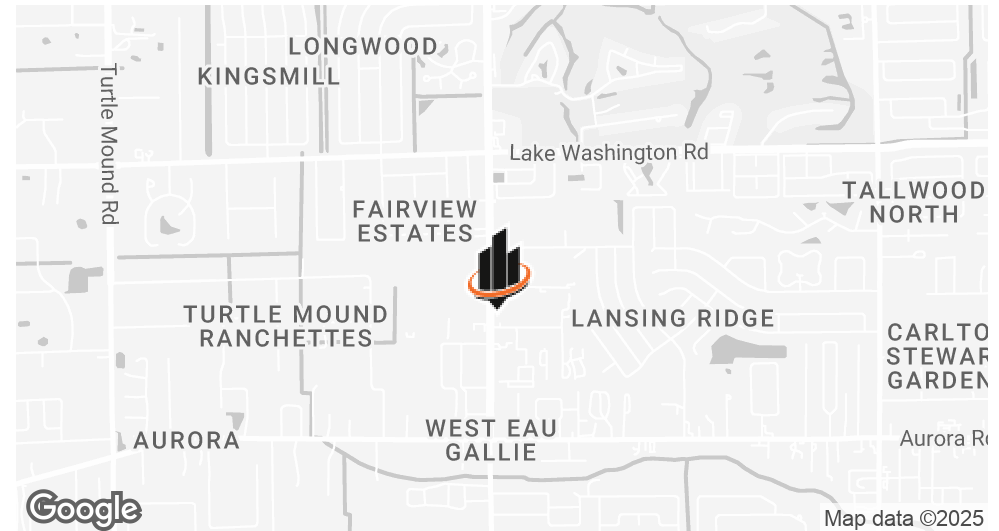
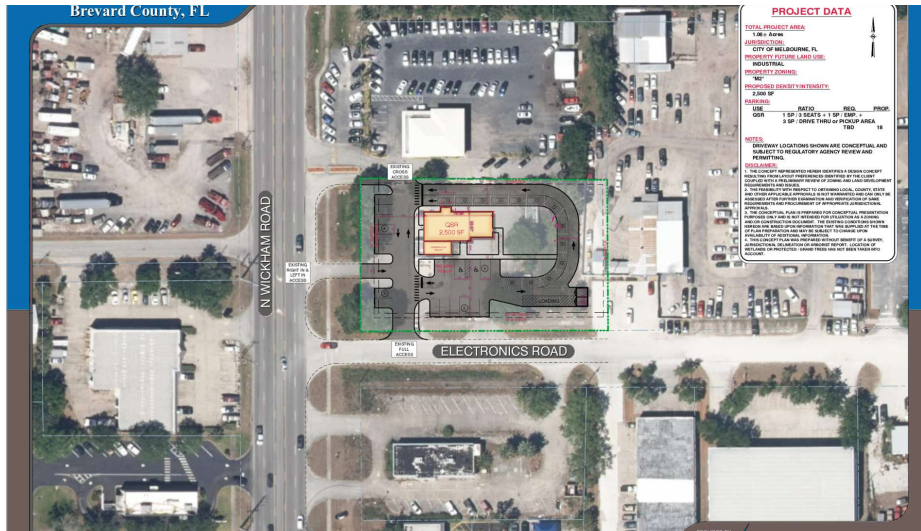
THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, SITE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT REPRESENTATION OF FINAL FEATURES AND QUANTITIES (WELLS, POND LINES, RETAINING WALLS, UTILITIES, ETC.), YET TO BE DETERMINED WITHIN THE CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THE PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE REALITY OF THE PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONDITIONS.

PROJECT NUMBER: 1015-113
SCALE: 1" = 30' DATE: 09-27-22
DRAWN BY: B. G. PROJ. MGR: B. G.

PROVIDED FOR...

Suresh Gupta

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$1,350,000 |
| LEASE RATE: | Negotiable |
| BUILDING SIZE: | 2,500 SF |
| AVAILABLE SF: | 0.98 Acres |
| LOT SIZE: | 0.98 Acres |
| PRICE / SF: | \$31.62 |
| RENOVATED: | 2023 |
| ZONING: | Commercial |

PROPERTY OVERVIEW

SVN is Now Leasing the corner parcel of the Former Hess Gas Station .
Parcel is located on N Wickham Rd & sits in Front of the Space Coast Auto Auction.
Adjacent is the Former Church's Chicken Building - Pending.
Consist with 5 curb cuts in place.
Ideal for Fast Casual, QSR, Retail, Carwash, Medical , Carwash or Coffee concepts.
Restricted uses: Gas or convenience store.

