

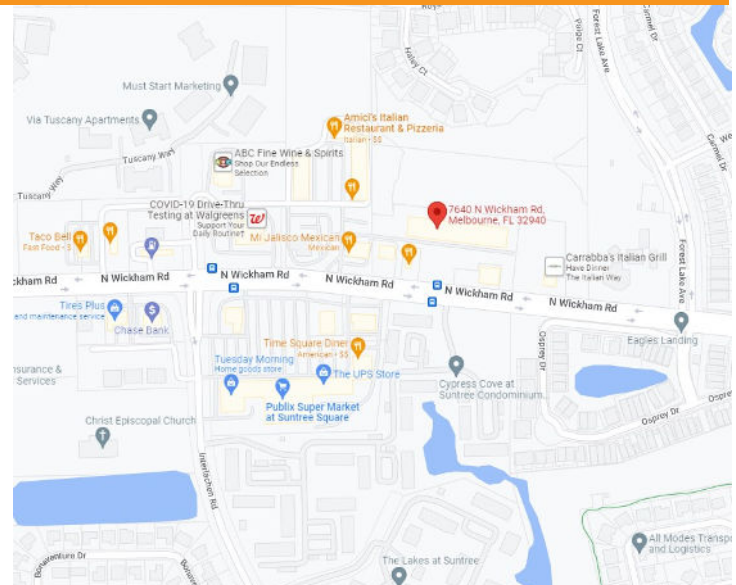
RETAIL OFFICE FOR LEASE

PARK PLACE AT SUNTREE

7640 N Wickham Road, Melbourne, FL 32940



- In-Line Retail Office Suite Available
- 1,321 SF with Reception/Waiting Area, Offices, Kitchen/Breakroom, 1 ADA Restroom
- Excellent Location on North Wickham Road In the heart of Suntree with 34,480 Daily Traffic Counts
- Park Place at Suntree is a Well Known Plaza with an Excellent Mix of Retailers, Restaurants & Office Users - Euphoria Day Spa, Nature's Table, Florida Dermatology and More! 20 Retail & Office Users Plus Outparcels with Carrabba's Restaurant, Dairy Queen, and Domino's Pizza
- Upscale Property, Locally Owned & Professionally Managed
- \$20/SF/YR + \$5.07/SF/YR NNN



