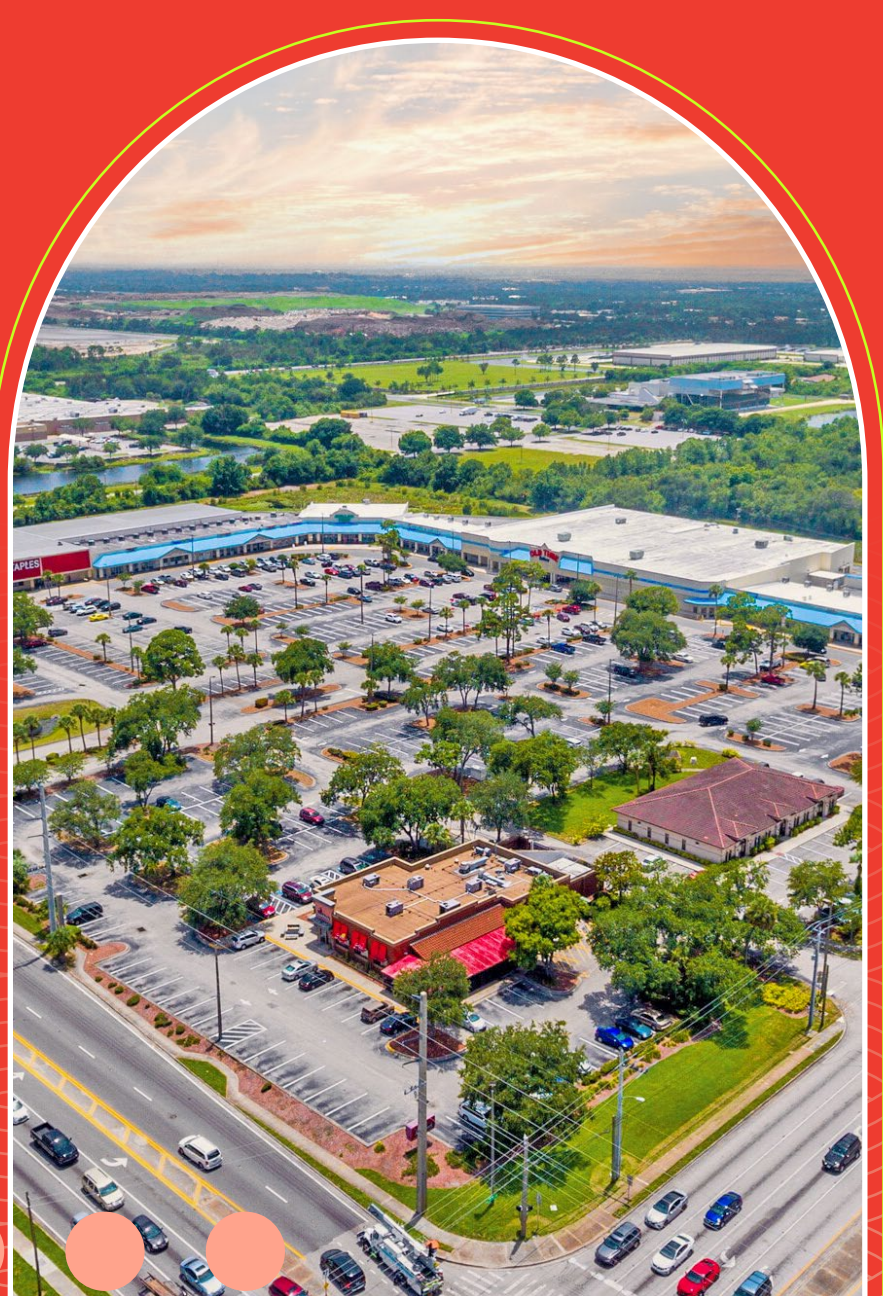


Melbourne Village Plaza

Retail for lease

1270 N Wickham Rd,
Melbourne, FL 32934



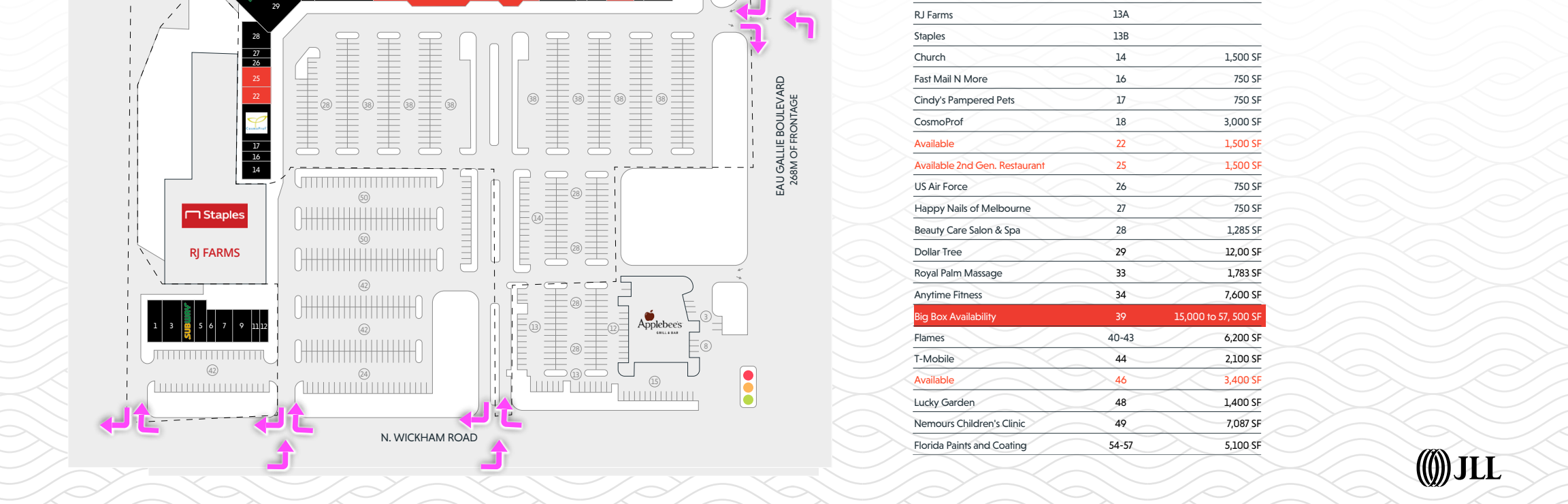
Highlights

- › Neighborhood shopping destination situated in a prominent Melbourne retail corridor
- › **Big box space available:** 15,000 to 57,500 contiguous s.f., allowing for flexibility to accommodate multiple tenants
- › Resides on the lighted intersection of W Eau Gallie Blvd/SR-518 (19,900 VPD) and N Wickham Rd (34,000 VPD) for a combined intersection count of 53,900 VPD
- › Multiple points of access along both thoroughfares
- › Adjacent to Amazon's new 66.3 a.c. distribution center, projected to employ 440 individuals; Amazon recently purchased a second Melbourne location with the success of Melbourne operations
- › Amazon's migration into the area has also delivered immediate and incoming growth, as shown by the planned adjacent Eau Gallie Blvd Apartments and the new Avocet at Melbourne (240 units) apartments

