



FOR LEASE

2nd Generation Restaurant

100 Sheriff Dr | Melbourne, FL



2nd Generation Restaurant

100 Sheriff Dr | Melbourne, FL 32940



5,406 SF

Available

1.4 AC

Lot Size

Contact
Broker

Rate

ABOUT THE PROPERTY

- Located at 1st light east of I-95.
- Pylon with I-95 visibility provides tremendous exposure.
- Property located in the epicenter of the vibrant Melbourne trade area.

JOIN THESE RETAILERS



TRAFFIC COUNTS

Wickham Rd

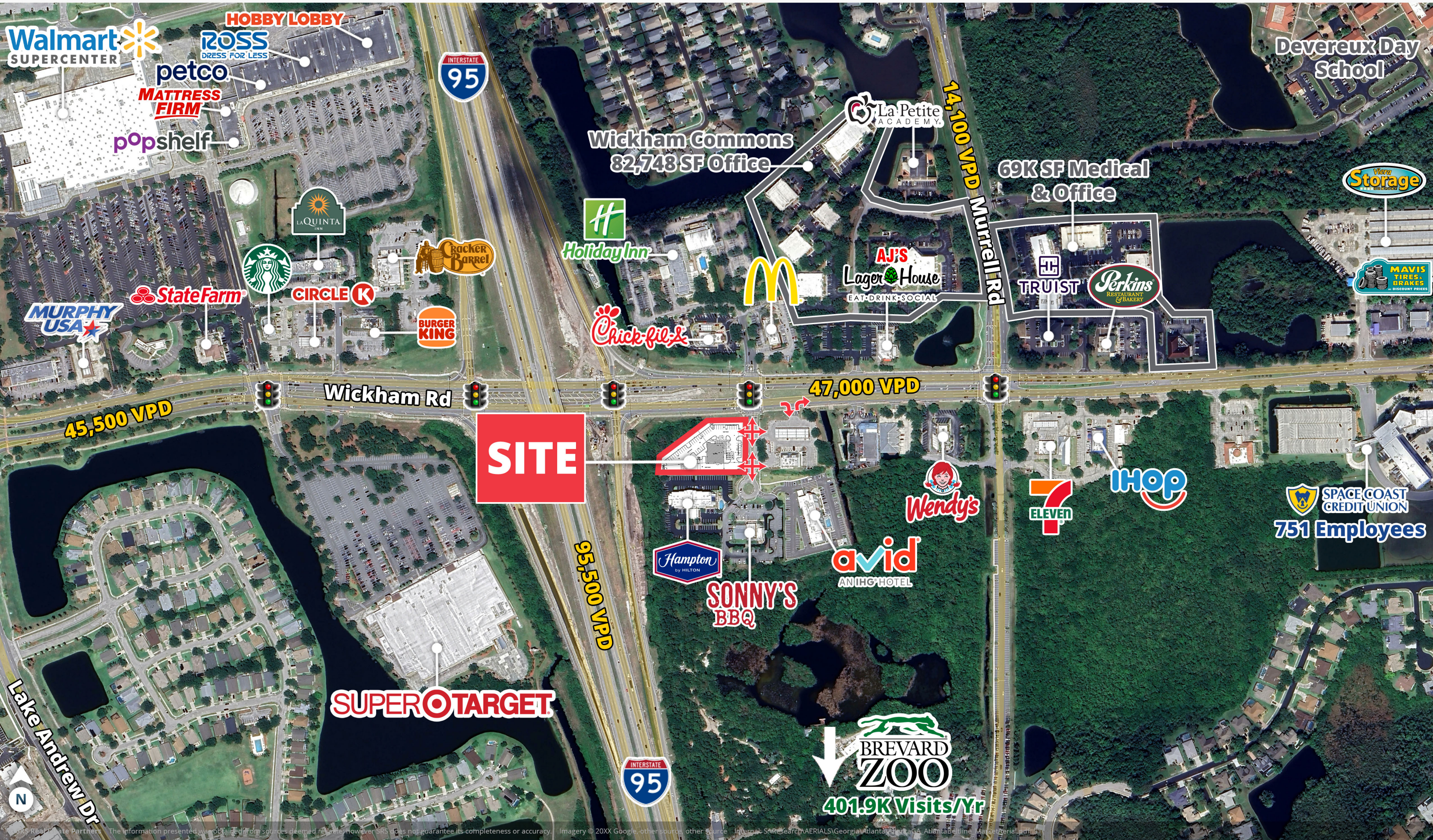
47,000 VPD

I-95

95,500 VPD

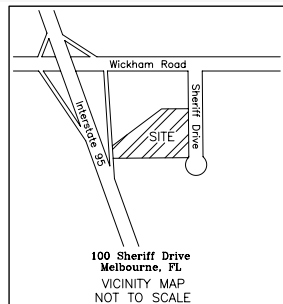
Year: 2024 | Source: FDOT





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LEGEND:

