



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

# PINEDA LANDINGS

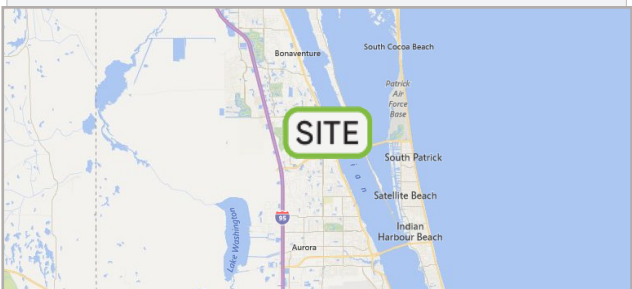
6385 North Wickham Road  
Melbourne, Florida 32940

**HIGH-END GROCERY ANCHORED RETAIL**



## FOR LEASE

- + **For Lease:** 1,200 SF
- + **Lease Rate:** Call for Pricing
- + **Total GLA:** 50,000 SF  
(Grocery Included)
- + **OutParcels:** ± 0.9 Acres & ± 1.2 Acres
- + **Pricing:** Call for Pricing



## Highlights

- Located on the Signalized Corner of Wickham Road and Jordan Blass Drive in the Viera/Suntree Area
- Parking: 5.5 / 1,000
- Prominent Building & Monument Signage
- Melbourne is Home to Aerospace and Defense-related Employers like Harris, Embraer, Northrop Grumman, Lockheed Martin
- The Area has the Highest Concentration of Engineers in the Country Outside Palo Alto, California

### JILL ROSE

Senior Vice President  
(407) 734.7204  
Jill@BBDRE.com

### REBEKAH MARRERO

Associate  
(407) 734.7220  
Rebekah@BBDRE.com

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### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

[www.BBDRE.com](http://www.BBDRE.com)

# Site Plan

Building B - 9,400 SF	
Suite	Tenant
101	Jersey Mike's
102	Supercuts
103/104	Rubio Animal Hospital
105	La Moda
106	Simply Paris
107	Allure Nails

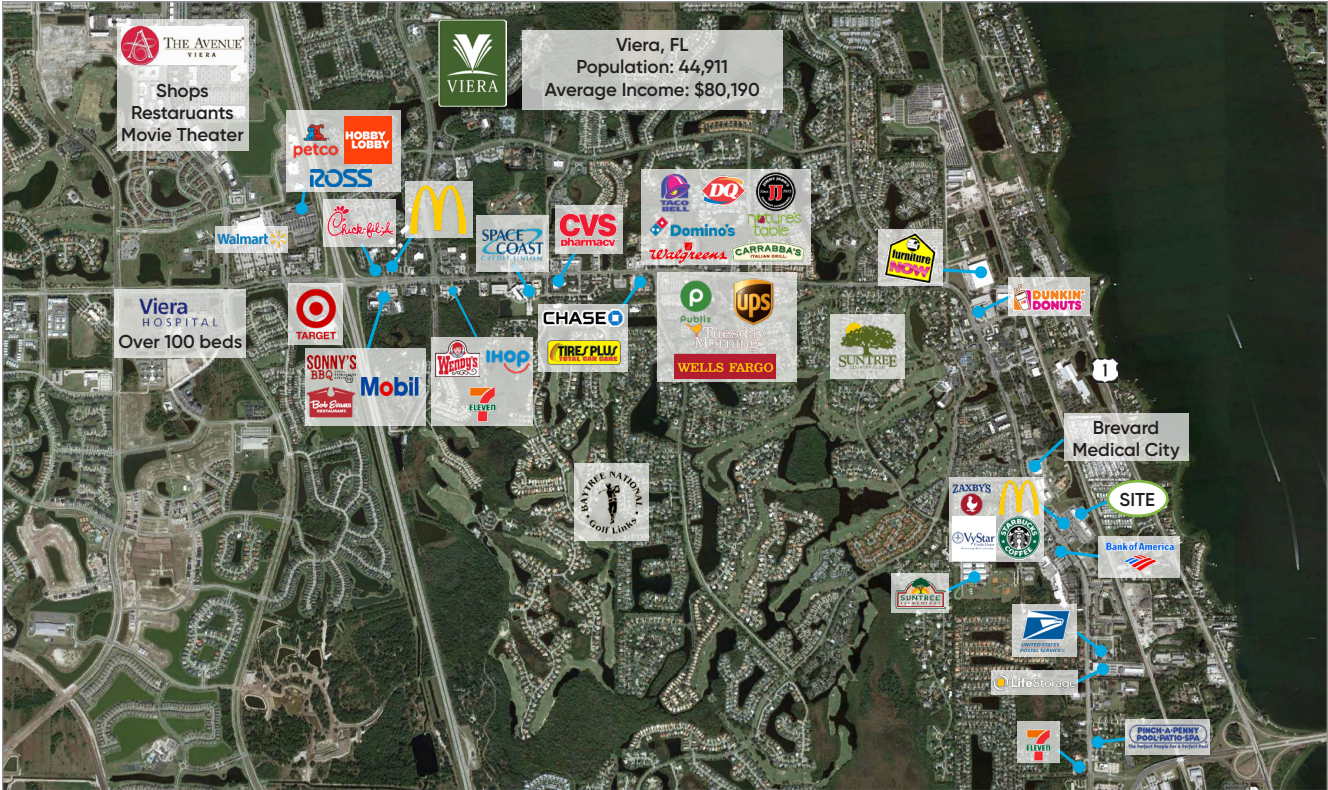
Building C - 10,400 SF	
Suite	Tenant
201	The DripBar
202	Pending
203	Available: 1,200 SF
204 & 205	Hand & Stone
206	Available: 1,200 SF
208	Chez Cani

