



Lake Washington Crossing  
Publix  
Papa John's  
TRUIST  
Waffle House  
crumbl  
cookies  
Pizzeria Uno  
Fire King

811 MF Units

Lyndon B. Johnson Middle  
610 Students

Dr. WJ Greel Elementary School  
626 Students

Aurora Blvd

11,300 VPD

Sabal Elementary  
503 Students

Croton Elementary  
488 Students

Eau Gallie High School  
1,586 Students

Eau Gallie Blvd

19,800 VPD

485 MF Units

Apollo Blvd

Sarno Rd

21,600 VPD

**SITE**

Roy Allen Elementary  
598 Students

534 MF Units

Barry University  
JUSTIN'S  
SALAD BAR

**FOR LEASE**

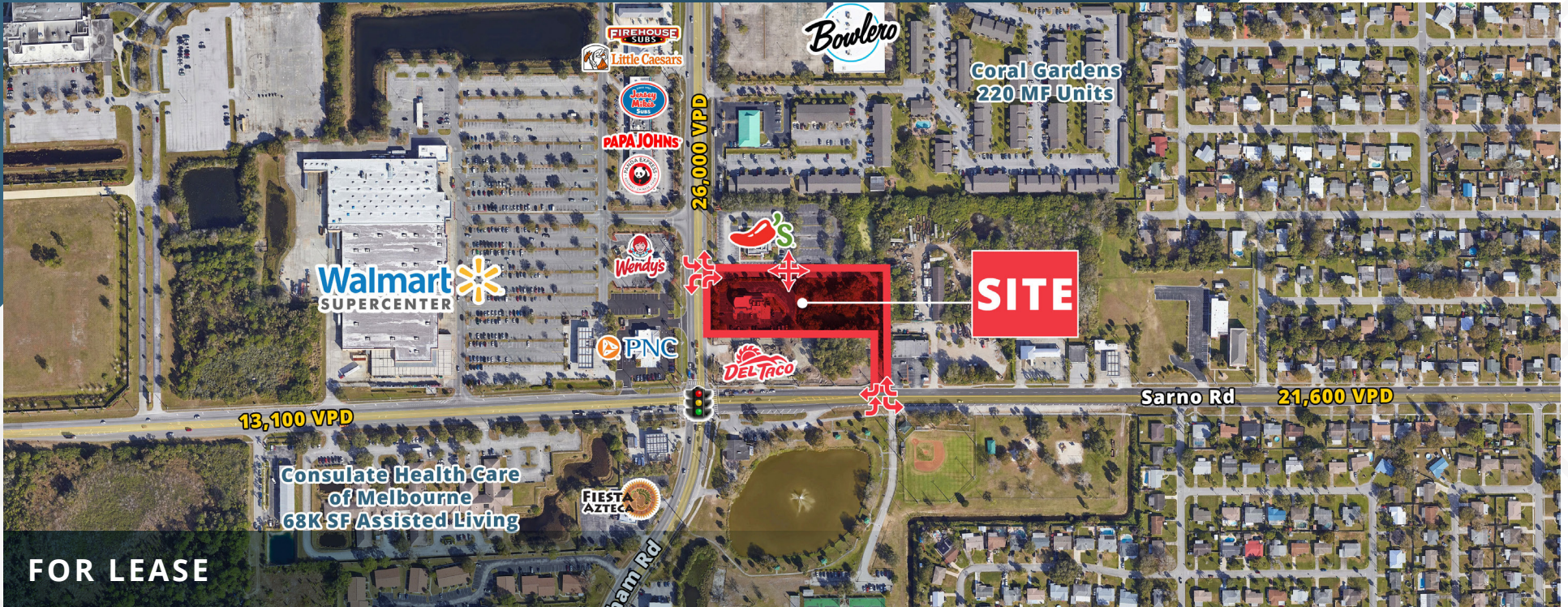
# Freestanding Building on N Wickham Road

925 N Wickham Rd | Melbourne, FL  
Melbourne Regional Medical Center  
96 Beds



# 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





DOLLAR TREE  
Staples  
BUFFALO WILDWINGS GO  
SUBWAY

Eleven35 Apartments  
180 MF Units

FIREHOUSE SUBS  
Little Caesars  
Jersey Mike's Subs  
PAPA JOHN'S  
PANDA EXPRESS