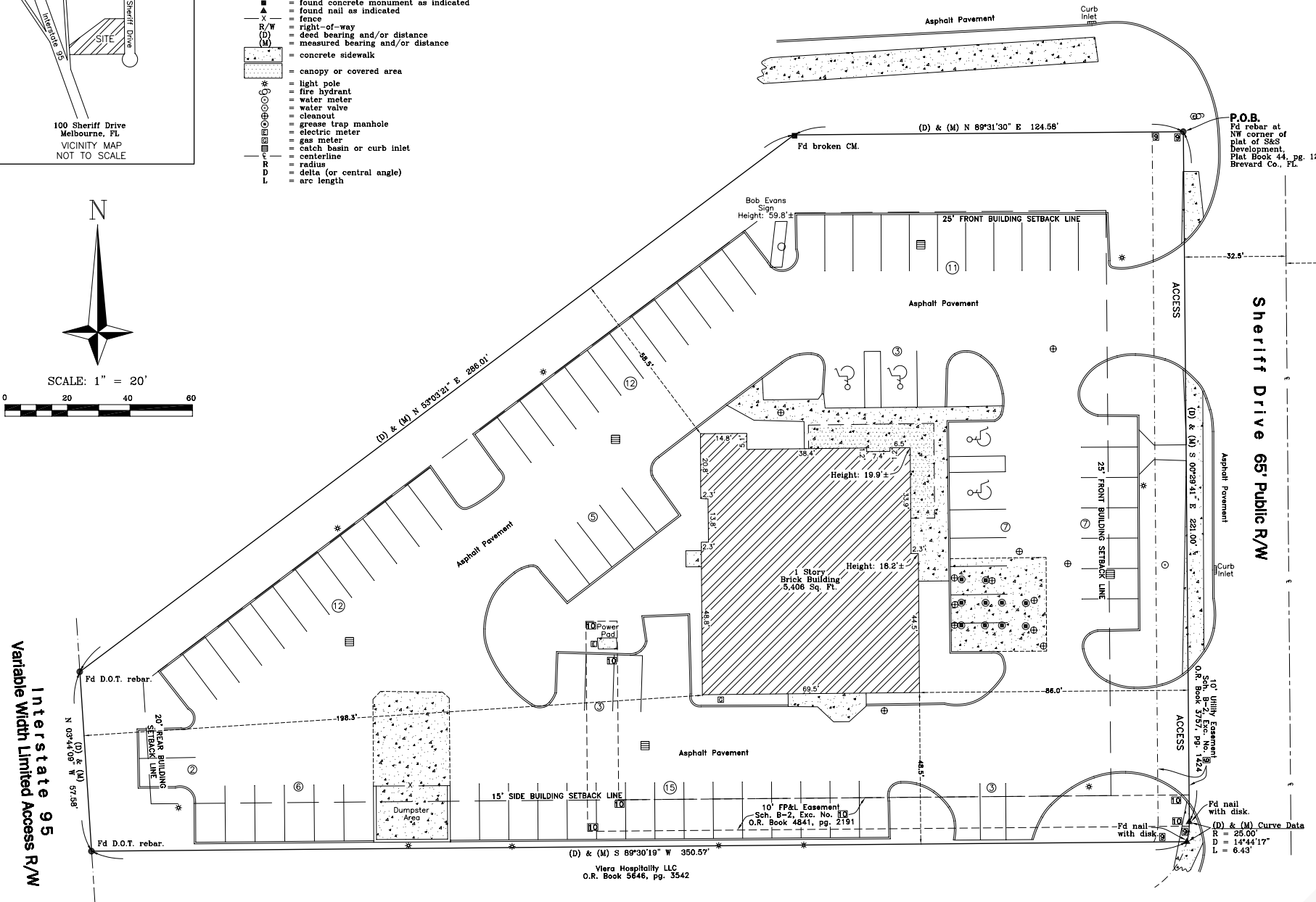
- P.O.B. = Point of Beginning
- Fd = Found
- CM = concrete monument
- = found rebar or iron pipe as indicated
- = found concrete monument as indicated
- ▲ = found nail as indicated
- X— = fence
- R/W = right-of-way
- (D) = deed bearing and/or distance
- (M) = measured bearing and/or distance
- ▨ = concrete sidewalk
- ▨ = canopy or covered area
- * = light pole
- ⊙ = fire hydrant
- ⊙ = water meter
- ⊙ = water valve
- ⊙ = cleanout
- ⊙ = grease trap manhole
- ⊙ = electric meter
- ⊙ = gas meter
- ⊙ = catch basin or curb inlet
- C— = centerline
- R = radius
- D = delta (or central angle)
- L = arc length