Building D - 9,200 SF	
Suite	Tenant
301	Orange Theory Fitness
303/304	Quest Diagnostics
305	Clean Juice
307	Thai Thai





# Retailer Map & Property Images





# Suntree Professional Park

## Suntree Professional Park Features:

- + 31,000-square-foot, two-story building that will become the new home of Suntree Internal Medicine
- + 90-bed HUD-financed assisted-living facility
- + Diagnostic center and offices
- + 6-½-acre pond and a lighted, public jogging trail

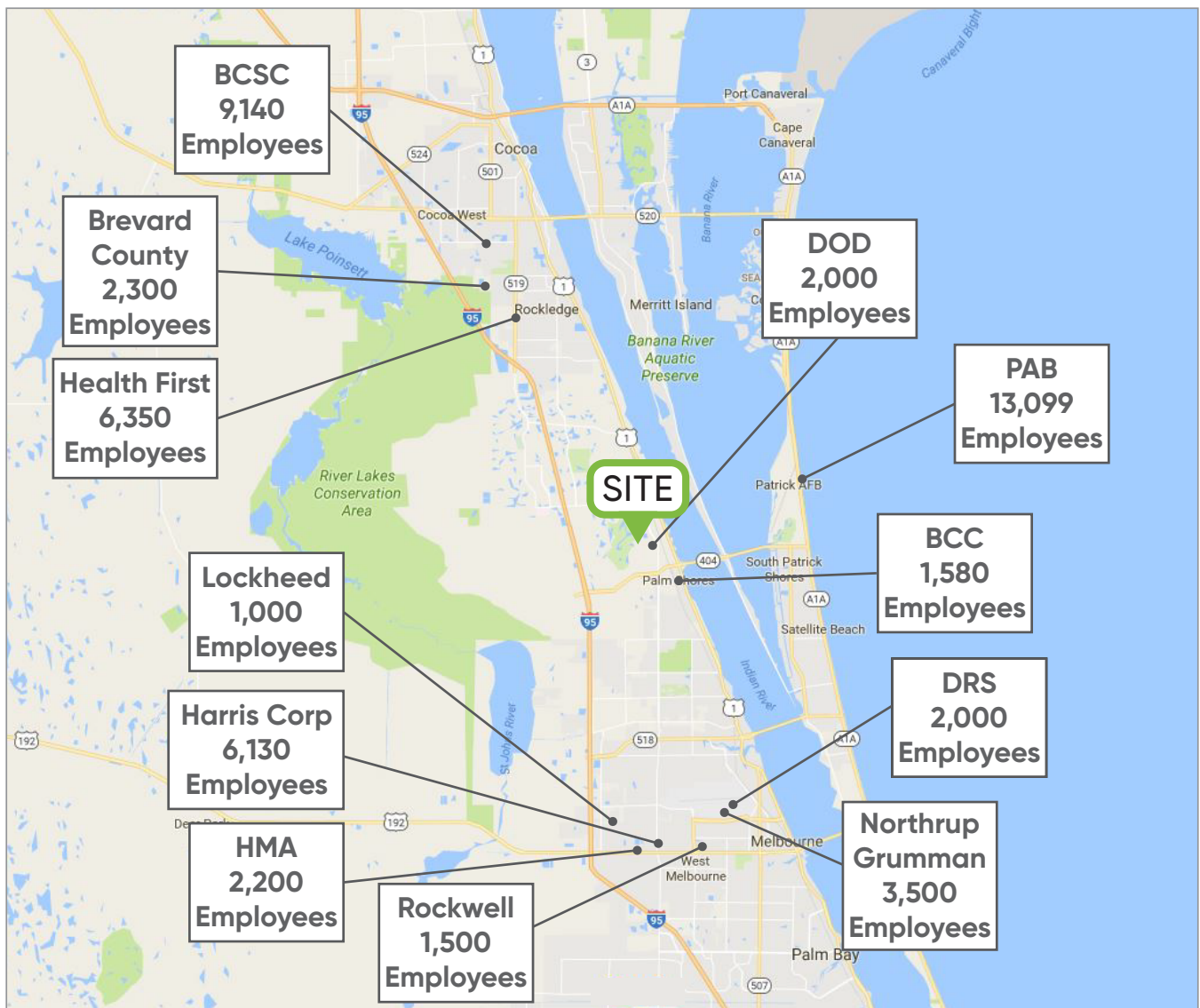






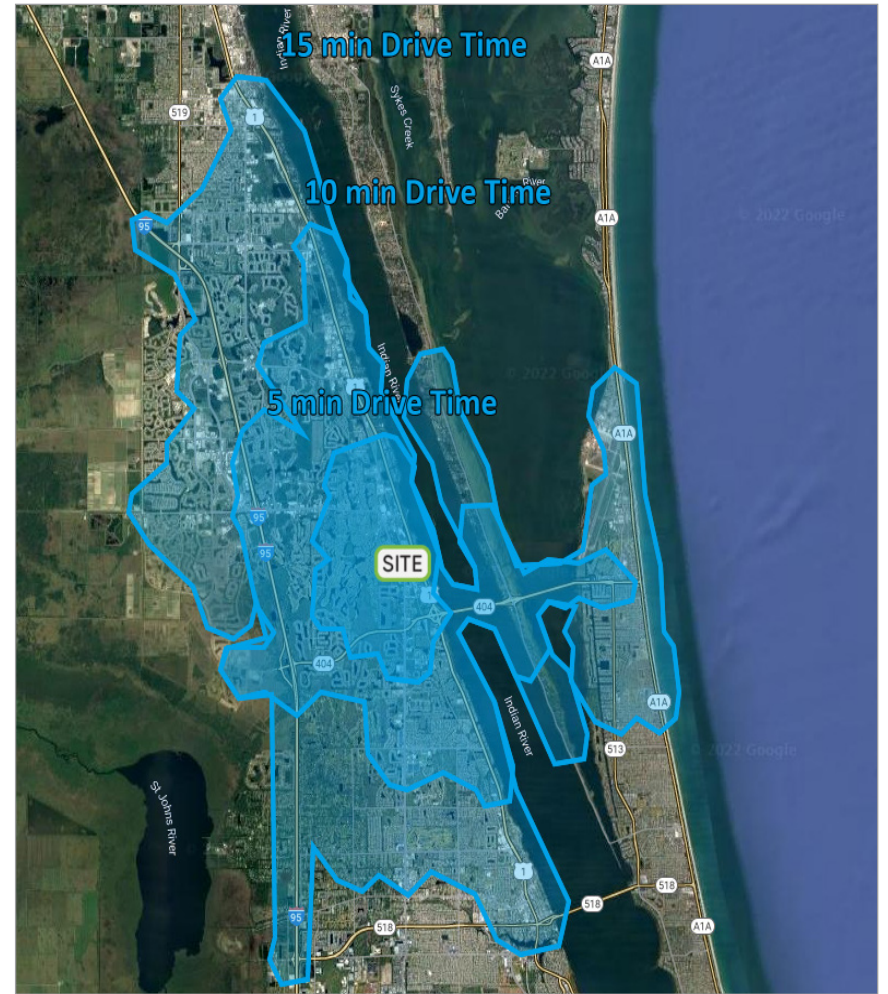
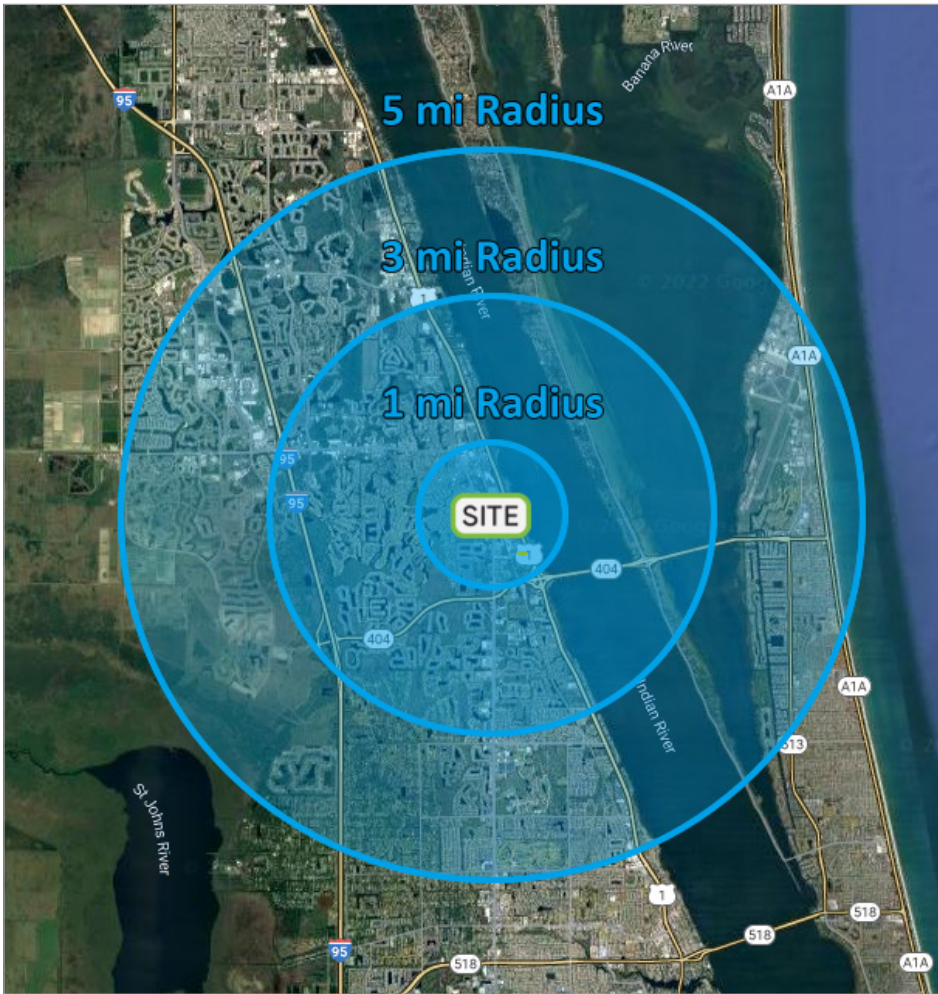


# Top Brevard County Employers





# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	2,429	\$118,383	469	3,338
3-Mile	33,687	\$115,881	2,296	15,064
5-Mile	89,227	\$95,488	4,488	34,722

Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	12,617	\$125,258	1,229	7,498
10-Minutes	46,629	\$103,002	2,952	21,265
15-Minutes	119,758	\$89,750	6,368	48,596

