

# EXECUTIVE SUMMARY

Aurora Plaza • 1697-1759 N Wickham Rd Melbourne, FL 32935



## OFFERING SUMMARY

**Available SF:** 10,000 SF

**Lease Rate:** \$10.00 SF/yr (Gross)

**Lot Size:** 4.07 Acres

**Year Built:** 1967

**Building Size:** 40,201 SF

**Zoning:** C-C2

## PROPERTY OVERVIEW

Large space with bonus mezzanine  
Roll up door in rear  
Located in popular plaza of Melbourne

## LOCATION OVERVIEW

Located at the intersection of Wickham Rd and Aurora Rd  
Heavily travelled area surrounded by retailers

Traffic Counts:  
Wickham Rd - 30,730  
Aurora Rd - 10,890

## JEFFERY T. ROBISON, CCIM

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## Lightle Beckner Robison

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# INTERIOR PHOTOS

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# ADDITIONAL PHOTOS

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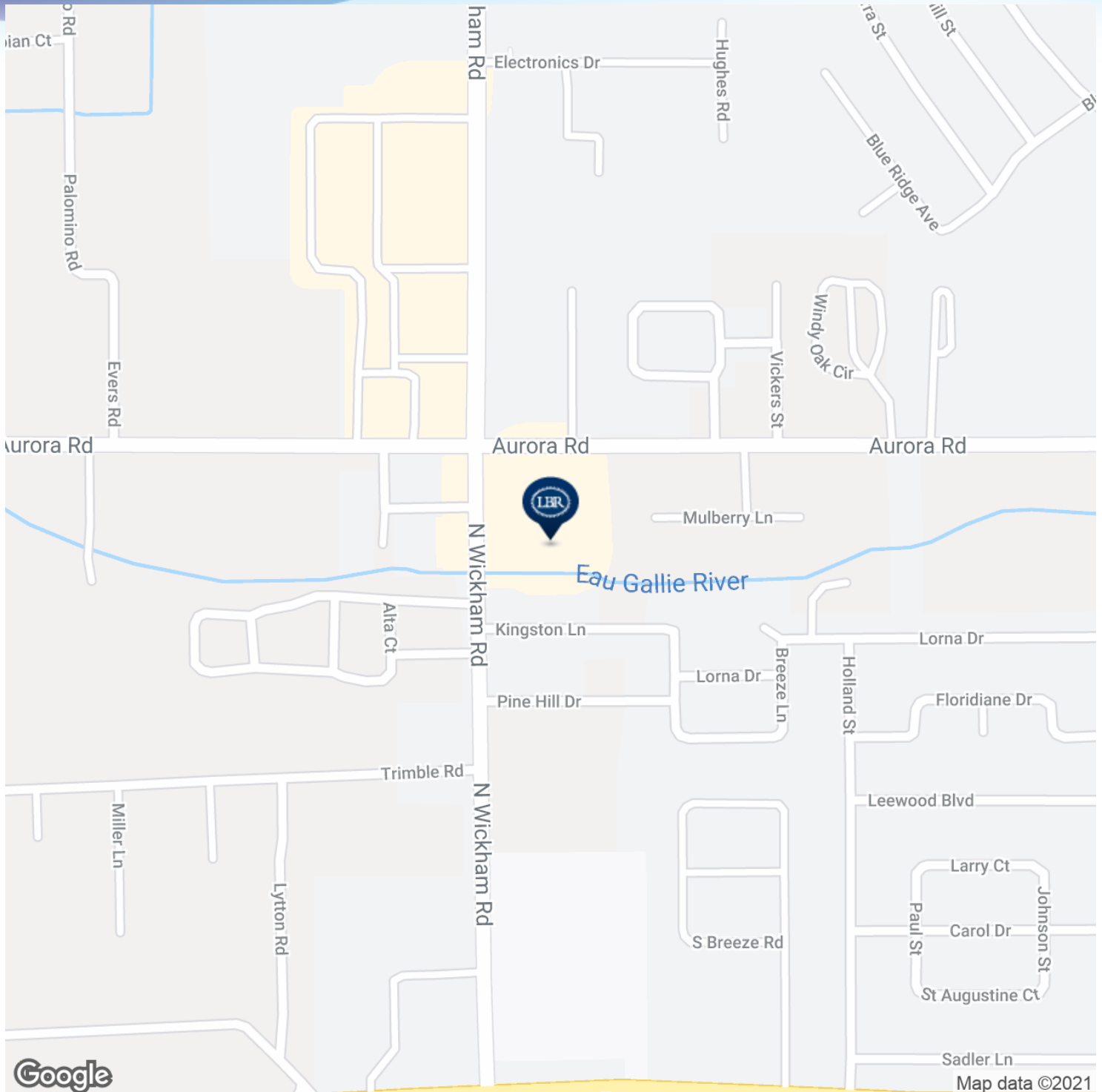
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# LOCATION MAP