Bowlero

Coral Gardens  
220 MF Units

Walmart  
SUPERCENTER

Wendy's  
PNC

26,000 VPD

DELTA CO  
SITE

Sarno Rd 21,600 VPD

13,100 VPD

Consulate Health Care  
of Melbourne  
68K SF Assisted Living

FIESTA AZTECA

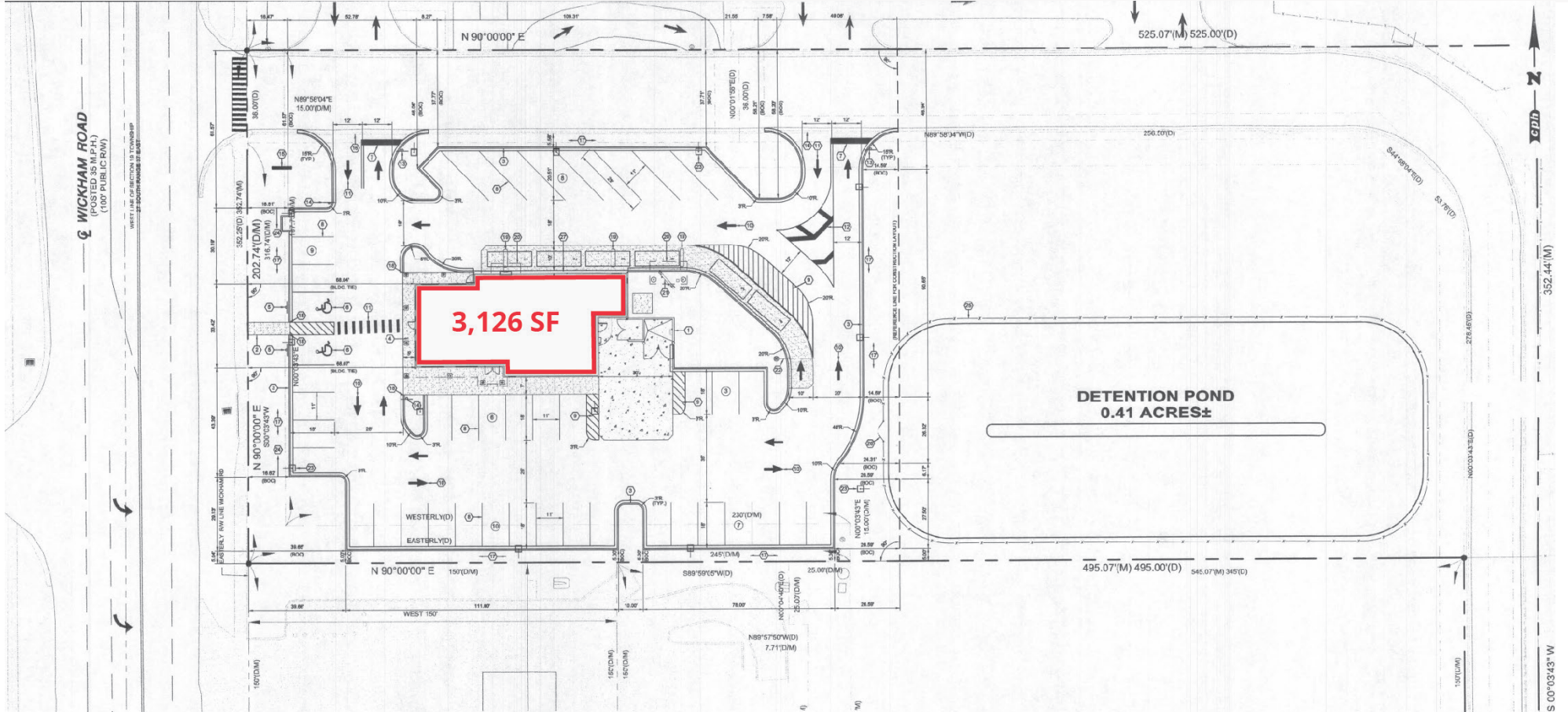
Palm Harbor Villas  
115 MF Units

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 (5.8% (BT 3%)  
 OPEN SPACE: 64,027.59 SF (46.7%)  
 INCLUDES EXISTING (BLACKTOP, ASPHALT DRIVEWAY)  
 PAVING REQUIREMENTS:  
 1 SPACE PER 3 SEATS + 1 SPACE PER EMPLOYEE ON THE LARGEST SHEET  
 84 SEATING SEATS = 28 + 10 EMPLOYEES = 38 SPACES  
 PAVING PROVIDED:  
 20 TEXAS 15' x 05' 11 1/2" @ 90° + 81 11229' / 140'  
 TOTAL SPACES PROVIDED = 41

### KEYNOTES

1. DAMPSTER ENCLOSURE - SEE DETAIL SHEET C-6
2. CONCRETE SIDEWALK - PER FOOT INDEX NO. 310
3. CONCRETE CURBS & 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 VISIBILITY UPRIGHT) - SEE DETAIL SHEET C-6
14. "PEDESTRIAN CROSSING" SIGN - SEE DETAIL SHEET C-6
15. WALKWAY SIGN (HORIZONTAL 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 CHALK-LINE 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 A 4" THICK 3000 PSI CONCRETE AND FLOPPED 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 CURBS 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, PERCH, 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, CURBS, 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. CROSS WALK 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 ALL 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' ALLIANCE 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.

