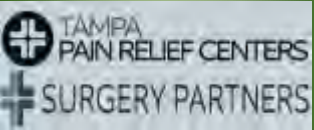
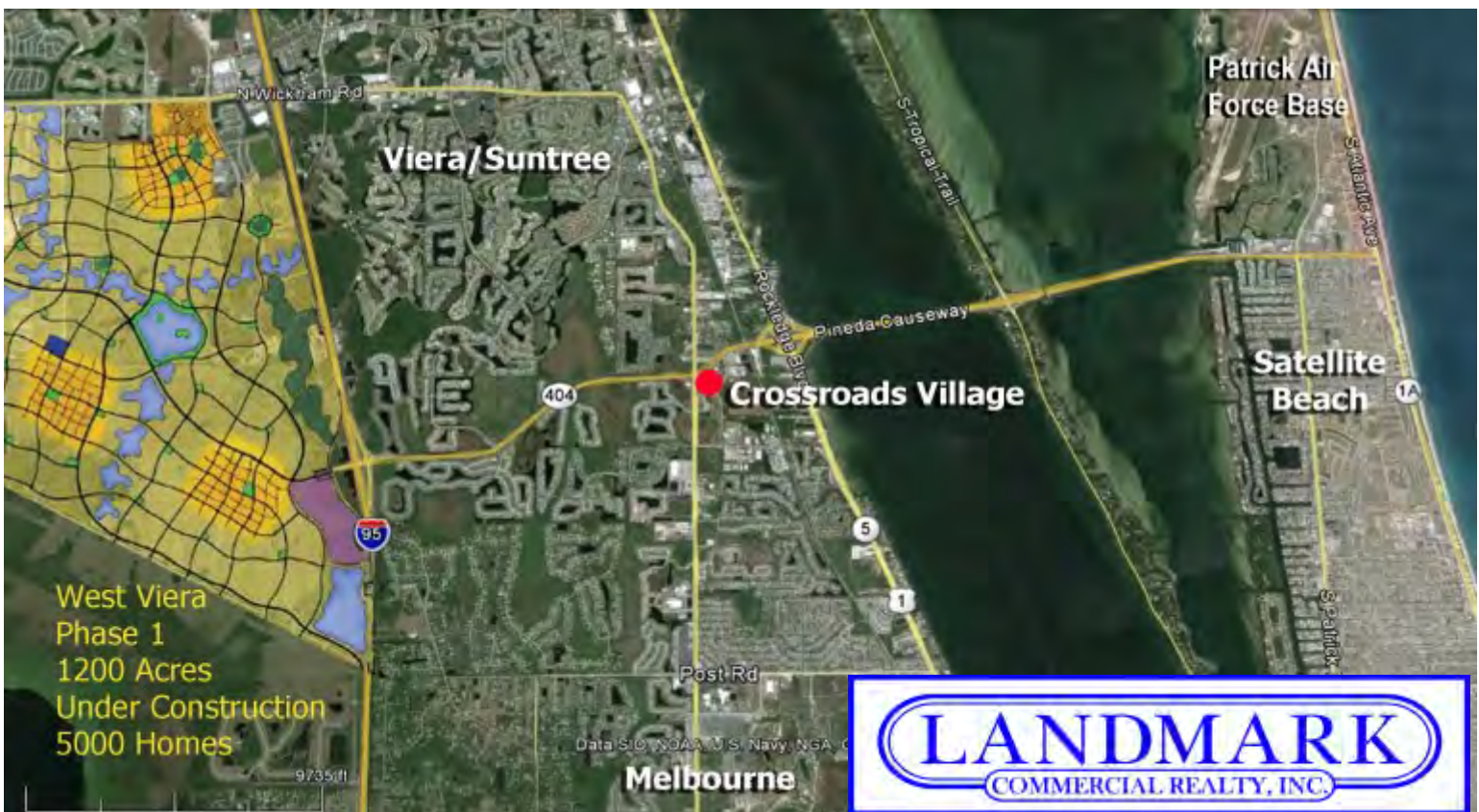


Crossroads Village: Medical and Professional Offices Build-to-Suit or Immediate Occupancy "The Center of Business in Brevard County"

Join Our Regional,
National and
International
Tenants



Crossroads Village is located at the SEC of N. Wickham Road and Pineda Causeway in the demographically superior Viera/Suntree, and Merritt Island, trade areas of Brevard County, Florida. Locate your business at the center of Brevard's five causeways; at the shortest distance and quickest trip between I-95 and the Beaches in all of Brevard County. A regional, high profile, meticulously maintained office location with county-wide access to all clients and associates. Of Brevard County's 615,420 2021 population, most are less than a twenty five minute drive from *Crossroads Village*.



