

RETAIL FOR LEASE

Lake Washington Square • 2447 N Wickham Rd Melbourne, FL 32935



OFFERING SUMMARY

| | |
|-----------------------|----------------------------------|
| Available SF: | 1,300 - 2,600 SF |
| Lease Rate: | \$16.00 SF/yr (\$3.62/sf NNN) |
| Lot Size: | 15.15 Acres |
| Year Built: | 1982 |
| Building Size: | 112,057 SF |
| Renovated: | 2014 |
| Zoning: | CC1 |
| Market: | South Brevard |
| Submarket: | Melbourne |
| Traffic Count: | 33,340 |

PROPERTY OVERVIEW

Lake Washington Square is 112,057 gross leasable square feet

NEW LA Fitness Anchored • Ample Parking • Parking 4.18/1000 sf
Highly Visible • Monument Signage • Traffic Counts: 31,090 AADT (2020)

Other tenants include: Dollar General, Smoothie King, Tuesday Morning, Thrifty Special Produce, Metro PCS, MY Island Pancake and many other great local retailers!

LOCATION OVERVIEW

This anchored retail shopping center is located on N. Wickham Road at Lake Washington Rd. Melbourne, FL - Brevard County.

Offering convenient access along Wickham Road, one of Melbourne's key north/south thoroughfares, Lake Washington Square is poised to capture increasing retail sales in this growing residential market.

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ADDITIONAL PHOTOS

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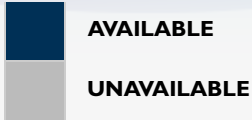
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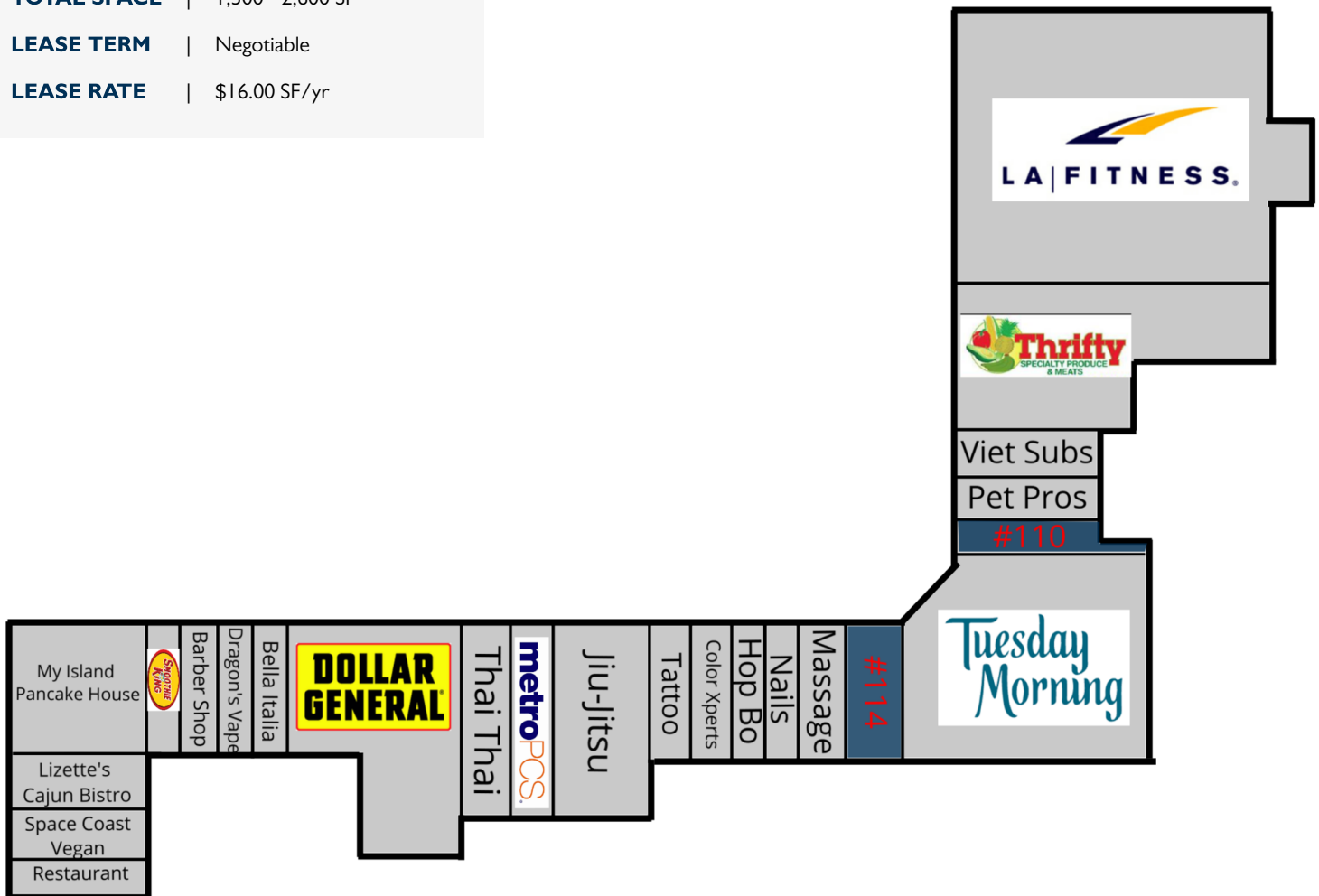
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AVAILABLE SPACES

