

Crossroads Village



**THE CENTER
OF BUSINESS IN
BREVARD COUNTY**

MyCrossroadsVillage.com

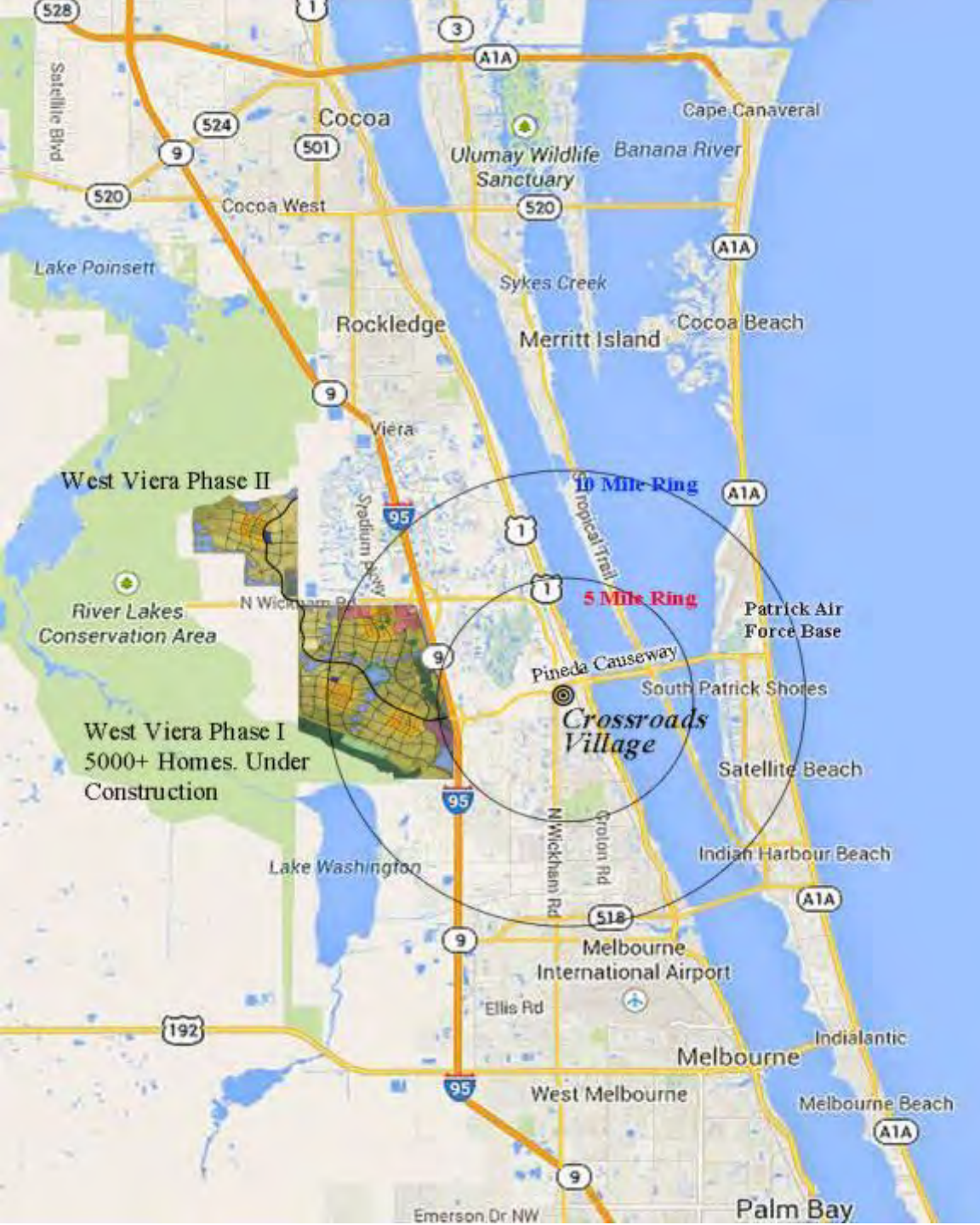
LANDMARK
COMMERCIAL REALTY, INC.

