

Promenade Shoppes

Melbourne, Florida



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 107-110 5,600 SF (Sublease)
 Divisible into 4 units of 1,400 SF each
 Units 114-117 6,300 SF (Previously Outback Steak House)

RATE: \$16.00/SF \$5.28/SF NNN

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

DEMOGRAPHICS:

	Population	Age	Income	Employees
1 Mile	4,578	58.1	\$111,296	3,432
3 Miles	31,594	49.5	\$94,812	12,238
5 Miles	77,494	48.4	\$86,471	29,235

TENANT MIX: Suntree Florist, New York Pizza, Tely's Restaurant
 Cancer Care Centers, Mattress Barn, Vista Realty

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OUTBACK STEAKHOUSE

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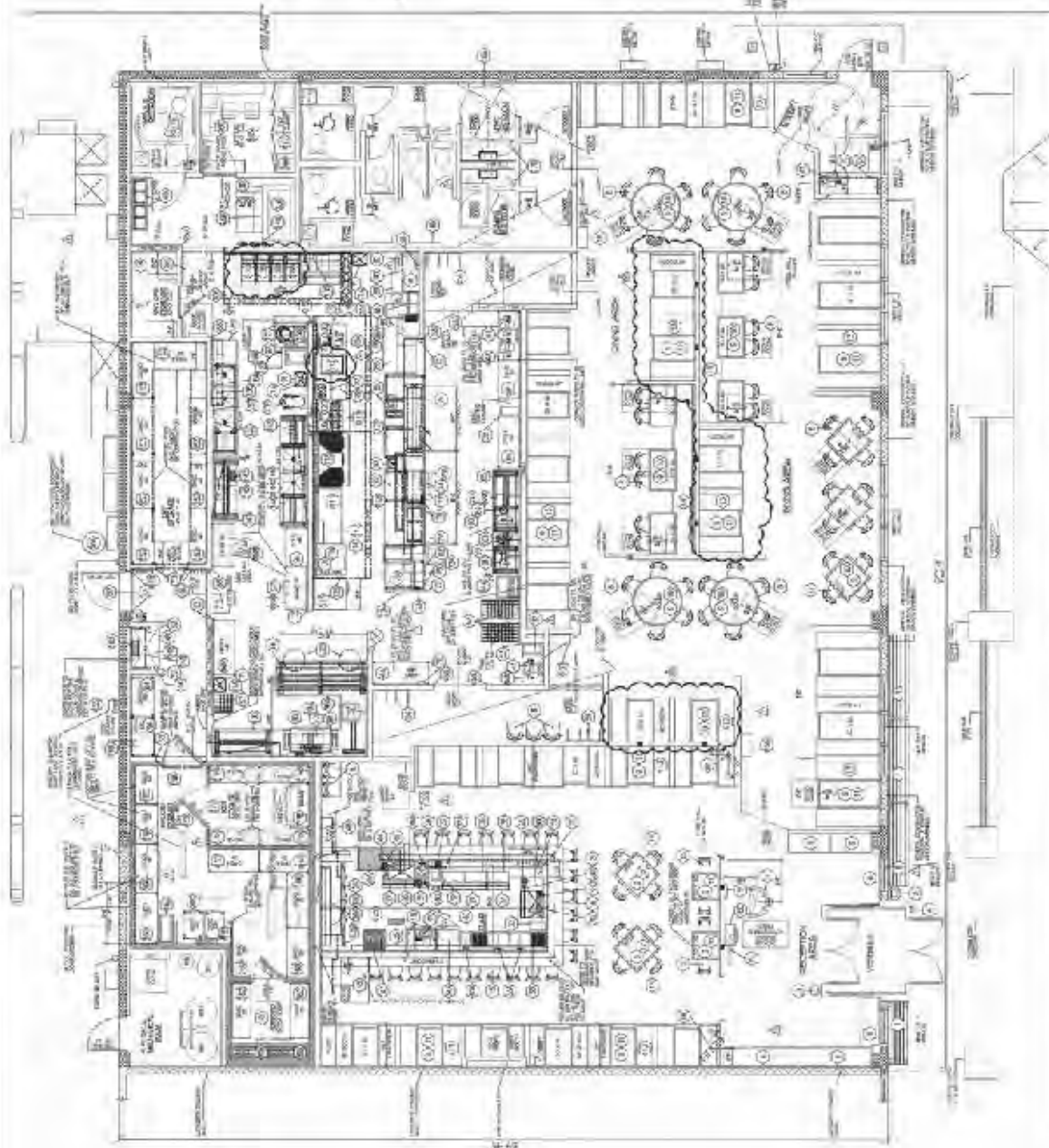
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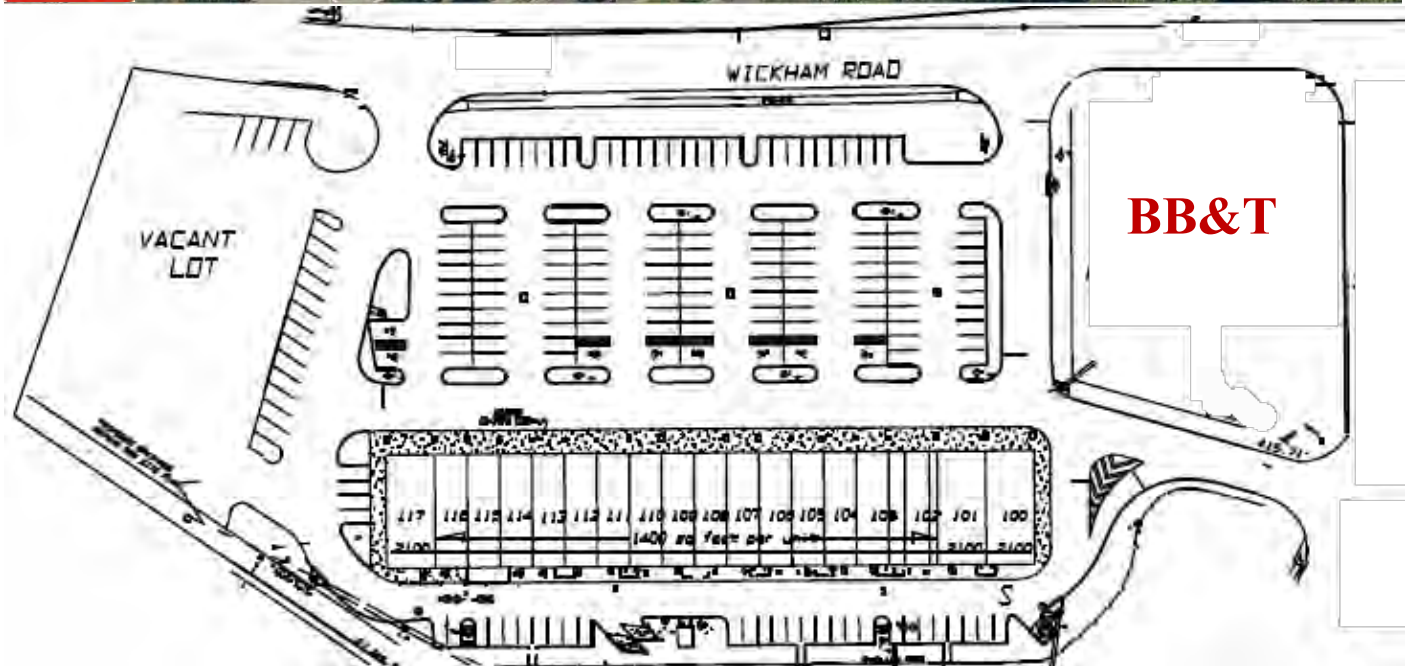