### PROPOSED LEGEND

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

**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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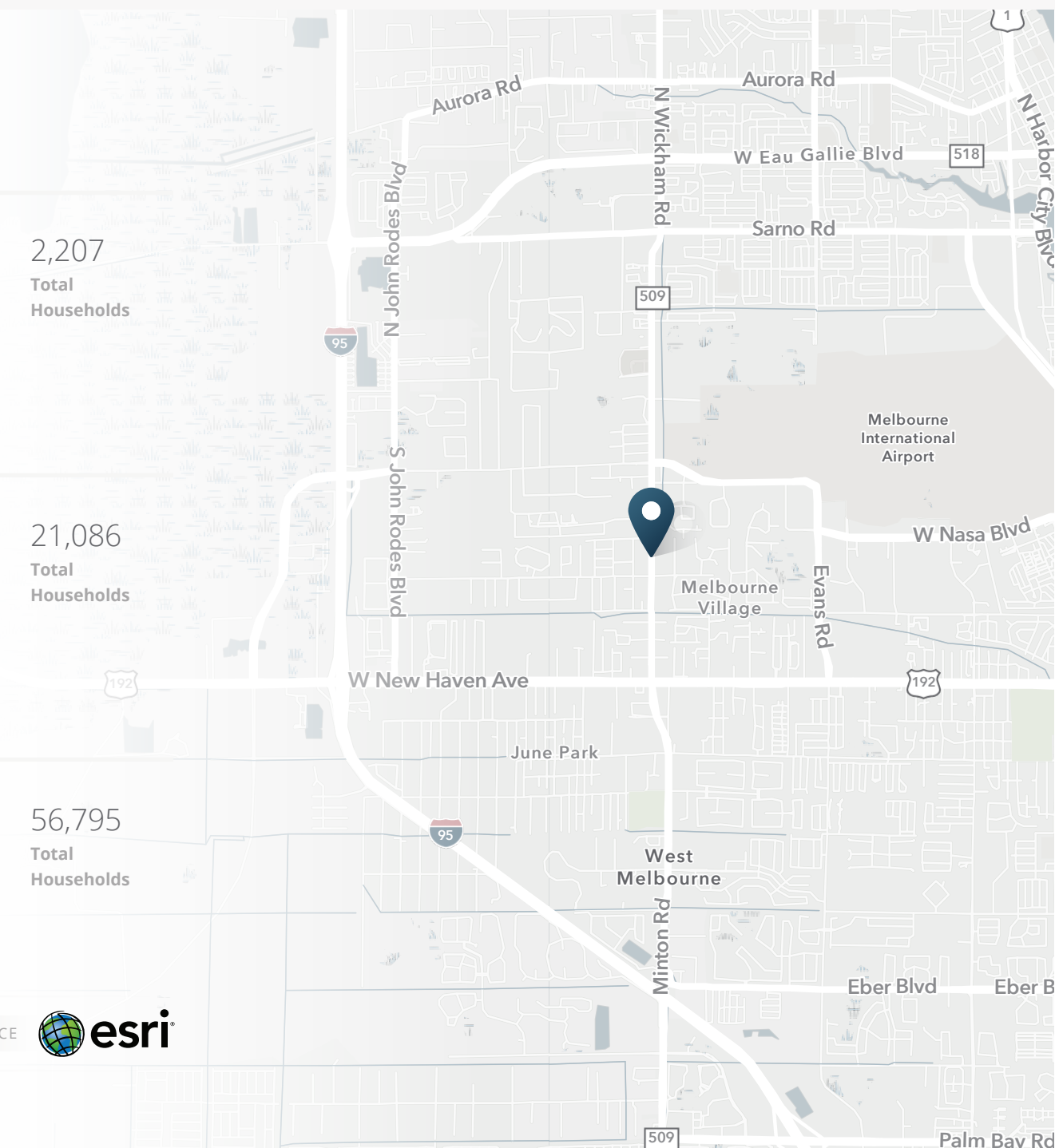
### 3 MILES