Your N. Wickham Rd. Address

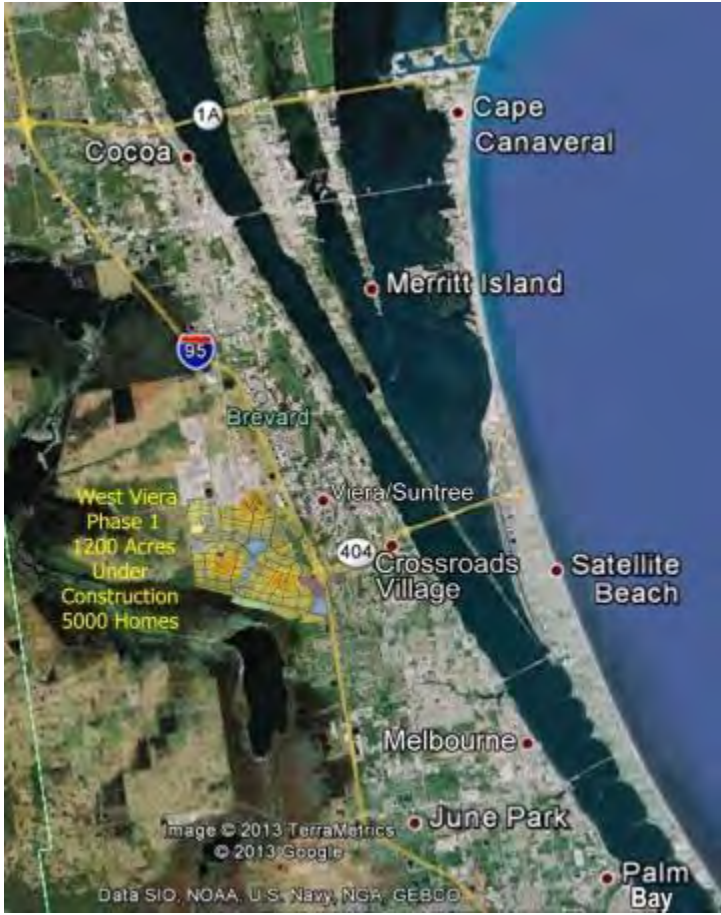


Central Florida

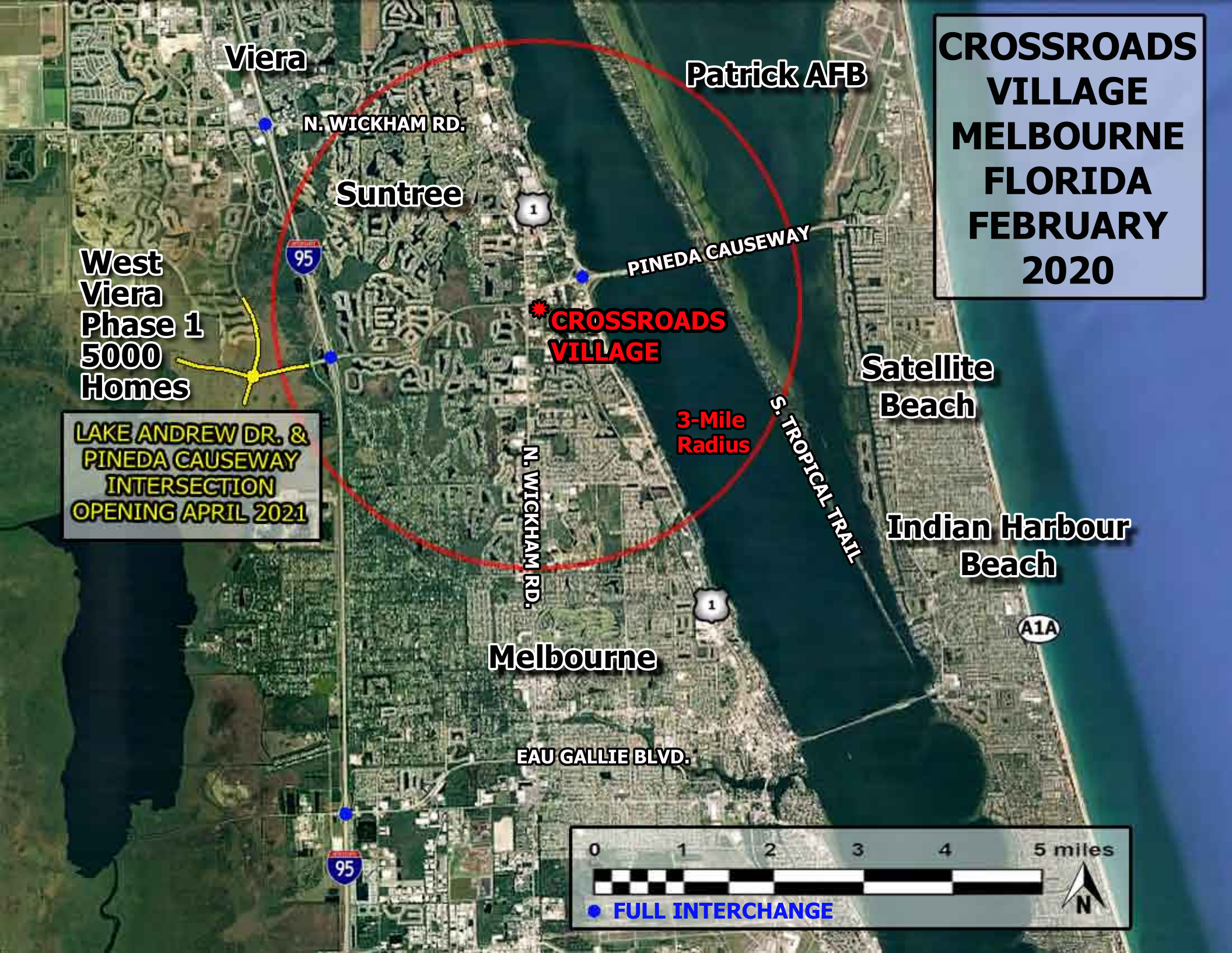




Of the five Interstate 95-to-Beach Causeways in Brevard County Florida, Crossroads Village sits on the most central causeway, Pineda Causeway, the shortest and fastest east-west route in all of Brevard County.



**CROSSROADS
VILLAGE
MELBOURNE
FLORIDA
FEBRUARY
2020**



Viera

Patrick AFB

N. WICKHAM RD.

Suntree



PINEDA CAUSEWAY

West
Viera
Phase 1
5000
Homes



**CROSSROADS
VILLAGE**

Satellite
Beach

3-Mile
Radius

S. TROPICAL TRAIL

LAKE ANDREW DR. &
PINEDA CAUSEWAY
INTERSECTION
OPENING APRIL 2021

N. WICKHAM RD.

Indian Harbour
Beach



Melbourne



EAU GALLIE BLVD.



U.S. AIR FORCE
PATRIC AIR FORCE BASE

A1A

S. TROPICAL TRAIL 3

PINEDA CAUSEWAY

US 1

Wawa

HOLY TRINITY