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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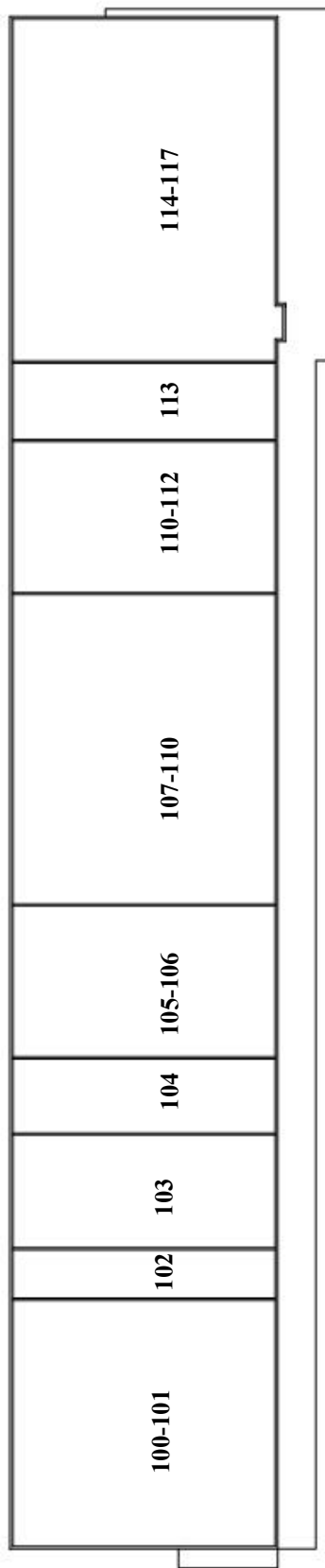
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FLOOR PLAN
 6000 SQUARE FEET





Unit 100-101	Internet Cafe	4550 SF
Unit 102	Dragonfly	1050 SF
Unit 103	New York Pizza	2100SF
Unit 104	Vista Realty	1400 SF
Unit 105/106	Cancer Care	2800 SF
Unit 107-110	Available for Sublease	5600 SF
Unit 111-112	Chinese Restaurant	2800 SF
Unit 113	Florist	1400 SF
Unit 114-117	Available	6300 SF



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



40,000 SF
Future Medical
Offices

KOHL'S
SPORTS AUTHORITY
belk

The
Avenues
Over 100
Shops,
Restaurants
and Movie
Theater



Viera Hospital
Over 100 Beds

Subject