NEW CONSTRUCTION

Join Webster University on Lot 6
Crossroads Village

5561 N. Wickham Rd. Melbourne, Florida 32940

Designed and Built to Suit your Individual Specs

Prominent Monument Signage

Generous TI Allowance to Qualified Tenants



BOB KURLANDER 954-684-3647



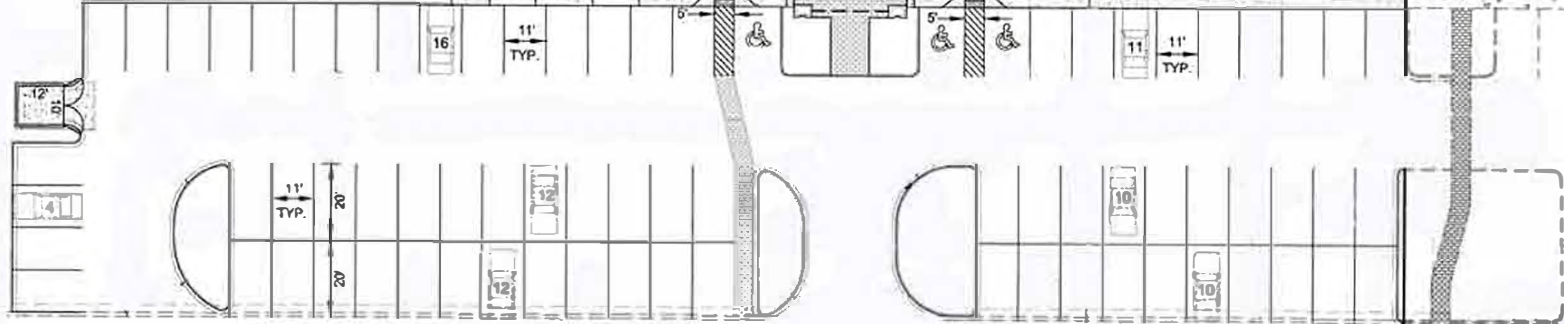
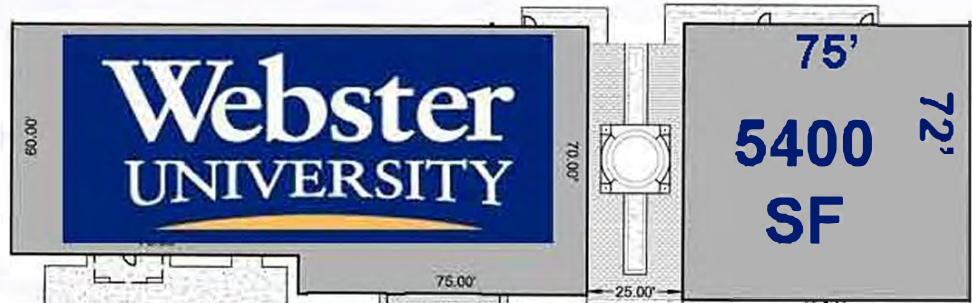
CROSSROADS
V I L L A G E
THE CENTER OF BUSINESS IN BREVARD COUNTY

www.MyCrossroadsVillage.com



5565

5561



MEETING LANE

CALHOUN PLACE



CONCRETE SIDEWALK

EXISTING 5' CON

WHITE LINE

WHITE LINE

5565 & 5561 N. WICKHAM RD.
LOT 6 CROSSROADS VILLAGE

**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

Indian Harbour
Beach

LAKE ANDREW DR. AND
PINEDA CAUSEWAY EXT.
NOW OPEN TO W. VIERA

N. WICKHAM RD.



Melbourne



EAU GALLIE BLVD.





A1A

SOUTH TROPICAL TRAIL

PINEDA CAUSEWAY



N. WICKHAM RD.

Suntree/Viera

Melbourne



EXIT #188



CONNECTION TO WEST VIERA COMMUNITIES
AND LAKE ANDREW DRIVE
NOW OPEN

**CROSSROADS VILLAGE
LOOKING EAST
FEBRUARY 2020**

Dateline: April 23 2022 Viera, FL

PINEDA CAUSEWAY'S WESTERN EXPANSION TO LAKE ANDREW DRIVE NOW OPEN TO TRAFFIC

The .7-mile western extension of the Pineda Causeway west of I-95 now provides a new route for the West Viera communities to access Crossroads Village's restaurants: Backwater, Salsas Mexican Cantina, and Jeremiah's Italian Ice, plus Mayweather Boxing & Fitness and Opening Soon! Stretch Zone.



BOB KURLANDER 954-684-3647

LANDMARK
COMMERCIAL REALTY, INC.

www.MyCrossroadsVillage.com

SALSAS
COCINA MEXICANA & CANTINA

BACKWATER

JEREMIAH'S
ITALIAN ICE

STRETCH ZONE

MAYWEATHER
BOXING + FITNESS





LOT 7 OFFICE BUILDING



5200 SF PAD



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**



CROSSROADS VILLAGE LOOKING EAST 2.2.2020

CROSSROADS VILLAGE MELBOURNE FLORIDA





Crossroads Village

Webster
UNIVERSITY

UP TO 5400 SF
CUSTOM BUILD TO SUIT

LANDMARK
COMMERCIAL REALTY, INC.

Bob Kurlander
954.684.3647

5565 N. Wickham Rd.

“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.





A ROBUST AND DIVERSE

— CORPORATE NEIGHBORHOOD —

Florida's Space Coast has developed into a hub for rapidly expanding industries such as:

- Aerospace and Defense
- Business Services
- Communications
- Education
- Environmental Services
- Financial Services
- Information Technologies

#1 JUMP IN RANKING

in Milken Institute's Best Performing Cities 2019: Where America's Jobs are Created and Sustained. (Climbing 90 spots in one year)

From start-ups and mid-sized enterprises to high-tech goliaths, the Space Coast corporate neighborhood hosts an impressive group of innovative organizations in a variety of sectors. The Space Coast is also home to the 45th Space Wing and the 920th Rescue Wing at Patrick Air Force Base, and the Naval Ordnance Test Unit at Cape Canaveral Air Force Station.