EPISCOPAL ACADEMY

5400 + SF BLDG. PAD
DESIGN-BUILD-TO-SUIT
5561 N. WICKHAM RD.

Webster
UNIVERSITY

PNC BANK

33,120 AADT

LOT 5 A
1.36 Ac.

LOT 5
1.78 Ac.

LOT 4
.92 Ac.

LOT 3
RETAIL CENTER

LOT 1
Community credit union
FLORIDA

28,110 AADT

N. WICKHAM RD

38,680 AADT

COMING SOON

33,500 AADT

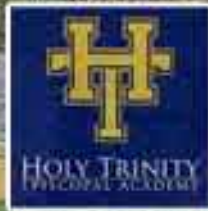
CVS
pharmacy

Advance
Auto Parts

INTERSTATE
95
2.5 Miles

DEER LAKES DR.

LOOKING EAST 4.7.2019



LOT 7 OFFICE BUILDING



33,120 VPD



RETENTION

LOT 6

LOT 5A
1.36 AC

LOT 5
1.78 AC

LOT 4
PKNG

LOT 3
RETAIL
CENTER

LOT 2

LOT 1

28,560 VPD

N. WICKHAM RD. 40,550 VPD

COMING
SOON

PINEDA CAUSEWAY
32,970 VPD



CHAD CABRERA 321-960-3249
ADAM TURKNETT 321-848-6264

www.MyCrossroadsVillage.com

CROSSROADS VILLAGE LOOKING EAST 2.2.2020



33,500 AADT

PINEDA CAUSEWAY



DEER LAKES DR.