AADT 29,500

PROPERTY HIGHLIGHTS

- Corner Parcel Redev
- Melbourne MSA
- Ground Lease NNN

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LOCATION MAP



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AERIAL MAP



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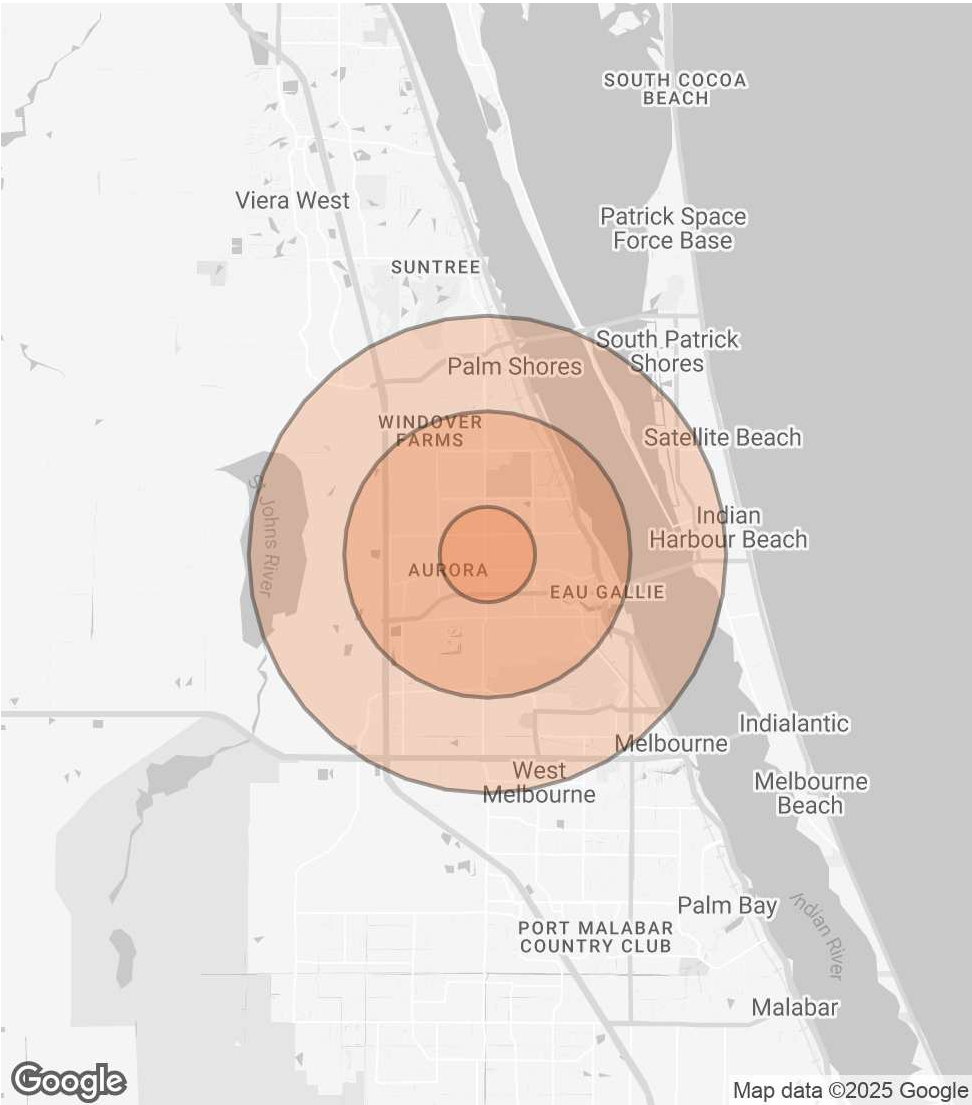
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 11,316 | 56,859 | 104,599 |
| AVERAGE AGE | 44 | 45 | 46 |
| AVERAGE AGE (MALE) | 42 | 43 | 45 |
| AVERAGE AGE (FEMALE) | 45 | 46 | 48 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,247 | 25,117 | 45,301 |
| # OF PERSONS PER HH | 2.2 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$86,188 | \$90,495 | \$101,990 |
| AVERAGE HOUSE VALUE | \$318,075 | \$345,321 | \$391,957 |