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

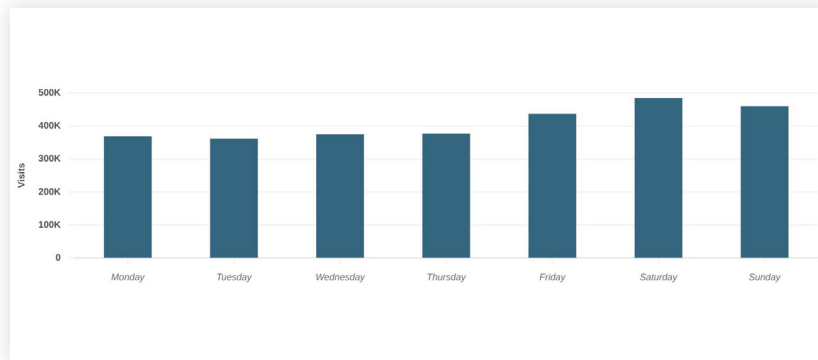


## MOBILE DATA & FOOT TRAFFIC INSIGHTS

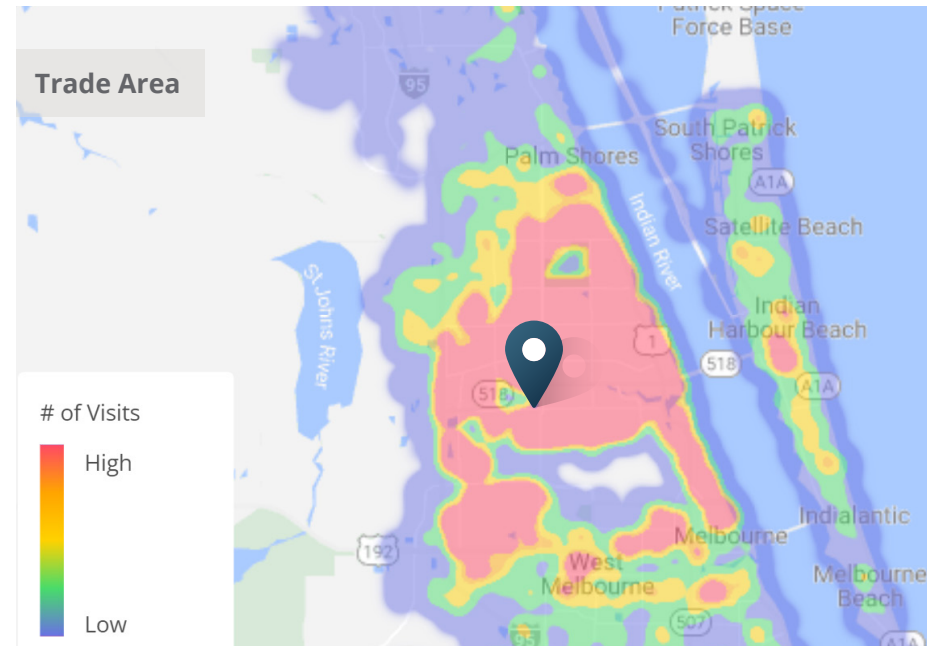
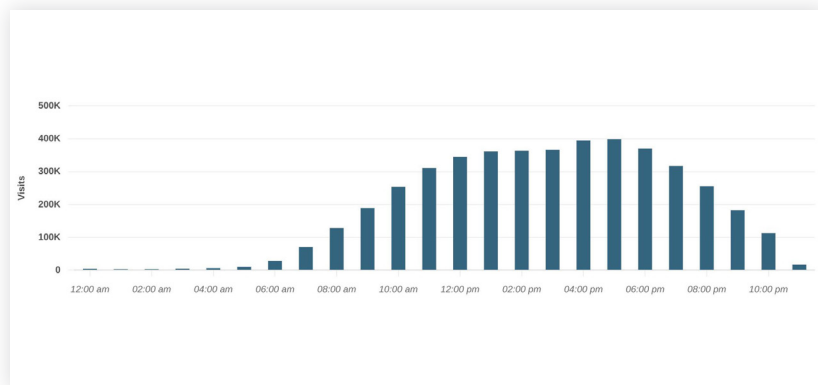
Estimated Annual Visits 09/01/2023 - 08/31/2024

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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**SITE**

**13,100 VPD**

**Consulate Health Care  
of Melbourne  
68K SF Assisted Living**

**FIESTA  
AZTECA**

**Ham Rd**

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