COMING SOON

N. WICKHAM RD

38,680 AADT

28,110 AADT

LOT 3
RETAIL CENTER

LOT 4
.92 Ac.

LOT 5
1.78 Ac.

LOT 5 A
1.36 Ac.

33,120 AADT



LOOKING WEST 4.7.2019



S. TROPICAL TRAIL 3



N. WICKHAM RD.

28,110 AADT



PINEDA CAUSEWAY

33,120 AADT



PINEDA CAUSEWAY

33,500 AADT



LOT 5 A
1.36 Ac.

LOT 5
1.78 Ac.

LOT 4
.92 Ac.

LOT 3
RETAIL CTR.

DEER LAKES DR.

38,680 AADT



COMING SOON

LOOKING NORTH 4.7.2019











BUSINESS PARK BLVD.



COMING SOON
DEER LAKES DR.

LOT 3
RETAIL CTR.

LOT 4
.92 Ac.

LOT 5
1.78 Ac.

LOT 5 A
1.36 Ac.



33,120 AADT

38,680 AADT

33,500 AADT

PINEDA CAUSEWAY

28,110 AADT



LOOKING SOUTH 4.7.19



U.S. AIR FORCE
PATRIC AIR FORCE BASE

A1A

S. TROPICAL TRAIL 3

US 1

PINEDA CAUSEWAY

Wawa

CANDLEWOOD
SUITES

Webster
UNIVERSITY

KELLY SERVICES

Sible Insurance Group

1000 TRIAL PRO

TAMPA PAIN RELIEF CENTERS

HOLY TRINITY
EPISCOPAL ACADEMY

33,120 vpd

LOT 5A 1.36 ac.

LOT 5 1.78 ac.

LOT 4 .92 ac.

28,380 vpd

31,860 vpd

95
← 2.5 MILES

CVS
pharmacy

Advance
Auto Parts

SALSAS
COCINA MEXICANA & CANTINA

Backwater
NORTH

JEREMIAH'S
ITALIAN ICE

37,020 vpd

N. WICKHAM RD

PNC BANK

Community
credit union
FLORIDA

COMING SOON

CROSSROADS
VILLAGE
THE CENTER OF BUSINESS IN BREVARD COUNTY

LANDMARK
COMMERCIAL REALTY, INC.

