

# FOR LEASE – NEW CONSTRUCTION

Space Coast, Brevard County, FL

Seeking Single Tenant

Stefanie Lattner

Broker Assoc

321-693-3480

Stefanie@LattnerGg.com



## 7211 Waelti Dr. Melbourne, FL 32940



<b>LEASE PRICE</b>	\$24/SF/Year
<b>TERM</b>	10 yr min
<b>SIZE - SF</b>	14,000 SF
<b>LOT SIZE</b>	1.64 acres
<b>PARKING</b>	70
<b>YEAR BUILT</b>	2024
<b>ZONING</b>	BU-1
<b>MARKET</b>	Melbourne, Brevard County
<b>PARCEL ID</b>	26-36-12-DE-22-1
<b>CONSTRUCTION</b>	Steel, fiberglass & stucco
<b>ROOF HEIGHT</b>	20ft – 24ft
<b>COMPLETION</b>	Dec 2024
<b>DAILY TRAFFIC</b>	40k on Wickham Rd

Here is a rare opportunity to lease brand new construction on “The Space Coast” (i.e. Brevard County, FL), in one of the fastest growing areas of the country. Avoid all the headaches of occupying older buildings - at a very competitive rate! We are seeking a single tenant to lease 14,000 SF. The building includes many well-thought-out features including three entries, garage door, ample parking, 20-24 foot ceilings, beautiful exterior finishes, and is 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 centrally located in the county and is approx 15 min to the ocean. The Space Coast 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 and exciting investments are being made in the immediate area to handle the demand. This location also provides excellent visibility and is well-known to locals.

LPT Realty LLC

1400 S International Prkwy  
Lake Mary, FL 32746

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FL BK3262067

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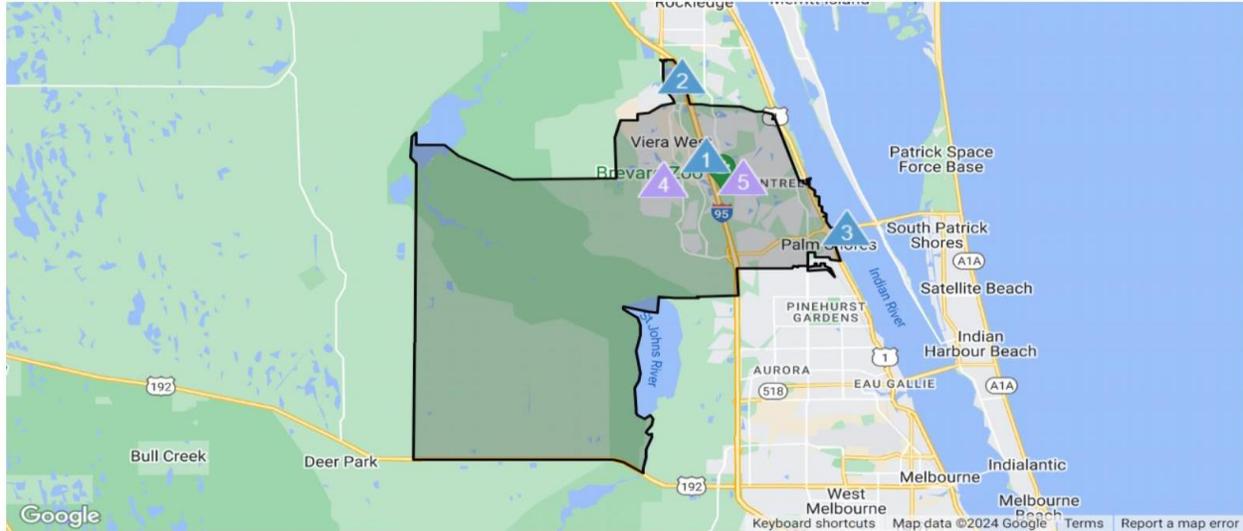
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## Trade Area Report

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: NW  
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 (\*)



