

FOR LEASE

# Outparcel to Fresh Market UNDER CONSTRUCTION

6300 N Wickham Road | Melbourne, FL 32940



FEBRUARY 2018 DELIVERY

## Overview

AVAILABLE

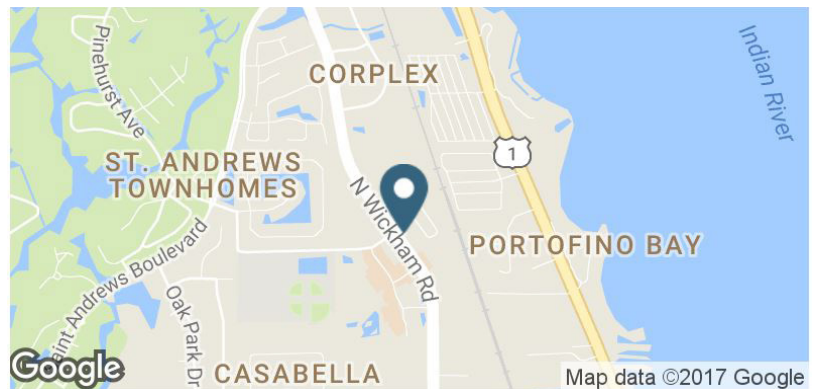
3,000 SF

LEASE RATE

Call For Rates

## Description

- Located on highly trafficked Wickham Road in the Viera/Suntree area of Melbourne
- Outparcel to Pineda Landings, featuring Class A retail space with national and regional tenants such as The Fresh Market, Zaxby's, Jersey Mike's, Orange Theory Fitness, Hand and Stone Massage & Facial Spa, California Tortilla and many more
- Melbourne now has the highest concentration of engineers in the country outside Palo Alto, Calif., with aerospace and defense related employers like Harris, Embraer, Northrop Grumman, Lockheed Martin and a host of smaller tech firms



## Demographics

	3 MILE	5 MILE	7 MILE
Total Population	32,510	80,012	140,110
2020 Growth	0.96%	1.08%	1.12%
Daytime Population	12,369	30,530	58,234
Median HH Income	\$71,516	\$61,814	\$56,925