DEER LAKES DRIVE

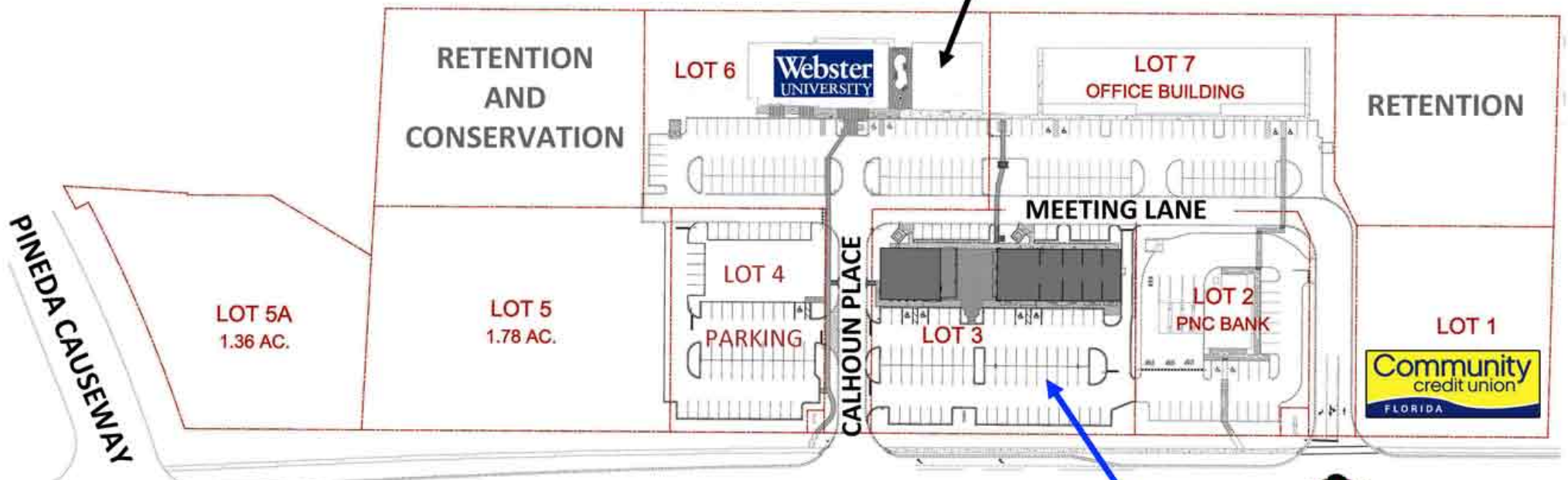
AutoZone
Coming Soon

CROSSROADS VILLAGE LOOKING NORTHEAST 2.23.2019



CROSSROADS VILLAGE

5400 SF
BUILD-TO-SUIT
PAD AVAILABLE



PINEDA CAUSEWAY

NORTH WICKHAM ROAD

5555 NORTH WICKHAM ROAD MELBOURNE, FL 32940
RETAIL CENTER



LAMB
ENGINEERING
INC.
Engineering Business #9228

PO Box 360813
Melbourne, Florida 32936
www.lambengineering.com

Ph: (321) 757-9227
Fax: (321) 752-7461

LANDMARK
COMMERCIAL REALTY, INC.



Melbourne Florida named: Best Place to Live in the USA Near the Beach

"The 20 Best Places to Live Near the Beach in the U.S." were culled from the magazine's overall "Best Places to Live list," which includes factors such as affordability, job market, morning commute and access to quality health care.



Along with year-round warm weather and ample public beaches, the Melbourne metro area also is home to Cape Canaveral and the Kennedy Space Center," the report said.



“THE COMEBACK COAST”

The birthplace of America’s Space Age fell into decay once the shuttle retired. Now it’s bouncing back, fueled by private industry.

A host of companies have laid claim to the old government launchpads. Buildings left vacant have been torn down or rebuilt. And the Cape is once again on the verge of sending humans back to space for the first time since 2011, the crescendo of a new, reinvigorated space age that has restored the flag-waving pride of a bygone era. As new life is being breathed back into this venerable coastline, the resurrection is coming. By the time the shuttle program was ending, a new commercial space industry was starting to take form, and local officials embraced it.



PRIVATE LAUNCH PADS AT THE CAPE

Outside the gates of the Kennedy Space Center, developers are building residential communities up and down the coastline. The unemployment rate dropped to below 4 percent earlier this year. The tax base has bloomed with monthly taxable sales rebounding from a low of nearly \$450 million in 2010 to over \$850 million last year. And housing prices are back where they were before the recession.





**AMERICAN
LUNG
ASSOCIATION®**

**STATE
OF THE AIR 2019**
20th ANNIVERSARY

Cleanest U.S. Cities

Six cities ranked on all three cleanest cities lists for ozone, year-round particle pollution and short-term particle pollution. They had zero high ozone or high particle pollution days and were among the 25 cities with the lowest year-round particle levels. Four have repeated their ranking on this list, but two join this list for the first time in years. Listed alphabetically below, these six cities are:

- **Bangor, ME**
- **Burlington-South Burlington, VT**
- **Honolulu, HI**
- **Lincoln-Beatrice, NE**
- **Palm Bay-Melbourne-Titusville, FL**
- **Wilmington, NC**



Recorded Plat of Crossroads Village

CROSSROADS VILLAGE

A SUBDIVISION LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 37 EAST
CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA



