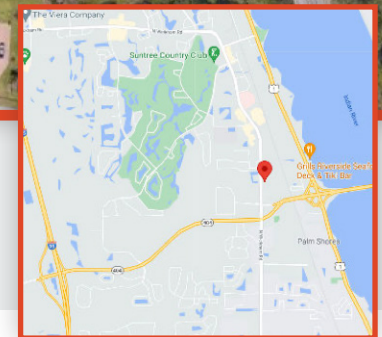


**FOR SALE**  
**1.2 Acre Lot: \$1,200,000**  
**4.3 Acre Lot: \$1,300,000**



5995 N. WICKHAM ROAD, MELBOURNE, FL 32940

**COMMERCIAL LAND FOR SALE**  
**TWO SEPARATE PARCELS**



**PROPERTY HIGHLIGHTS**

- Commercial land on desirable, high-traffic Wickham Road in Melbourne
- Convenient to the Pineda Causeway for access to I-95 or A1A
- High-traffic counts of 33,850 vehicles daily
- BU-1 Zoning
- 258' of frontage on major arterial road
- Water and sewer available

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Population	4,240	36,791	96,300
Median Age	54.5	51.0	49.8
Avg. HH Income	\$116,949	\$107,564	\$101,171

**For More Information:**

**Charine Lewis**  
 321-508-9030  
 Charine@v3capital.com

**Chad Cabrera**  
 321-960-3249  
 Chad@v3capital.com



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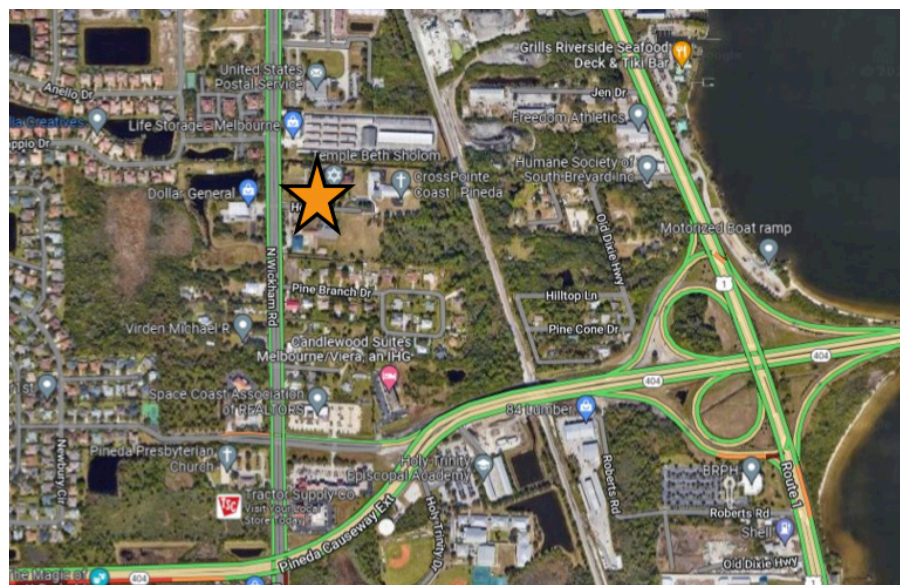
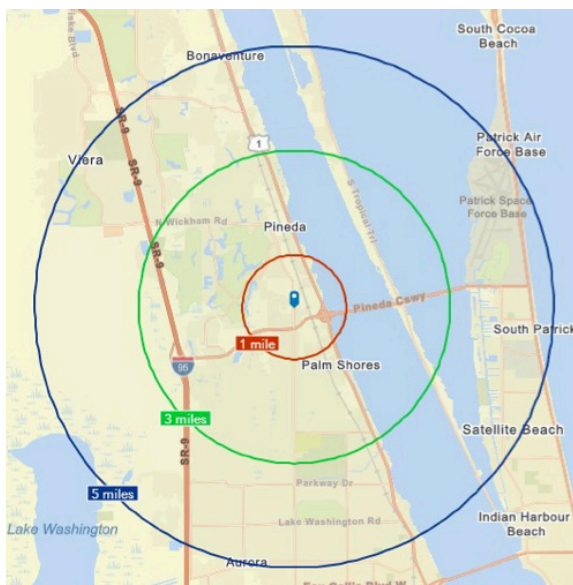
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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