SCALE: 1" = 20'



Wickham Road Variable Width Public R/W



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,448	7,901	\$146,707	1,982
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

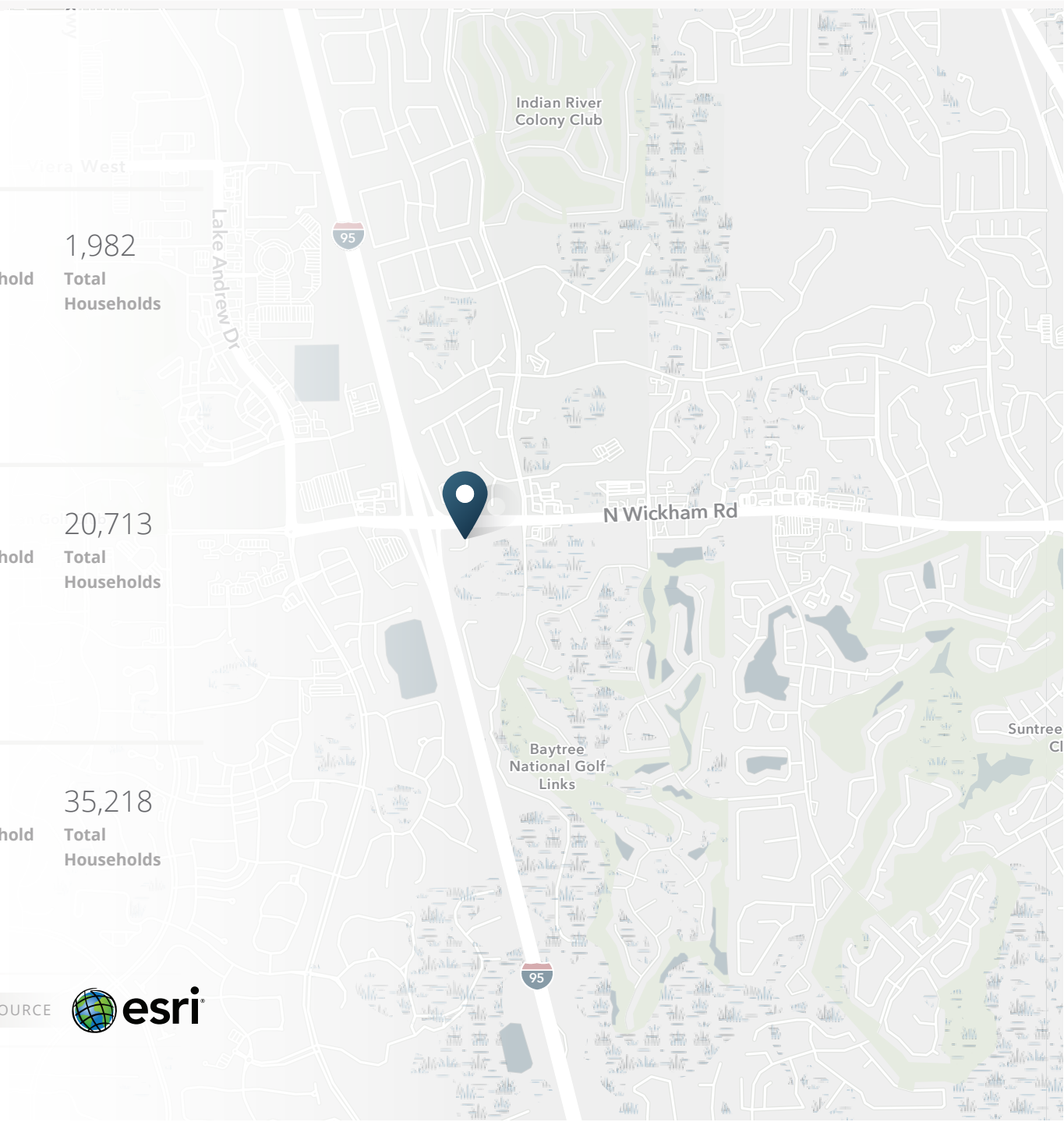
48,942	52,305	\$143,425	20,713
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

84,445	81,245	\$143,682	35,218
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Shoppes At Lake Andrew