PLAT BOOK 57 PAGE 96
SHEET 1 OF 1
SECTION 30 TWP 26 S RANGE 37 E

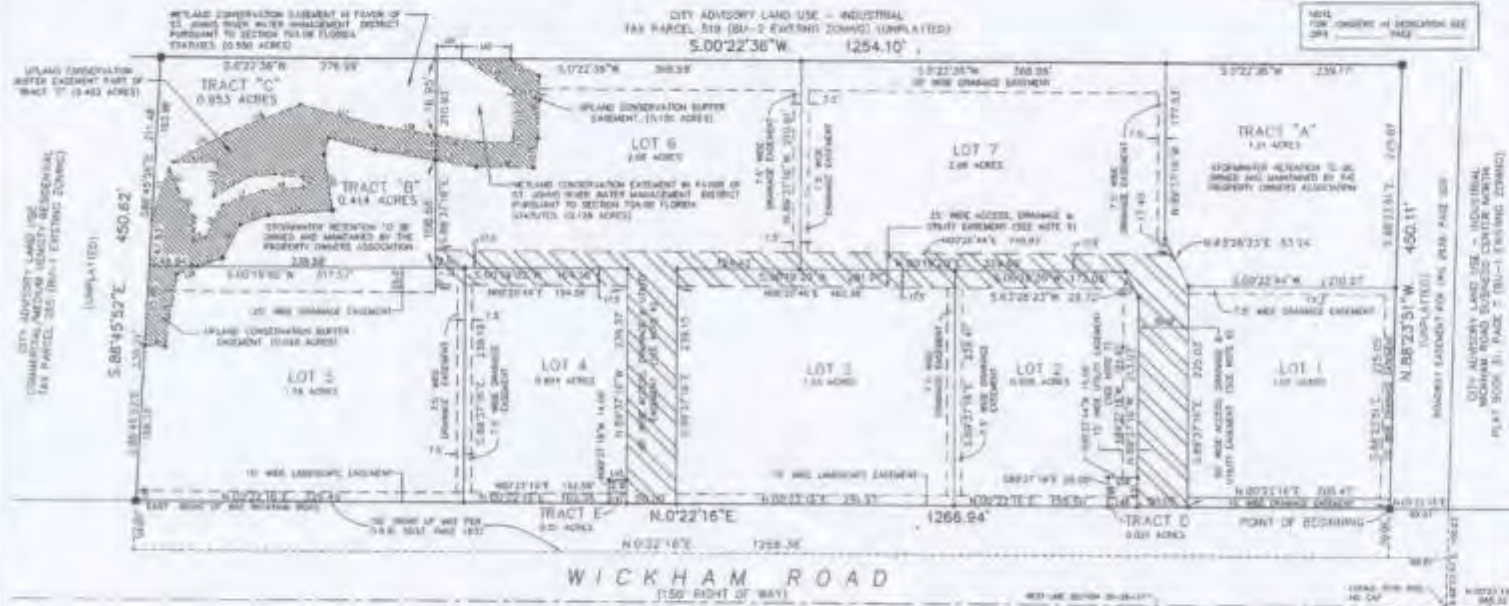
DEDICATION
Crossroads Village
The undersigned, as owner of the land hereinafter described, do hereby dedicate to the public, as shown on the plat hereto attached, the streets and easements therein shown, to be used for the purposes and under the conditions hereinafter set forth. The dedication is made subject to the provisions of the Florida Statutes relating to the dedication of public lands, and to the provisions of the Florida Statutes relating to the dedication of public lands, and to the provisions of the Florida Statutes relating to the dedication of public lands, and to the provisions of the Florida Statutes relating to the dedication of public lands.

LEGAL DESCRIPTION

Parcel of land lying in the Northwest 1/4 of Section 30, Township 26 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the West 1/4 corner of said Section 30; thence North 03°22'16" East, a distance of 393.22 feet; thence South 89°23'51" East, a distance of 100.02 feet to a point on the East right-of-way line of Wickham Road (a 150-foot right-of-way); thence North 03°22'16" East, along said East right-of-way line, a distance of 80.01 feet to the Point of Beginning; thence South North 80°22'16" East, along the said right-of-way line, a distance of 1,268.94 feet; thence South 89°23'51" East, a distance of 430.02 feet; thence South 03°22'16" West, parallel with the east right-of-way line, a distance of 1,254.10 feet; thence North 89°23'51" West, a distance of 450.11 feet to the Point of Beginning. East parcel contains 13.02 acres more or less.

