



**401 N WICKHAM ROAD, MELBOURNE, FL 32935**  
**PALM TREE PLAZA**

**PROPERTY HIGHLIGHTS**

401 N. Wickham  
 Suites I, J, K  
 3,000 SF - Will subdivide to 1,000 - 2,000 SF

- Excellent Central Location
- High Traffic Wickham Road Corridor
- Traffic Count of 37,403 CPD
- Great Visibility (Street-front units)
- Easy Access
- Signalized Intersection
- Established Residential Area
- Convenient Parking

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2021 Population</b>	4,989	52,387	113,814
<b>2021 Avg. Household Income</b>	\$59,476	\$71,510	\$77,130
<b>Median Age</b>	43.9	47.1	47.2

**FOR MORE INFORMATION**

**Joe Poirier**  
 321-537-7996  
 Joe@v3capital.com





**FOR LEASE**  
**\$18.50/SF/YR**

401 N WICKHAM ROAD, MELBOURNE, FL 32935  
**PALM TREE PLAZA**

**For More Information:**  
**Joe Poirier**  
321-537-7996  
Joe@v3capital.com



[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3Capital.com](http://V3Capital.com)