

# FOR SALE – NEW CONSTRUCTION

## Space Coast, Brevard County, FL

### 14,000 SF Zoning BU-1

Stefanie Lattner

Broker Assoc

321-693-3480

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)



## 7211 Waelti Dr. Melbourne, FL 32940



PRICE	\$3,900,000
TERM	N/A
SIZE - SF	14,000 SF
LOT SIZE	1.64 acres
PARKING	70
YEAR BUILT	2024
ZONING	BU-1
MARKET	Orlando
SUBMARKET	Melbourne, Brevard County
PARCEL ID	26-36-12-DE-22-1
CONSTRUCTION	Steel, fiberglass & stucco
ROOF HEIGHT	20ft – 24ft
COMPLETION	Dec 2024
DAILY TRAFFIC	35,000 on Whickham Rd

Here is a rare opportunity to purchase brand new construction on “The Space Coast” (i.e. Brevard County, FL). Avoid all the headaches of owning an older building - at a very competitive price! The building includes many well-thought-out features including three entries, garage door, ample parking, 20-24 foot ceilings, beautiful exterior finishes, and is delivered ready for your build-out.

This property is zoned BU-1 which is very flexible, allowing many types of businesses. Located in “Suntree/Viera”, this affluent area is approx 15 min to the ocean. This is the fastest growing area in Florida. The Space Coast, which includes NASA and Kennedy Space Center, has been growing rapidly and continues to do so with many premier employers in the area including SpaceX, Boeing, Blue Origin, Northrup Grumman, Harris Corp/L3, Embraer, MC Assembly, Nuance Communications, TeleTech, OneWeb Satellites, Health First, Orlando Health and more. This has resulted in massive housing expansion and the need for many types of businesses. Exciting investments are being made in the immediate area to handle the demand. Come grow with us! This location also provides excellent visibility and is well-known to locals.

LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

**STEFANIE LATTNER**

Associate Broker

**321-693-3480**

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)

FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to it's accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.

# FOR SALE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

14,000 SF Zoning BU-1

Stefanie Lattner

Broker Assoc

321-693-3480

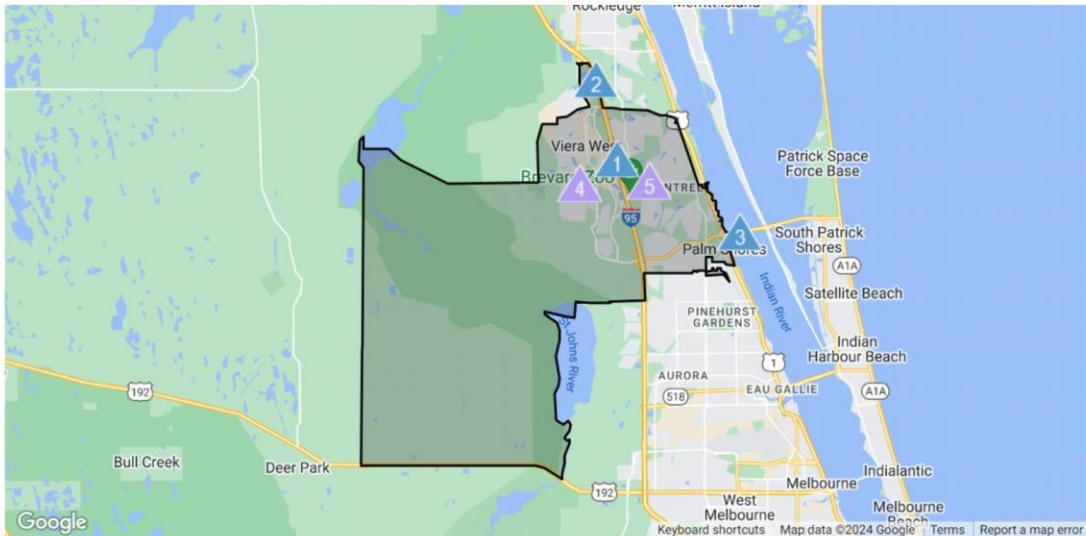
Stefanie@LattnerGg.com



## Trade Area Report

Melbourne, FL 32940

### Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

**1**  
**85,135**

2023 Est. daily traffic counts

Street: I- 95  
Cross: N Wickham Rd  
Cross Dir: S  
Dist: 1.9 miles

#### Historical counts

Year	Count	Type
2022	▲ 88,000	AADT
2021	▲ 84,000	AADT
2020	▲ 83,000	AADT
2019	▲ 86,000	AADT
2018	▲ 75,500	AADT

**2**  
**77,255**

2023 Est. daily traffic counts

Street: I- 95  
Cross: Fiske Blvd  
Cross Dir: S  
Dist: 1.04 miles

#### Historical counts

Year	Count	Type
2009	▲ 80,000	AADT
2008	▲ 77,000	AADT
2005	▲ 61,500	AADT
2000	▲ 50,500	AADT
1997	▲ 54,000	AADT

**3**  
**50,383**

2023 Est. daily traffic counts

Street: Pineda Causeway  
Cross: Rockledge Blvd  
Cross Dir: W  
Dist: 0.49 miles

#### Historical counts

Year	Count	Type
2022	▲ 46,500	AADT
2021	▲ 52,500	AADT
2020	▲ 52,500	AADT
2019	▲ 53,500	AADT
2018	▲ 46,500	AADT

**4**  
**44,819**

2023 Est. daily traffic counts

Street: North Wickham Road  
Cross: Ensemble Ln  
Cross Dir: SE  
Dist: 0.14 miles

#### Historical counts

Year	Count	Type
2021	▲ 44,500	AADT
2020	▲ 44,500	AADT
2019	▲ 45,500	AADT
2018	▲ 47,000	AADT

**5**  
**43,056**

2023 Est. daily traffic counts

Street: N Wickham Rd  
Cross: Capron Trl  
Cross Dir: E  
Dist: 0.03 miles

#### Historical counts

Year	Count	Type
2020	▲ 44,500	AADT
2008	▲ 36,940	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



Copyright 2024 Realtors Property Resource® LLC. All Rights Reserved.  
Information is not guaranteed. Equal Housing Opportunity.