- NOTES:**
- Hatched SET HERETO REFERRING HEREIN IS A 4" X 4" COVERED GYPSUM, 1/8" OR 1/4" THICK.
 - Hatched SET LOT OF TRACT CORNER, A 6" X 6" STAMPED "30 2003" STAMPED WITH A 1/4" DIA. NAIL.
 - Hatched 1/4" DIA. 6" STAMPED "3007" 4" X 6" X 1/4" DIA. NAIL.
 - Hatched 1/2" X 1/2" X 1/2" TRACT CORNER, A 5/8" DIA. 1/2" X 1/2" X 1/2" SET WITH A YELLOW GAL STAMPED "30 2003".



EXPLANATION

1. The owner of the land hereinafter described, do hereby dedicate to the public, as shown on the plat hereto attached, the streets and easements therein shown, to be used for the purposes and under the conditions hereinafter set forth. The dedication is made subject to the provisions of the Florida Statutes relating to the dedication of public lands, and to the provisions of the Florida Statutes relating to the dedication of public lands, and to the provisions of the Florida Statutes relating to the dedication of public lands.

GENERAL NOTES

1. The owner of the land hereinafter described, do hereby dedicate to the public, as shown on the plat hereto attached, the streets and easements therein shown, to be used for the purposes and under the conditions hereinafter set forth.
2. The owner of the land hereinafter described, do hereby dedicate to the public, as shown on the plat hereto attached, the streets and easements therein shown, to be used for the purposes and under the conditions hereinafter set forth.
3. The owner of the land hereinafter described, do hereby dedicate to the public, as shown on the plat hereto attached, the streets and easements therein shown, to be used for the purposes and under the conditions hereinafter set forth.
4. The owner of the land hereinafter described, do hereby dedicate to the public, as shown on the plat hereto attached, the streets and easements therein shown, to be used for the purposes and under the conditions hereinafter set forth.

DEEDS

DATE	RECORDED	BOOK	PAGE	REMARKS
11/13/03	2003-113	113	1	DEED TO TRACT A
11/13/03	2003-114	114	1	DEED TO TRACT B
11/13/03	2003-115	115	1	DEED TO TRACT C
11/13/03	2003-116	116	1	DEED TO TRACT D
11/13/03	2003-117	117	1	DEED TO TRACT E
11/13/03	2003-118	118	1	DEED TO LOT 1
11/13/03	2003-119	119	1	DEED TO LOT 2
11/13/03	2003-120	120	1	DEED TO LOT 3
11/13/03	2003-121	121	1	DEED TO LOT 4
11/13/03	2003-122	122	1	DEED TO LOT 5
11/13/03	2003-123	123	1	DEED TO LOT 6
11/13/03	2003-124	124	1	DEED TO LOT 7

NOTICE

THE CITY OF MELBOURNE HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY CODE AND THE FLORIDA STATUTES RELATING TO THE DEDICATION OF PUBLIC LANDS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY CODE AND THE FLORIDA STATUTES RELATING TO THE DEDICATION OF PUBLIC LANDS.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

I, the City Engineer, do hereby certify that this plat is in accordance with the City Code and the Florida Statutes relating to the dedication of public lands.

[Signature]
City Engineer

CERTIFICATE OF APPROVAL BY REVENUE SUPERVISOR

I, the Revenue Supervisor, do hereby certify that this plat is in accordance with the City Code and the Florida Statutes relating to the dedication of public lands.

[Signature]
Revenue Supervisor

Campbell SURVEY ENGINEER & SURVEYOR
1005 NORTH CENTRAL AVENUE
MELBOURNE, FLORIDA 32901
PHONE: 321-255-2222



5555 N. Wickham Rd, Melbourne, Florida, 32940
Rings: 1 mile, 2.5 mile, 5 mile radii

August 9, 2019

Latitude: 28.19783
Longitude: -80.67181

	1 mile	2.5 miles	5 miles
Population			
2000 Population	2,656	21,313	76,966
2010 Population	4,115	25,109	85,606
2019 Population	4,749	27,933	98,497
2024 Population	5,116	29,698	104,942
2000-2010 Annual Rate	4.48%	1.65%	1.07%
2010-2019 Annual Rate	1.56%	1.16%	1.53%
2019-2024 Annual Rate	1.50%	1.23%	1.28%
2019 Male Population	48.5%	48.5%	48.5%
2019 Female Population	51.5%	51.5%	51.5%
2019 Median Age	49.8	50.3	48.8

