

CROSSROADS VILLAGE LOT 3
5555 AND 5559 N. WICKHAM RD.
MELBOURNE, FLORIDA 32940
RETAIL CENTER NOW OPEN

BOB KURLANDER (954) 684-3647

LANDMARK
COMMERCIAL REALTY, INC.

Crossroads Village



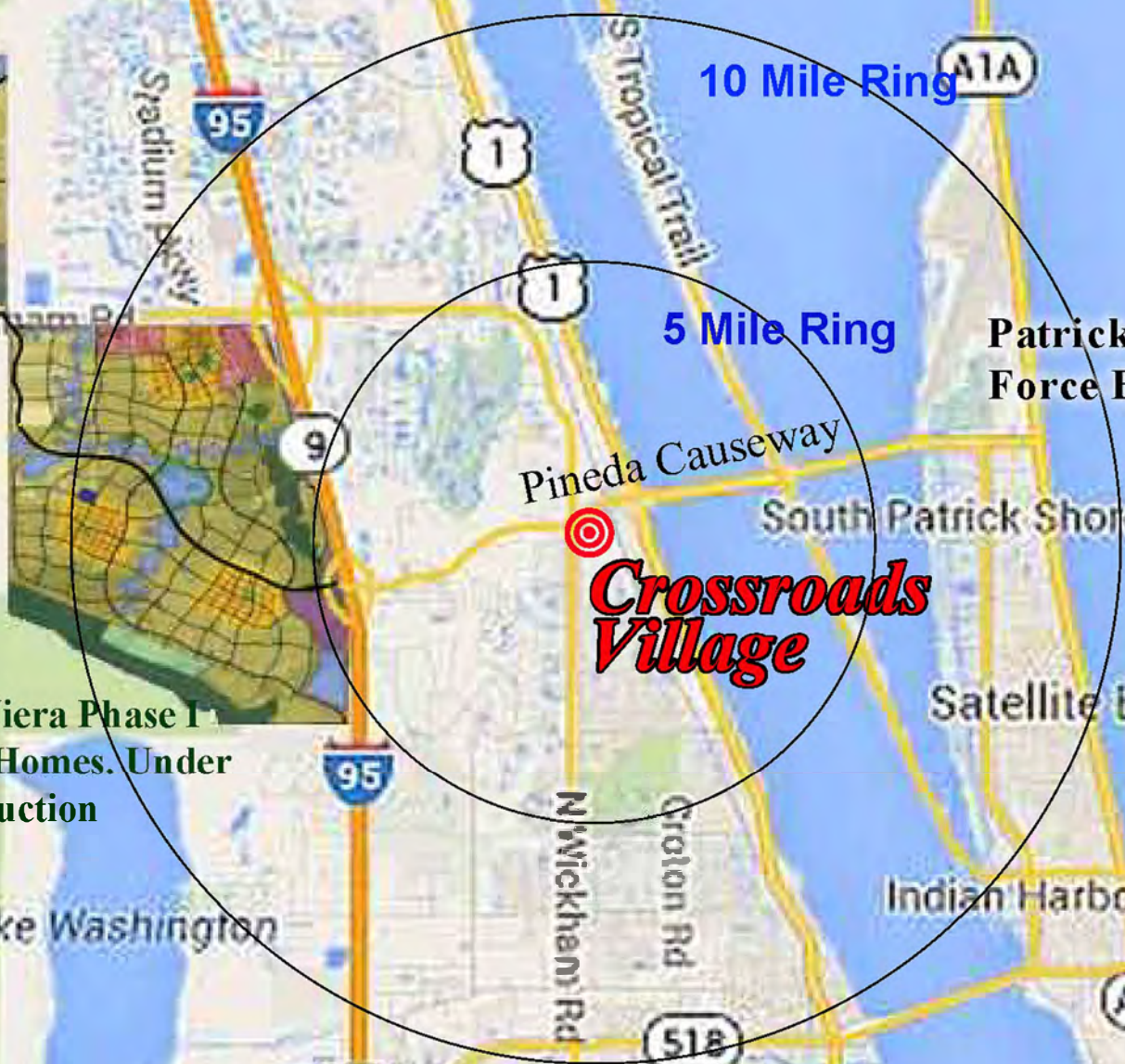
5555 N. Wickham Rd.

