

FOR SALE OR FOR LEASE - BUILD TO SUIT MEDICAL OR OFFICE

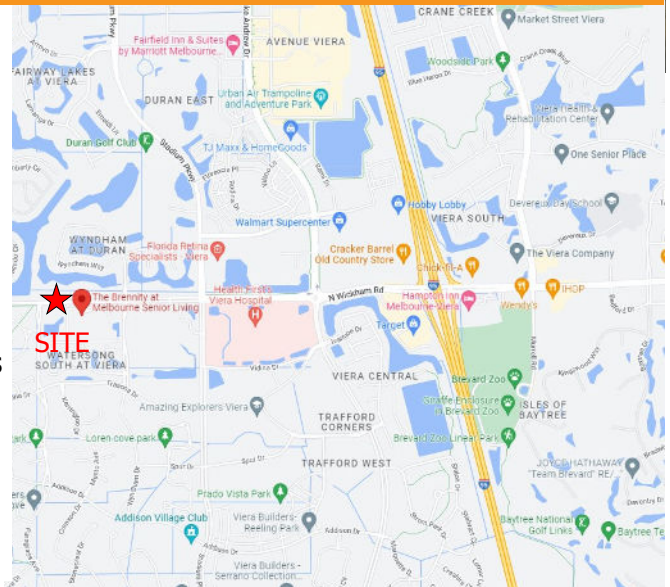
# VIERA DIAMOND LAND LOT

## North Wickham Road Viera Land Parcel

FOR SALE OR LEASE



- 2.74 Acre Diamond Shaped Lot in Viera
- Cleared Level Lot - Ready for Development
- For Sale or For Lease Build to Suit - 15,000 SF Minimum for Medical or Office
- Uniquely Positioned Among Brenntity Senior Living, the Viera Water Song Community - a 55 Plus Master Planned Community, New Single Family Homes - Spread Out Along Winding Roads Around Private Lakes, and Duran Golf Club - a Highly Rated Destination for Golfing
- Within 1/4 Mile of Health First Viera Hospital and Minutes from I-95
- Highly Desirable Viera is the Fastest Growing Area of Brevard County
- Land Only - Priced at \$1,400,000
- Call for Build to Suit Leasing Info



**Chad Cabrera**

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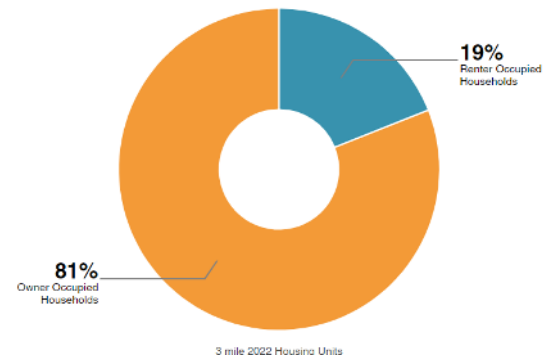
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	7,559	29,504	61,724
2027 Projection	8,604	32,642	67,260
Growth 2022-2027	2.8%	2.1%	1.8%
Median Age	48.7	49.6	49.9
Bachelor's or Higher	43%	44%	44%
Average Income	\$106,416	\$99,999	\$104,595



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2.74 Acre Diamond Shaped Lot in Viera  
Cleared Level Lot - Ready for Commercial Development  
For Sale or For Lease Build to Suit - 15,000 SF Minimum for Medical or Office  
Proposed Site Plan and Proposed Building Design Options Available  
Unique Branding Opportunities with the Diamond Shaped Lot

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## Proposed Building Design Options