In the identified area, the current year population is 98,497. In 2010, the Census count in the area was 85,606. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 104,942 representing a change of 1.28% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 49.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	86.2%	87.4%	86.0%
2019 Black Alone	3.6%	3.6%	4.8%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2019 Asian Alone	5.6%	4.3%	3.6%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.2%	1.4%	1.9%
2019 Two or More Races	3.1%	3.0%	3.4%
2019 Hispanic Origin (Any Race)	10.5%	10.2%	11.0%

Persons of Hispanic origin represent 11.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	163	148	129
2000 Households	990	8,467	31,995
2010 Households	1,542	10,259	37,055
2019 Total Households	1,752	11,246	41,949
2024 Total Households	1,883	11,911	44,567
2000-2010 Annual Rate	4.53%	1.94%	1.48%
2010-2019 Annual Rate	1.39%	1.00%	1.35%
2019-2024 Annual Rate	1.45%	1.16%	1.22%
2019 Average Household Size	2.71	2.48	2.34

The household count in this area has changed from 37,055 in 2010 to 41,949 in the current year, a change of 1.35% annually. The five-year projection of households is 44,567, a change of 1.22% annually from the current year total. Average household size is currently 2.34, compared to 2.30 in the year 2010. The number of families in the current year is 27,357 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary



5555 N. Wickham Rd, Melbourne, Florida, 32940
Rings: 1 mile, 2.5 mile, 5 mile radii

August 9, 2019

Latitude: 28.19783
Longitude: -80.67181

	1 mile	2.5 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.8%	17.7%	19.7%
Median Household Income			
2019 Median Household Income	\$86,750	\$75,349	\$64,493
2024 Median Household Income	\$93,544	\$83,315	\$72,892
2019-2024 Annual Rate	1.52%	2.03%	2.48%
Average Household Income			
2019 Average Household Income	\$109,227	\$100,061	\$91,680
2024 Average Household Income	\$119,113	\$111,221	\$103,542
2019-2024 Annual Rate	1.75%	2.14%	2.46%
Per Capita Income			
2019 Per Capita Income	\$42,559	\$40,686	\$39,162
2024 Per Capita Income	\$46,243	\$45,026	\$44,091
2019-2024 Annual Rate	1.67%	2.05%	2.40%

Households by Income

Current median household income is \$64,493 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$72,892 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,680 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$103,542 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$39,162 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$44,091 in five years, compared to \$36,530 for all U.S. households

Housing

	1 mile	2.5 miles	5 miles
2019 Housing Affordability Index	140	133	120
2000 Total Housing Units	1,054	9,174	34,607
2000 Owner Occupied Housing Units	842	7,135	23,980
2000 Renter Occupied Housing Units	148	1,332	8,015
2000 Vacant Housing Units	64	707	2,612
2010 Total Housing Units	1,637	11,250	41,237
2010 Owner Occupied Housing Units	1,384	8,508	27,610
2010 Renter Occupied Housing Units	158	1,751	9,445
2010 Vacant Housing Units	95	991	4,182
2019 Total Housing Units	1,823	12,068	45,743
2019 Owner Occupied Housing Units	1,575	9,258	31,155
2019 Renter Occupied Housing Units	177	1,988	10,794
2019 Vacant Housing Units	71	822	3,794
2024 Total Housing Units	1,950	12,710	48,304
2024 Owner Occupied Housing Units	1,701	9,897	33,553
2024 Renter Occupied Housing Units	183	2,014	11,014
2024 Vacant Housing Units	67	799	3,737

Currently, 68.1% of the 45,743 housing units in the area are owner occupied; 23.6%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 41,237 housing units in the area - 67.0% owner occupied, 22.9% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 4.72%. Median home value in the area is \$259,037, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.09% annually to \$287,280.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.