7201 Shoppes Dr | Melbourne, FL 32940



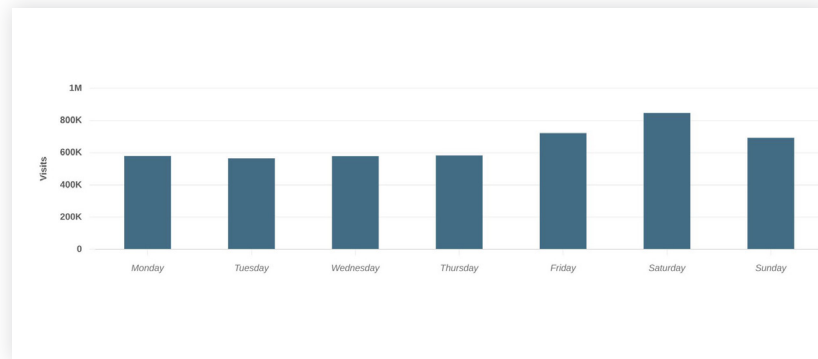
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

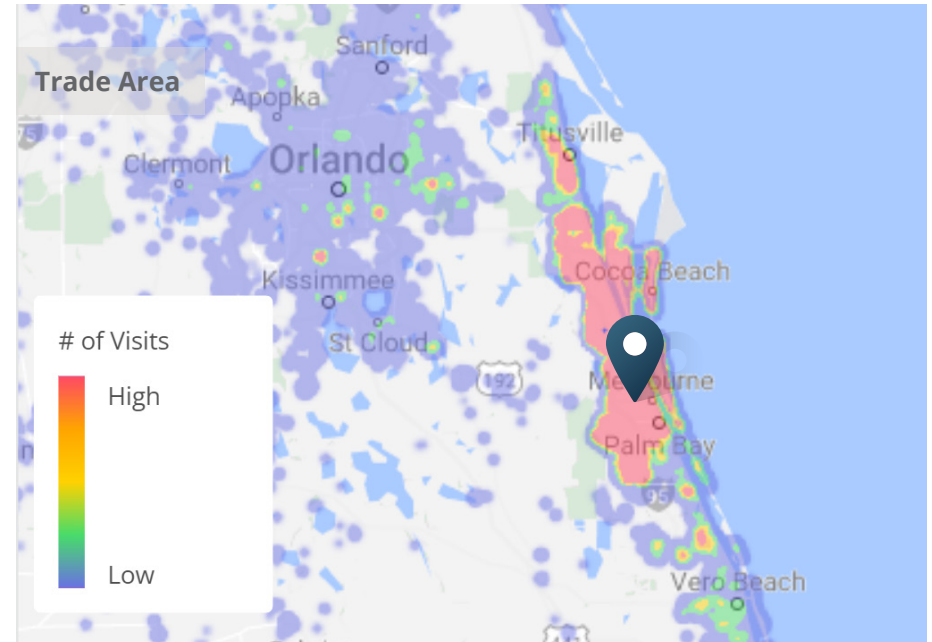
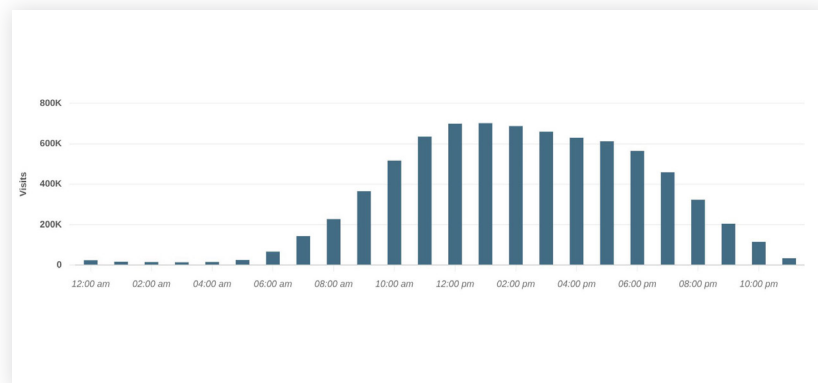
10/01/2023 - 09/30/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
750.6K	4.6M	6.11

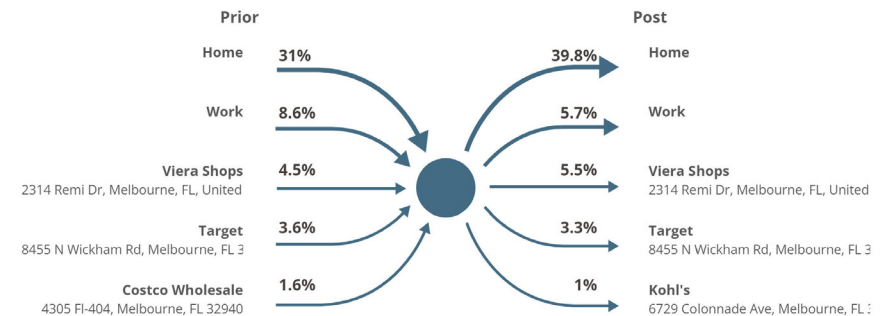
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



Placer.ai



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