* Demographic data derived from 2020 ACS - US Census



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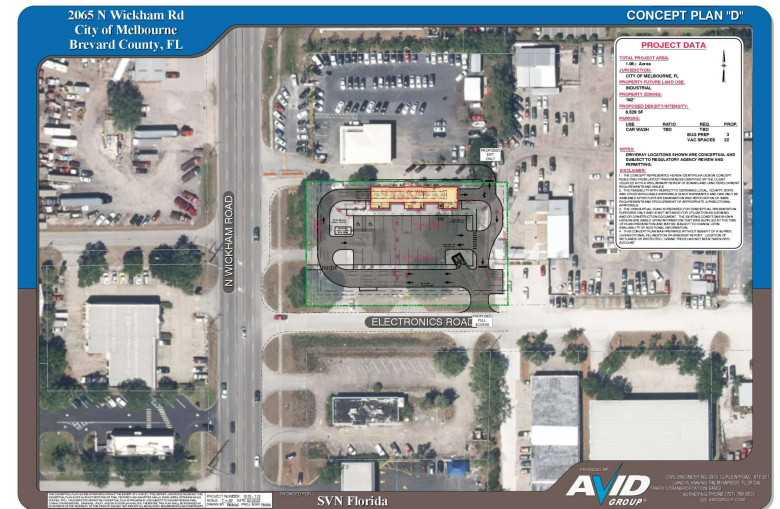
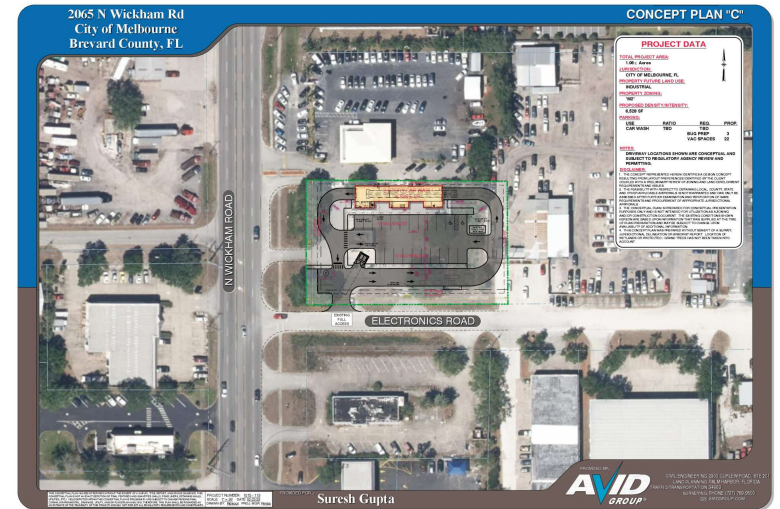
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SITE PLANS



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01/30/2022

1 of 12

Latest

N WICKHAM RD

DUSA DR

N WICKHAM RD

WICKHAM RD

ELECTRONICS DR

Account: 2732152

CITY INFORMATION

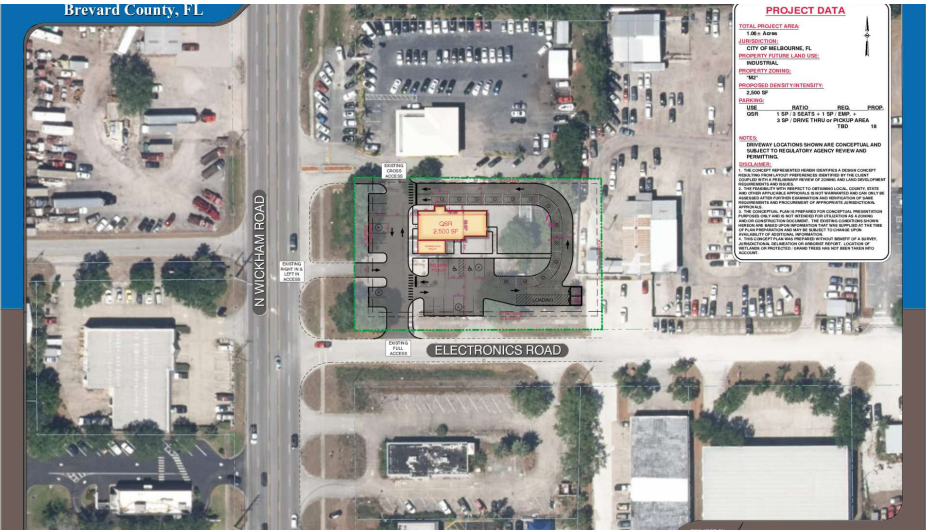


LOCATION DESCRIPTION

Located NE Parcel of North Wickham Rd & Electronic Drive

LOCATION DETAILS

| | |
|---------------|-----------------------|
| MARKET | Melbourne |
| SUB MARKET | Wickham Business Park |
| COUNTY | Brevard |
| CROSS STREETS | Electronics Drive |



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