OPTION 1



OPTION 2



OPTION 3

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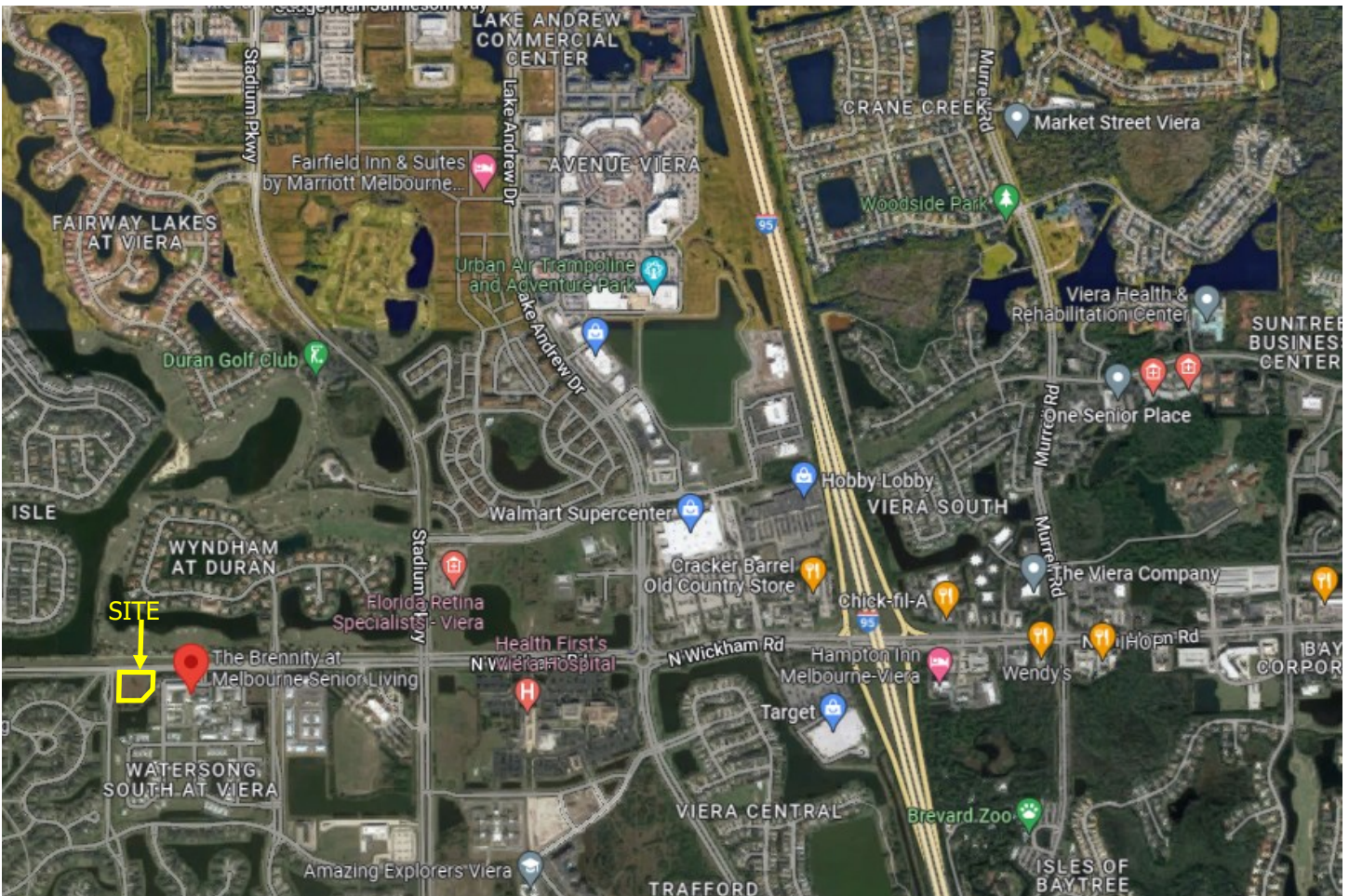
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**A MASTERFULLY PLANNED COMMUNITY IN  
THE HEART OF THE SPACE COAST**

Visit: [VieraCommercialProperties.com](http://VieraCommercialProperties.com)

Viera is a master-planned community located in the central coastal region of Brevard County, Florida. It is part of an unincorporated section adjacent to the Melbourne, Florida area. For census purposes, it is divided between the Census Designated Places of Viera East and Viera West.



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### Reasons To Invest In Viera

- Top 13th Master Planned Community in HIGH GROWTH Central Florida ([2021](#))
- SITE READY and LAND ACQUISITION options for Residential, Commercial & Relocation
- Projected to be home to approximately 70,000 RESIDENTS and the CENTER of regional growth in Florida at buildout.
- OVER \$250 MILLION in arterial and collector roadway improvements to date

## VIERA IS BUILT FOR BUSINESS

### Infrastructure Invested Central Location on Florida's Space Coast



### Florida's Space Coast

- Quintamodal Transportation Hub ROAD – RAIL – AIR – SEA – SPACE
- 5th Most Concentrated High-Tech WORK-FORCE in the U.S.
- Ranked 1st in Florida & 6th in the U.S. for Most Concentrated High-Tech ECONOMY
- Florida ranks 2nd Best State for BUSINESS according to Chief Executive's annual survey

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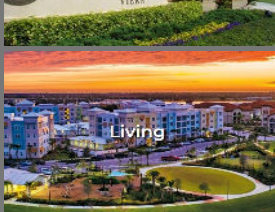
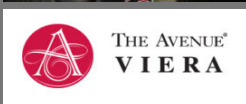
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#exploreVIERA



BREVARD ZOO



### VIERA FEATURED STOPS

The Brevard Zoo is an amazing attraction, opened in 1994 and funded by contributions and grants. The 56 acre site was donated by The Viera Company's corporate parent, A. Duda & Sons, Inc. Today it's a world-class zoo connected to TreeTop Trek aerial journeys with zip lines, obstacle courses and maze-like adventures for little explorers.

Duran Golf Club was built on land that has been in the Duda family for five generations—what was once a thriving cattle ranch and sod farm. That soil foundation lends itself to producing the plushest playing surfaces on Florida's East Coast, and golfers travel far to play at Duran.

USSSA is the largest multi-sport athletic organization in the world and is headquartered in Viera. USSSA is focused on the teams and players, coaches, sponsors, owners and sports fans. And that is a winning philosophy for everyone, in particular the fans.

The Avenue Viera is situated on Florida's Space Coast in the heart of Viera. Conveniently located off I-95 (exits 191 or 195), The Avenue offers a dynamic mix of premier national retailers, select local merchants and specialty restaurants reflective of the local demand and fashion trends. The Avenue Viera experience awaits you.

Viera Regional Park - This 117.62-acre site includes two lighted youth softball fields, two Major and two Senior Little League lighted baseball fields, an unlighted t-ball field, and two 2-story restroom / concession / meeting buildings, five multipurpose fields, and two lighted multipurpose fields with restroom / concession / meeting building near the fields.

Viera Town Center - Located near The Avenue Viera, and just across the water from Duran Golf Club's par-3 course, is the developing cornerstone of what will become Viera's Town Center district featuring events, dining, shopping and recreation.

Ritch Grisson Memorial Wetlands - Located between the Moccasin Island Tract of the River Lakes Conservation Area and the Brevard Zoo, Viera Wetlands encompasses 200 acres divided into four cells with a central lake and observation tower.

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