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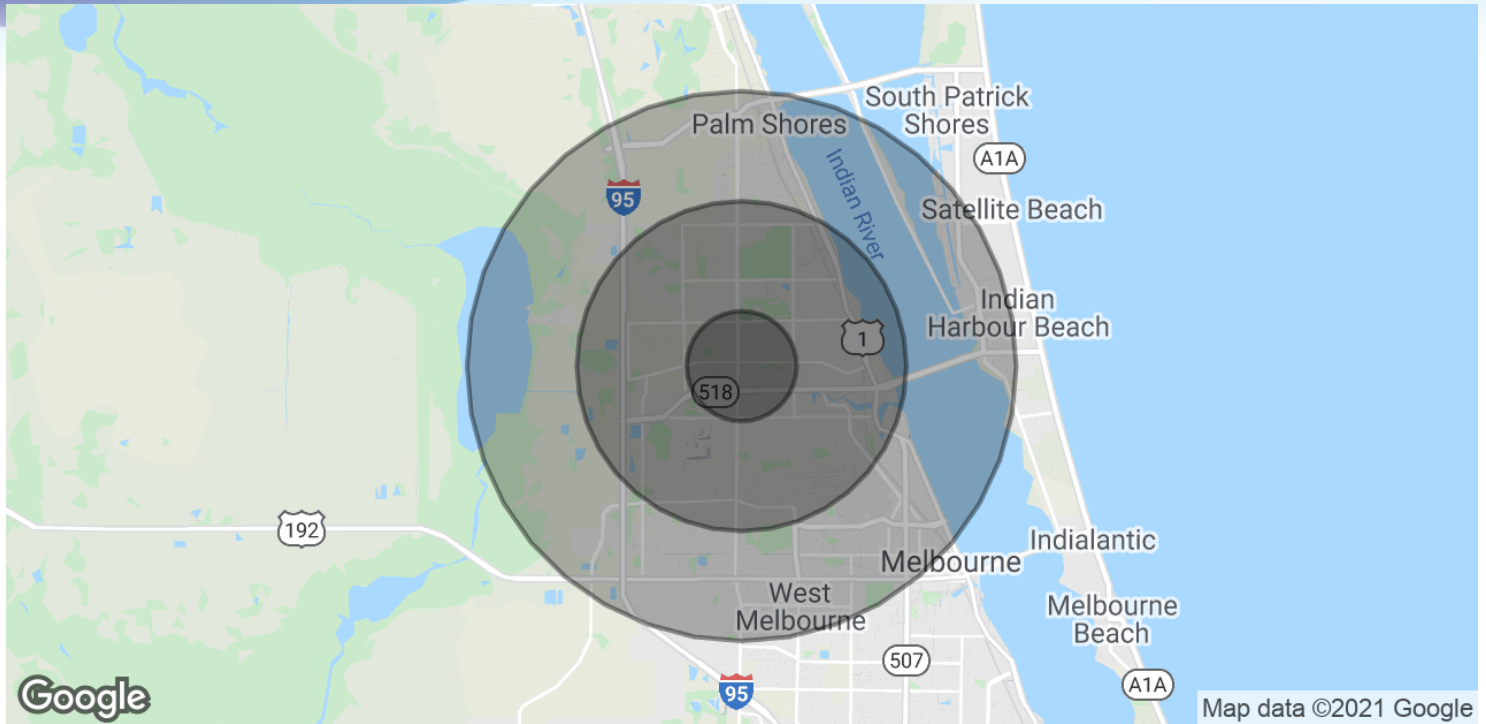
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,446	55,313	99,776
Average age	40.9	44.2	45.1
Average age (Male)	38.5	41.8	43.4
Average age (Female)	43.6	46.4	46.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,891	23,888	42,354
# of persons per HH	2.4	2.3	2.4
Average HH income	\$53,820	\$55,827	\$63,736
Average house value	\$144,561	\$187,530	\$237,618

\* Demographic data derived from 2010 US Census

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