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| | |
|-------------|------------------|
| LEASE TYPE | \$3.62/sf NNN |
| TOTAL SPACE | 1,300 - 2,600 SF |
| LEASE TERM | Negotiable |
| LEASE RATE | \$16.00 SF/yr |



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AVAILABLE SPACES

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| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|----------|---------------|---------------|
| #110 | Available | 1,300 SF | \$3.62/sf NNN | \$16.00 SF/yr |
| #114 | Available | 2,600 SF | \$3.62/sf NNN | \$16.00 SF/yr |

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AERIAL MAP

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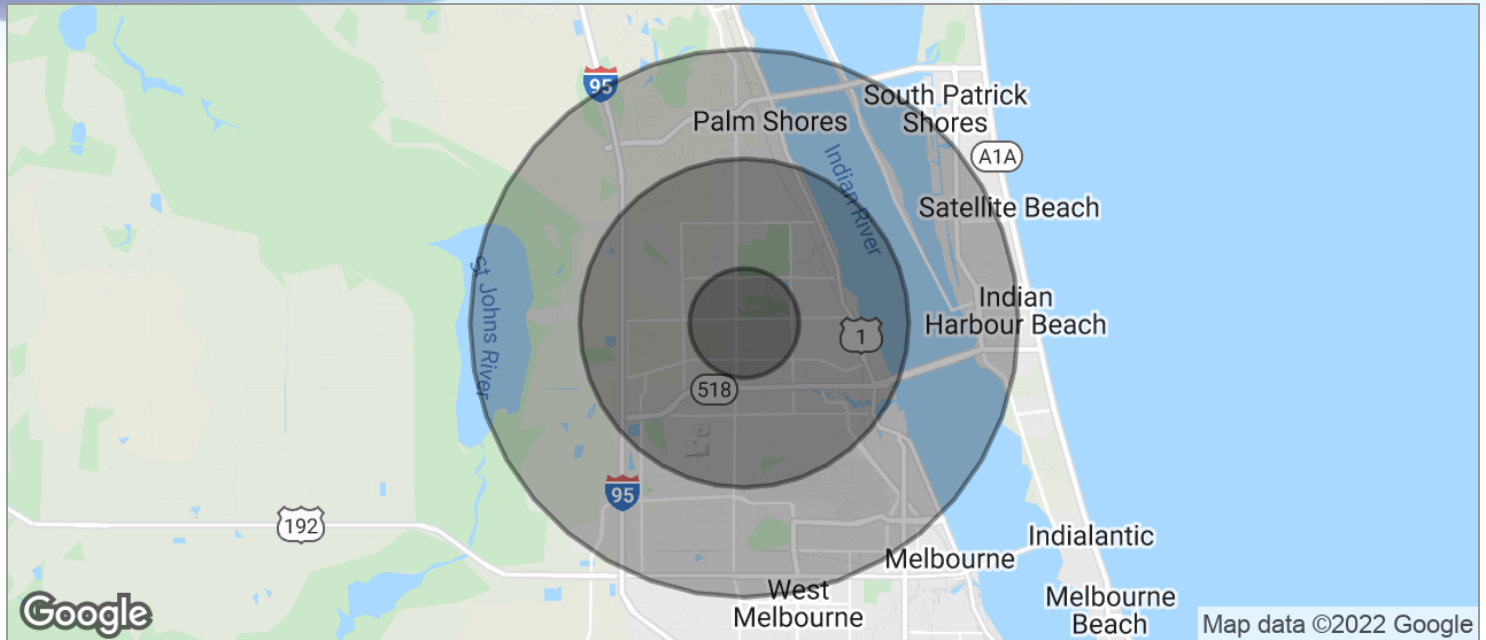
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DEMOGRAPHICS MAP

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 9,281 | 57,496 | 99,816 |
| MEDIAN AGE | 41.5 | 43.9 | 45.5 |
| MEDIAN AGE (MALE) | 39.6 | 41.7 | 43.9 |
| MEDIAN AGE (FEMALE) | 44.0 | 45.9 | 46.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,041 | 24,605 | 42,418 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$57,527 | \$58,692 | \$66,416 |
| AVERAGE HOUSE VALUE | \$207,015 | \$211,296 | \$249,458 |

* Demographic data derived from 2010 US Census

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