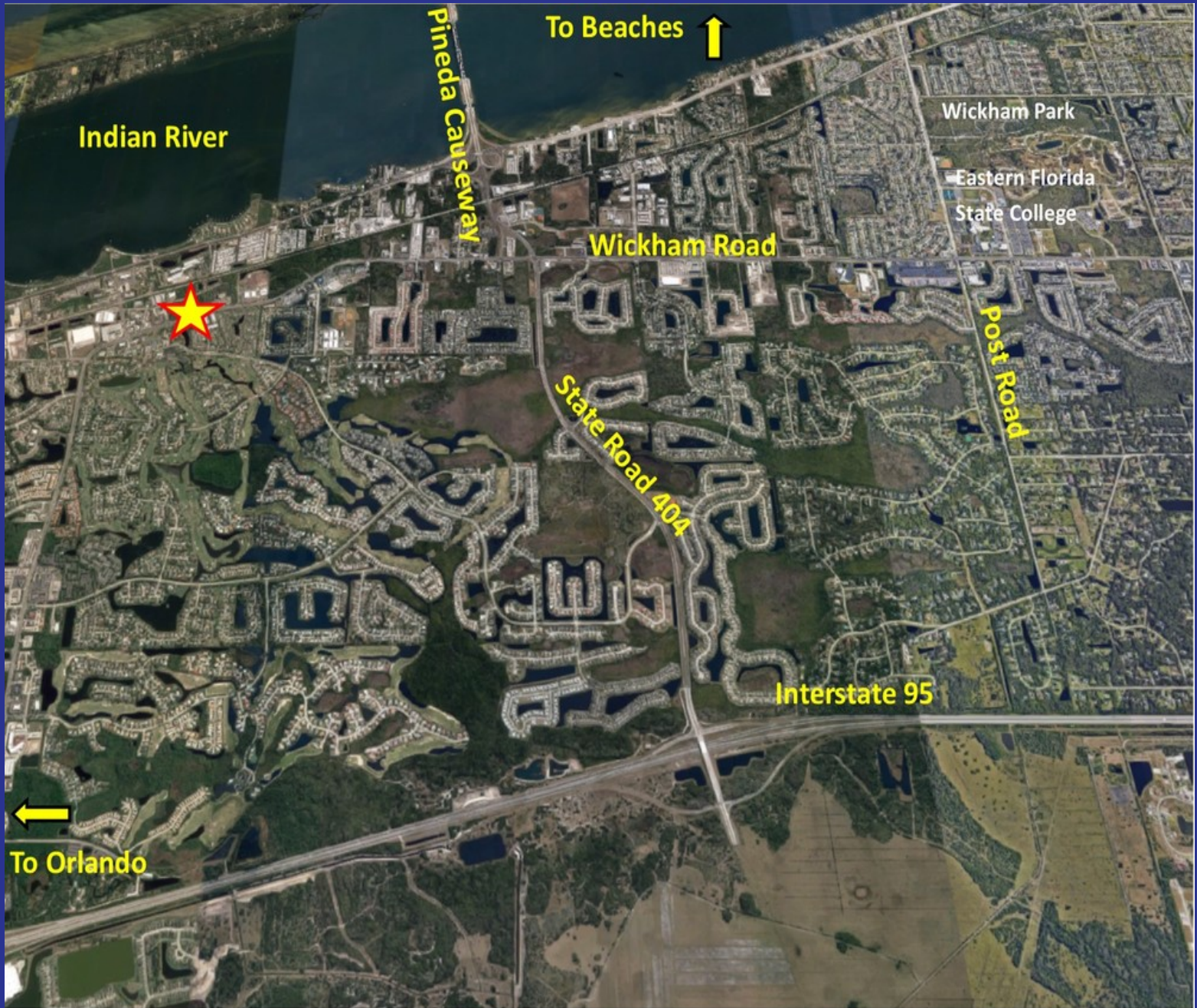


Prime Commercial Site Suntree

1.91+/- Commercial Acres



Dreyer & Associates Real Estate Group - Commercial Division

1.91± Acres Wickham Road Mercedes Plaza Outlot, Melbourne, FL 32935
Prime Commercial Site Suntree, Melbourne, FL



Contact:



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Dreyer & Associates
1920 Highway A1A
Indian Harbor Beach, FL 32937
www.dreyercommercial.com

1.91± Acres Wickham Road Mercedes Plaza Outlot, Melbourne, FL 32935

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Price / Acre:	\$628,272
Lot Size:	1.91 Acres
Zoning:	Brevard County Zoning PUD (Similar to BU - 1 - General Retail Commercial) Neighborhood Commercial Land Use
Traffic Count:	25,650