1/15/2024

LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

**STEFANIE LATTNER**

Associate Broker

**321-693-3480**

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)

FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to it's accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.



FOR SALE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

14,000 SF Zoning BU-1

Stefanie Lattner

Broker Assoc

321-693-3480

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)



LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

**STEFANIE LATTNER**

Associate Broker

**321-693-3480**

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)

FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to it's accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.

# FOR SALE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

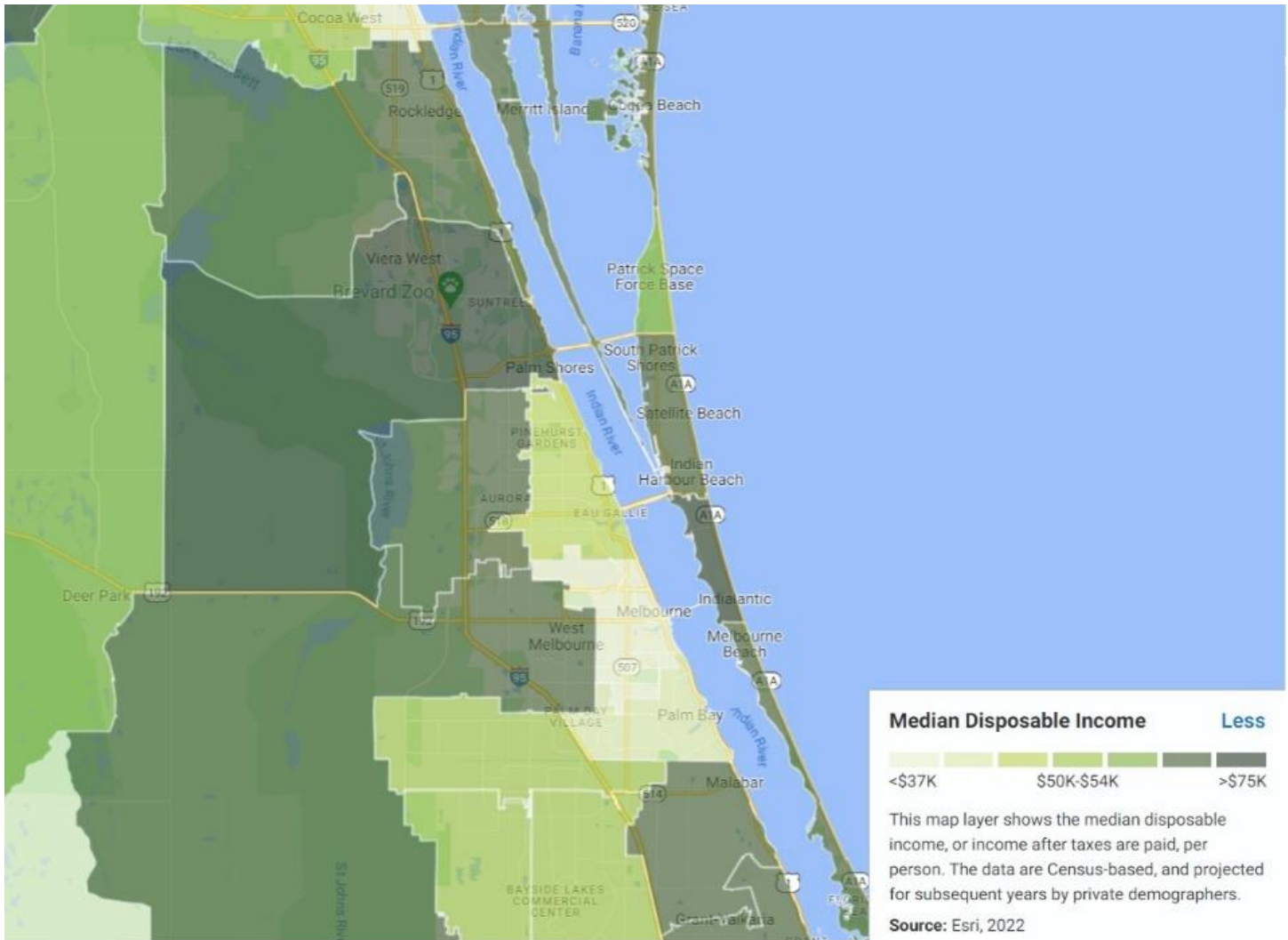
14,000 SF Zoning BU-1

Stefanie Lattner

Broker Assoc

321-693-3480

Stefanie@LattnerGg.com



LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

**STEFANIE LATTNER**

Associate Broker

**321-693-3480**

[Stefanie@LattnerGg.com](mailto:Stefanie@LattnerGg.com)

FL BK3262067

We have obtained information in this document from sources we believe to be accurate, however we do not guarantee, warranty, or make any representation to it's accuracy. It is presented subject to the possibilities of errors, omissions, change of price, withdrawal, or other conditions. We include projections, opinions, assumptions, and estimates for example only and they may not represent current or future performance of the property. You and your advisors, inspectors, attorney, and tax professional should conduct your own investigations of the property and transaction.