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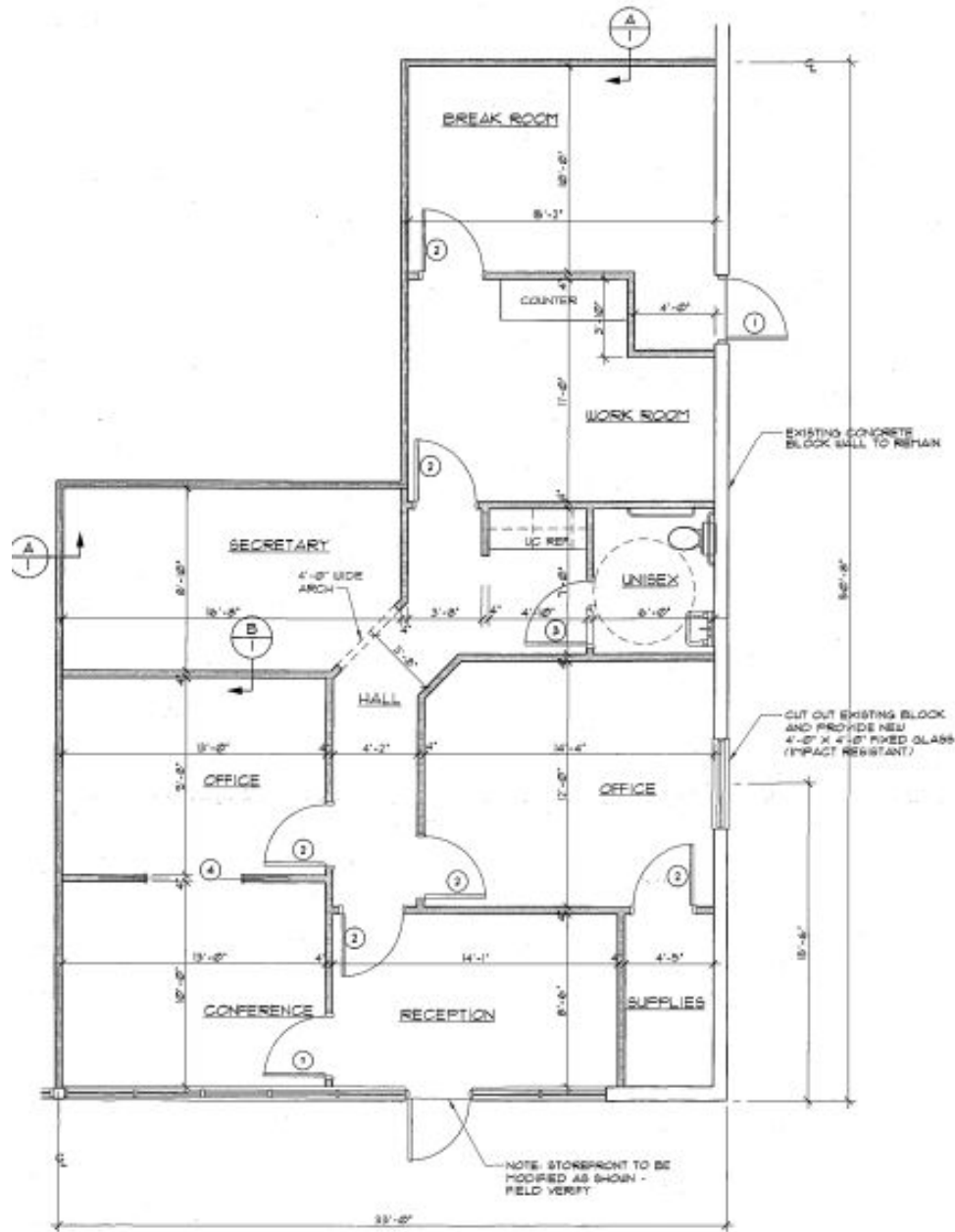
COMMERCIAL
MANAGEMENT
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SALES

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA = 1,321 SF.

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Suite 121, 1,321 SF



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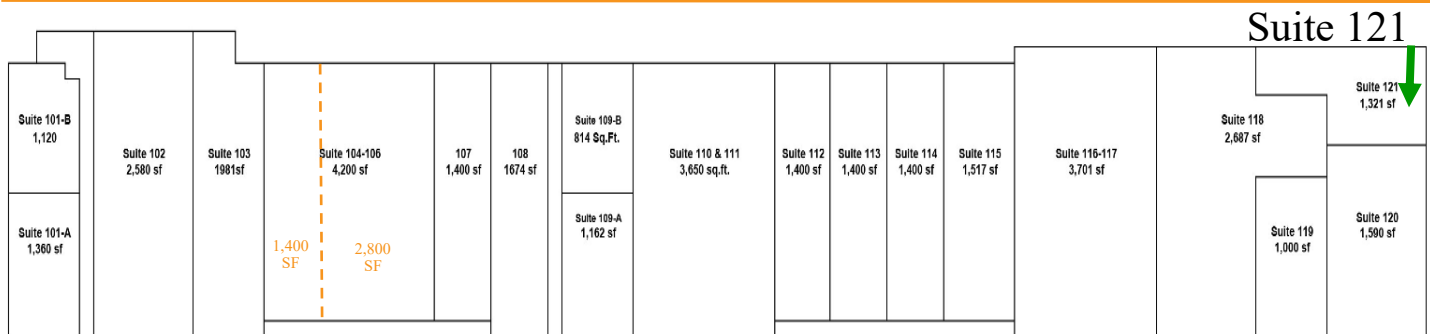
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	7,210	38,757	74,422
2028 Population Projection	7,406	40,259	77,357
Growth 2023-2028	0.5%	0.8%	0.8%
Median Age	49.3	51.2	49.6
Bachelor's or Higher	49%	45%	42%
Avg HH Income	\$92,507	\$108,497	\$106,702



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