PROPERTY HIGHLIGHTS

- Lot Size: 1.91 ± Acres
- 325' ± Wickham Road frontage
- Cross-access easement driveway from Wickham Road along the north side of property.
- Additional access from Pineda Court along south driveway to rear of site.
- UTILITIES: City of Cocoa Water/ Brevard County Sewer
- TAX ROLL INFO: Tax ID #: 26-36-13-17-0000A.0-0003.00/RE Taxes: \$10,258
- ZONING: Brevard County Zoning
- PUD (Similar to BU - 1 - General Retail Commercial) Neighborhood Commercial Land Use

LOCATION OVERVIEW

The subject is located on the east side of Wickham Road 600 feet south of St. Andrews Boulevard in the high-growth Suntree area of Melbourne. Outlot to "Class A" Mercedes Office Plaza and neighbor to impressive Imperial Plaza Office/Retail Complex. Wickham Road is a major commercial corridor and N/S artery of Melbourne that connects with Interstate 95 as an Interchange access. This I95 Interchange Quadrant features a Wal-Mart Super Center, Target, and The Avenue Viera, a 417,000 square foot Main Street design, open-air regional mall replete with national tenants. US Highway 1 is a half mile from the site via Suntree Boulevard to the north.



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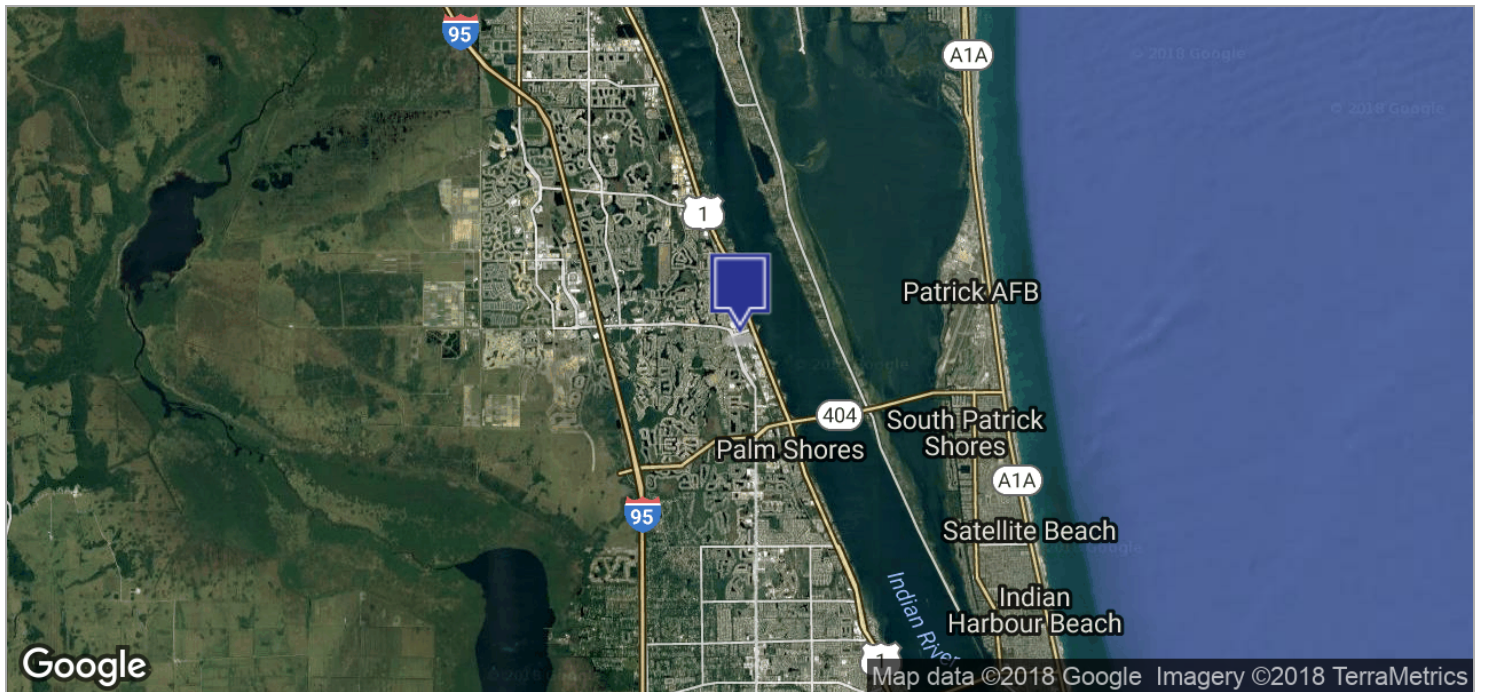


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