shopping

center



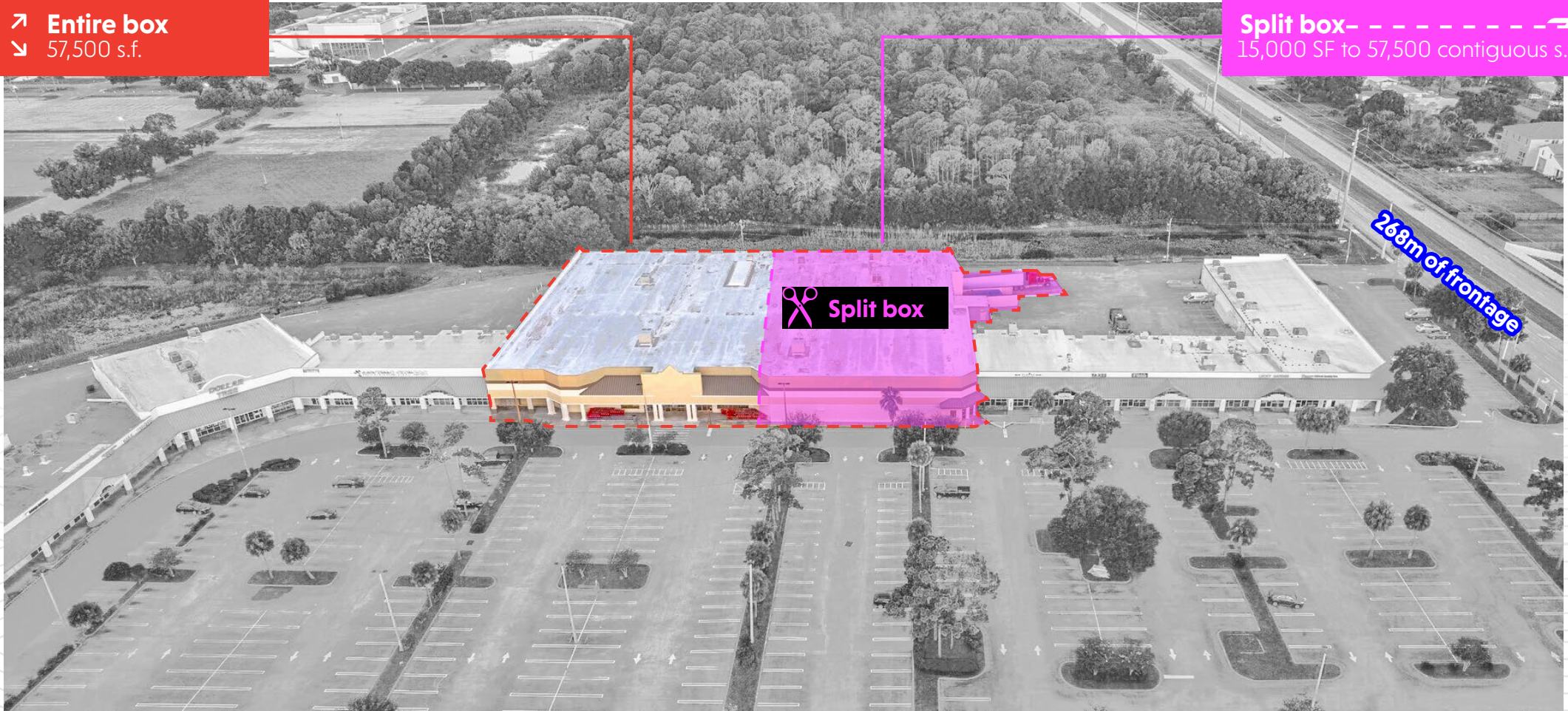


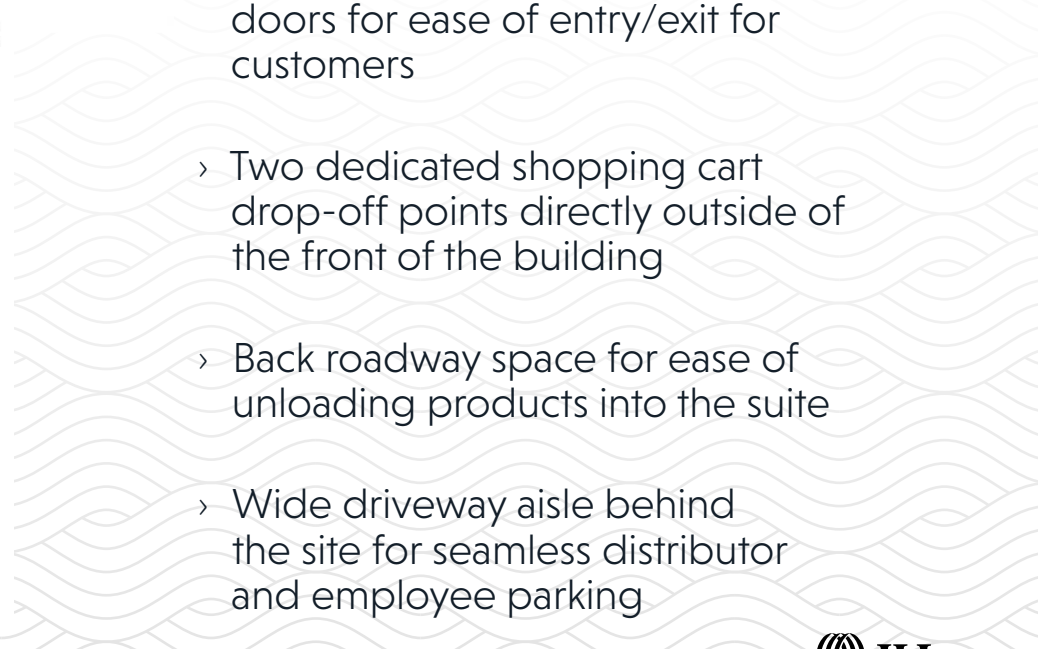
Big Box Flexibility

► *Versatile s.f. to allow for multiple tenants*

↖ ↗ **Entire box**
↙ ↘ 57,500 s.f.

Split box - - - - - ✂
15,000 SF to 57,500 contiguous s.f.





Full 57,500 s.f. space

- › Two dedicated shopping cart drop-off points directly outside of the front of the building
- › Back roadway space for ease of unloading products into the suite
- › Wide driveway aisle behind the site for seamless distributor and employee parking

Demographics

Population summary

5 Min.	10 Min.	15 Min.
10,514	53,142	122,515

Household summary

5 Min.	10 Min.	15 Min.
4,384	23,507	53,453

Average household income

5 Min.	10 Min.	15 Min.
\$91,853	\$96,923	\$107,958

Daytime population

5 Min.	10 Min.	15 Min.
13,685	66,054	148,867

Median age

5 Min.	10 Min.	15 Min.
43.4	45.4	47.7



Who lives in the 10-minute drive time?



Moderate Metros

Young families and singles in growing suburban metro peripheries

Median Age: 38.1
Median HH Income: \$70,055
LifeMode Group: Metro Vibes
Socioeconomic Traits: Moderate

Metros represents young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.



Room to Roam

Often self-employed homeowners, DINKs (dual income, no kids) in the suburbs of MSAs

Median Age: 46.5
Median HH Income: \$99,689
LifeMode Group: Suburban Shine
Socioeconomic Traits: Room to Roam is often a married home without children and have the freedom to travel given their self-employment. They enjoy cooking, baking, reading, gardening and walking their dogs, and are sustainability conscious.