Year: 2016 | Source: Esri

## Traffic Counts

N Wickham Rd	30,500 CPD
I-95	57,500 CPD

Year: 2015 | Source: FDOT

## Contact

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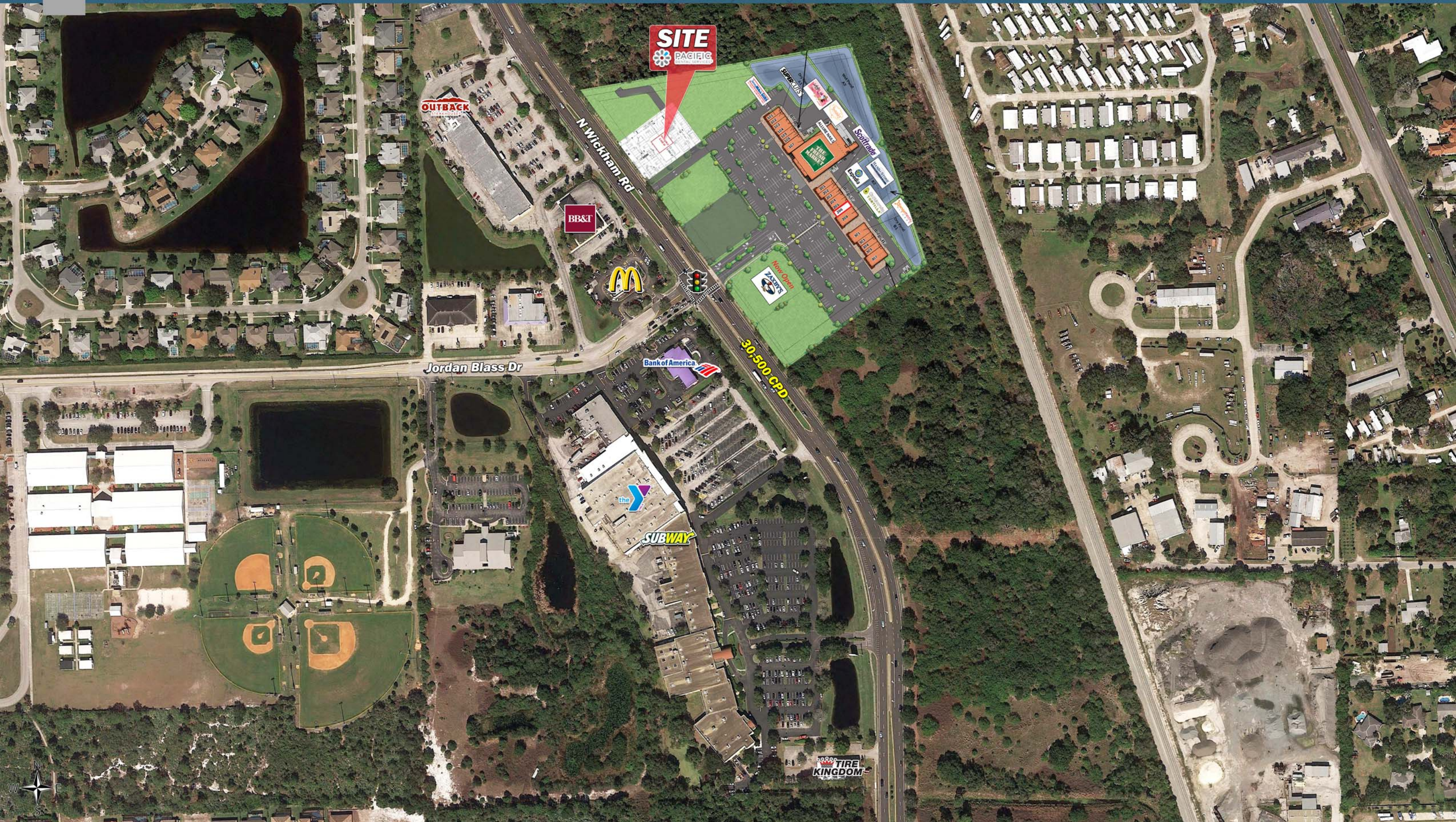
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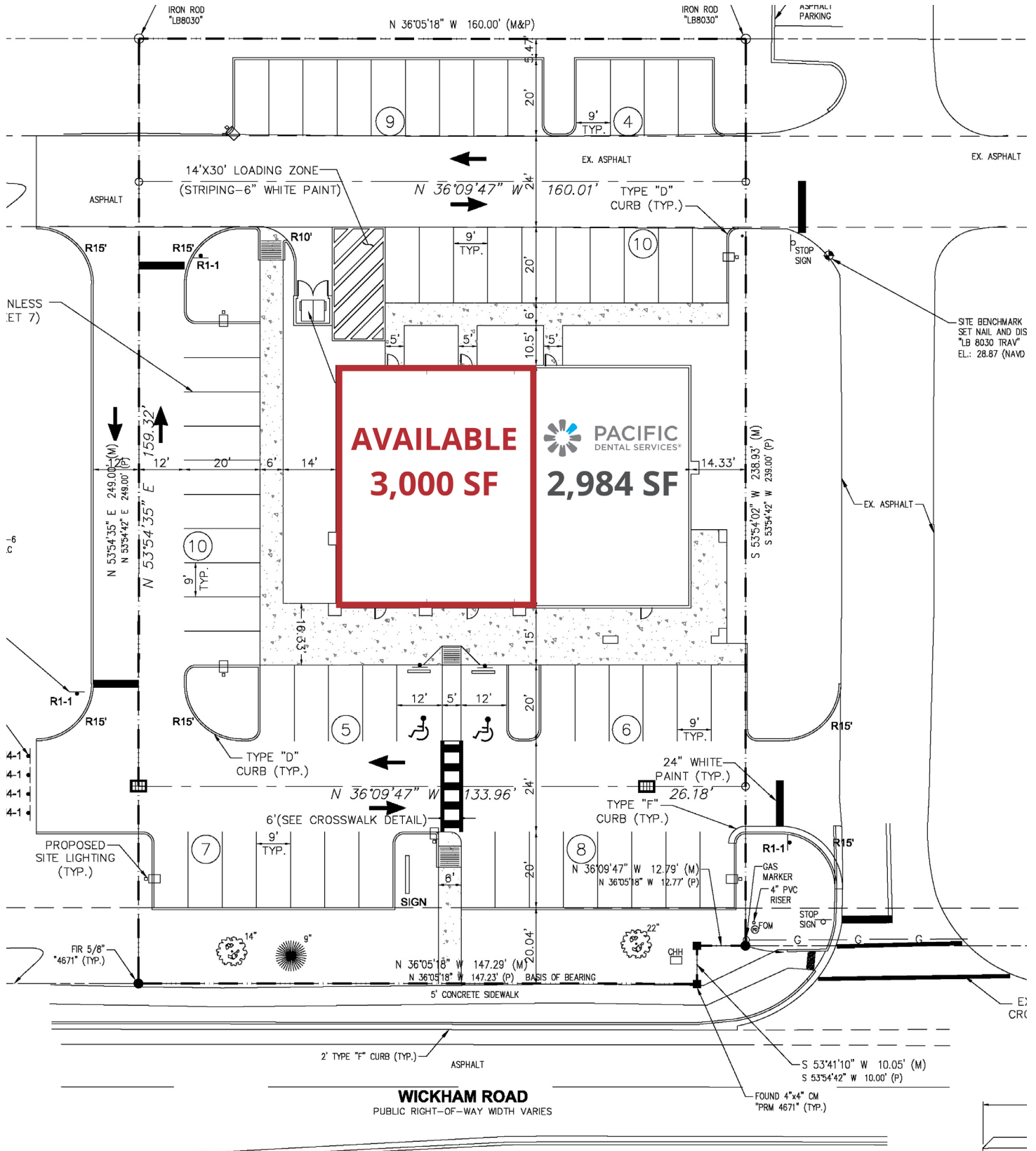