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1/15/2024

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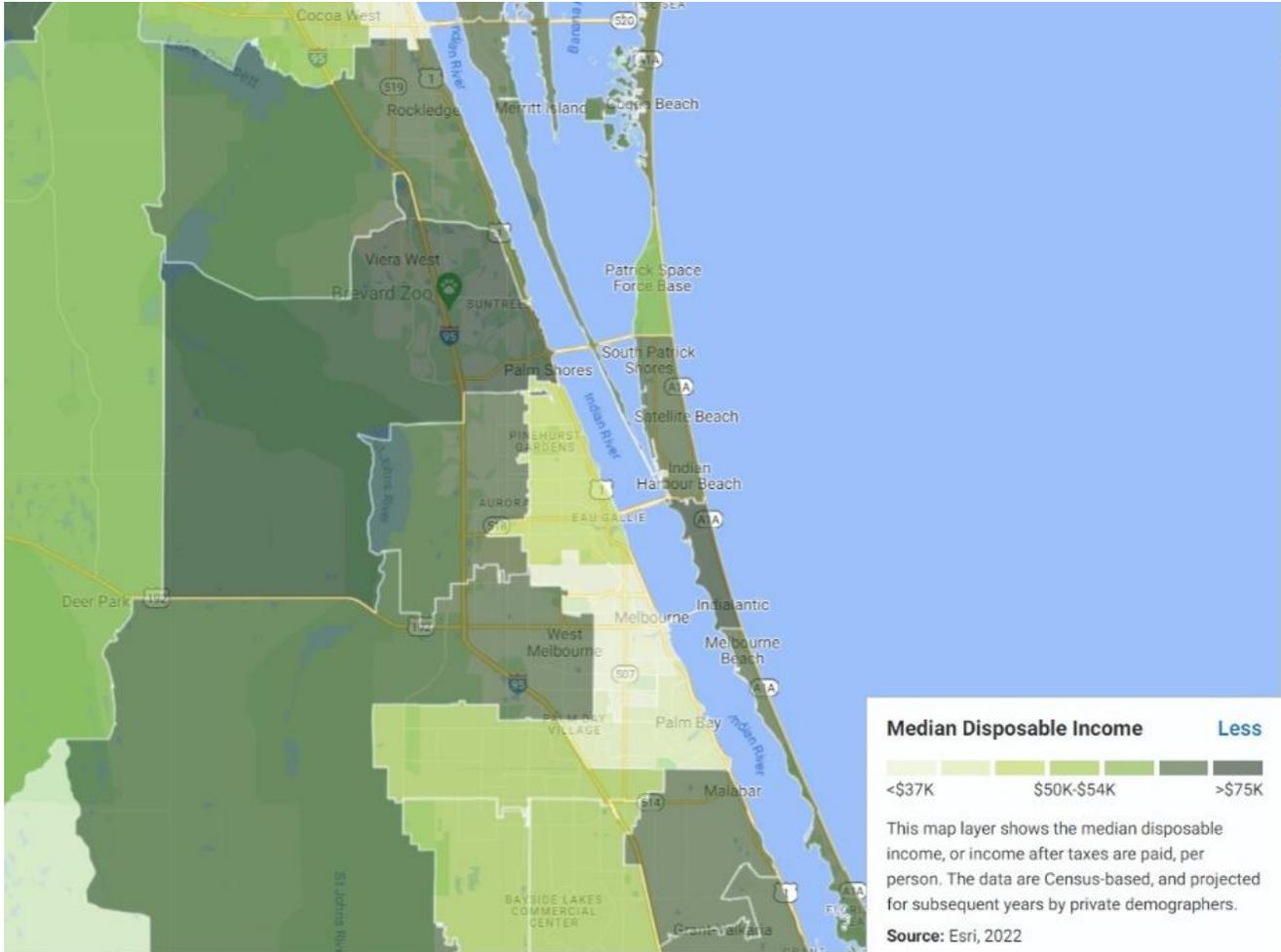
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