Loyal Locals

Brand-faithful individuals rooted in a small-town atmosphere

Median Age: 46.4
Median HH Income: \$77,266
LifeMode Group: Suburban Shine
Socioeconomic Traits: Loyal Locals

represent the heart of a small-town American atmosphere - individuals who've built wealth through consistency and loyalty. They stick to trusted brands, buy American-made, drive domestic cars and rely on television for news while using social media to maintain community connections across generations.



Legacy Hills

Adults and empty nesters who shop local in the suburbs

Median Age: 45.6
Median HH Income: \$55,927
LifeMode Group: Suburban Shine
Socioeconomic Traits: Legacy Hills

represents mature residents, many widowed or divorced, living in modest suburban homes near metro areas. They prefer local shopping and traditional media like radio and magazines, with interests in travel, bowling and golf while maintaining a limited online presence compared to younger segments.

Market Aerial



Melbourne Village Plaza

Anchored shopping centers

Developments planned/underway

Educational institution



Surrounding Residential



Melbourne Village
Plaza

Residential and
multifamily





Contact

For additional information, please contact us.



Colette Santana
Sr. Vice President
colette.santana@jll.com
+1 813 777 8611



Taylor Ling
Associate
taylor.ling@jll.com
+1 407 271 3067



Billy Rodriguez
Sr. Vice President
billy.rodriguez@jll.com
407 930 1812



Brandon McCalla
Vice President
brandon.mccalla@jll.com
954 665 3113

jll.com

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