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# Executive Summary

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	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	23,626	63,943	110,749
2010 Population	31,106	75,545	131,178
2016 Population	32,510	80,012	140,110
2021 Population	34,093	84,414	148,110
2000-2010 Annual Rate	2.79%	1.68%	1.71%
2010-2015 Annual Rate	0.71%	0.92%	1.06%
2015-2020 Annual Rate	0.96%	1.08%	1.12%
2016 Male Population	48.2%	48.4%	48.7%
2016 Female Population	51.8%	51.6%	51.3%
2016 Median Age	49.3	48.2	47.7

In the identified area, the current year population is 32,510. In 2010, the Census count in the area was 31,106. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 34,093 representing a change of 0.96% annually from 2015 to 2020. Currently, the population is 48.2% male and 51.8% female.

<b>Data for all businesses in area</b>			
Total Businesses:	1,315	2,713	5,530
Total Employees (Daytime Population):	12,369	30,530	58,234
Total Residential Population:	32,510	80,012	140,110
Employee/Residential Population Ratio:	0.38:1	0.38:1	0.42:1

## Median Age

The median age in this area is 49.3, compared to U.S. median age of 37.9.

<b>Race and Ethnicity</b>			
2016 White Alone	87.7%	87.2%	86.9%
2016 Black Alone	3.7%	4.4%	4.7%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2016 Asian Alone	4.1%	3.5%	3.3%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	1.3%	1.5%	1.7%
2016 Two or More Races	2.9%	3.0%	3.1%
2016 Hispanic Origin (Any Race)	9.6%	9.9%	9.7%

Persons of Hispanic origin represent 9.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.2 in the identified area, compared to 63.0 for the U.S. as a whole.

<b>Median Household Income</b>			
2016 Median Household Income	\$71,516	\$61,814	\$56,925
2021 Median Household Income	\$82,071	\$72,481	\$65,959
2015-2020 Annual Rate	2.79%	3.24%	2.99%

<b>Average Household Income</b>			
2016 Average Household Income	\$93,298	\$84,856	\$79,615
2021 Average Household Income	\$102,419	\$93,632	\$88,035
2015-2020 Annual Rate	1.88%	1.99%	2.03%

<b>Per Capita Income</b>			
2016 Per Capita Income	\$38,987	\$36,584	\$34,230
2021 Per Capita Income	\$42,599	\$40,175	\$37,667
2015-2020 Annual Rate	1.79%	1.89%	1.93%