5559 N. Wickham Rd.

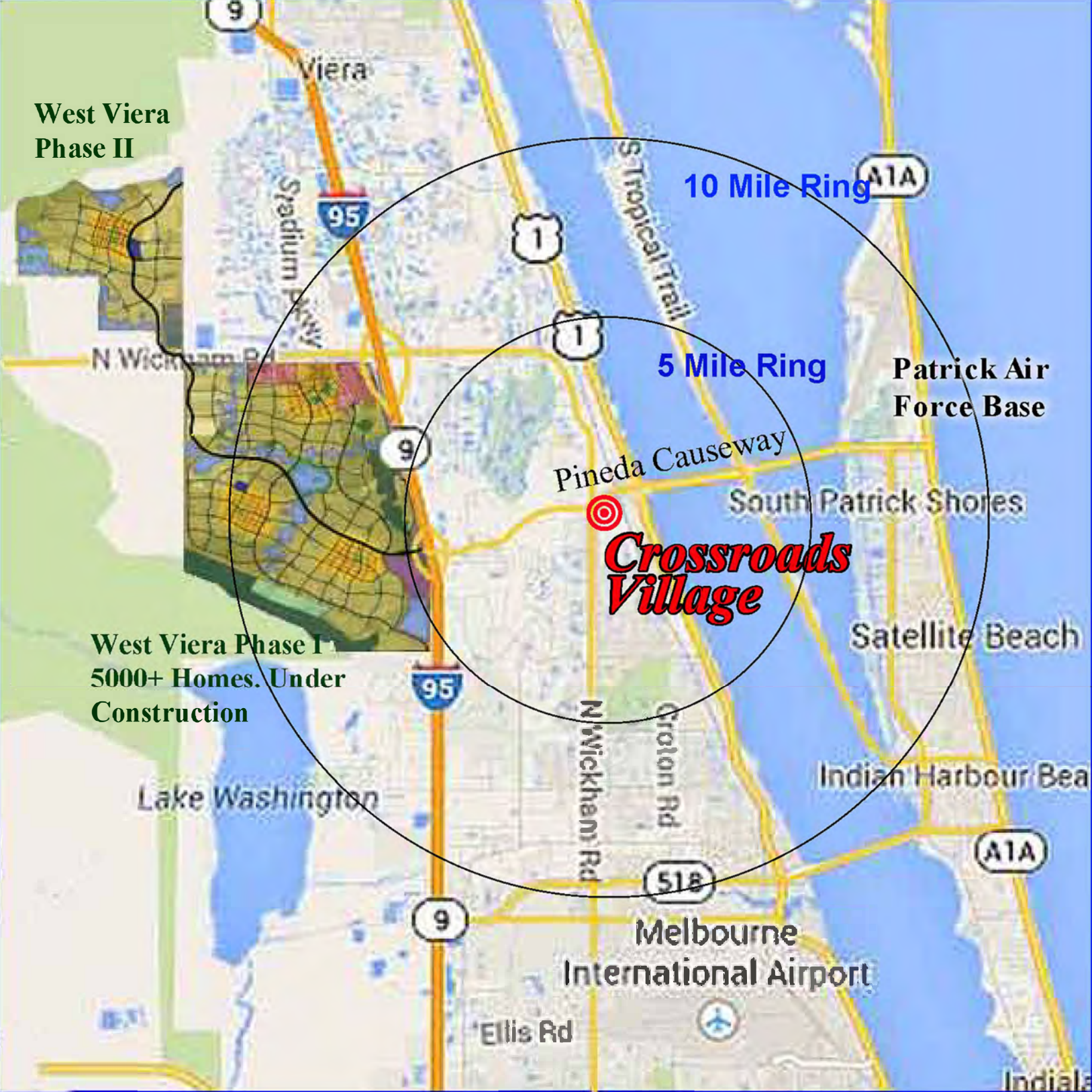
**West Viera
Phase II**



**West Viera Phase I
5000+ Homes. Under
Construction**



***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**



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**



CROSSROADS VILLAGE LOOKING EAST 2.2.2020



**NOW
OPEN**



132 Feet

2494 SF



45'- 4"

#101

1336 SF



24'- 8"

#102

1155 SF

21'-0"

#103

1155 SF



21'-0"

#104

1100 SF



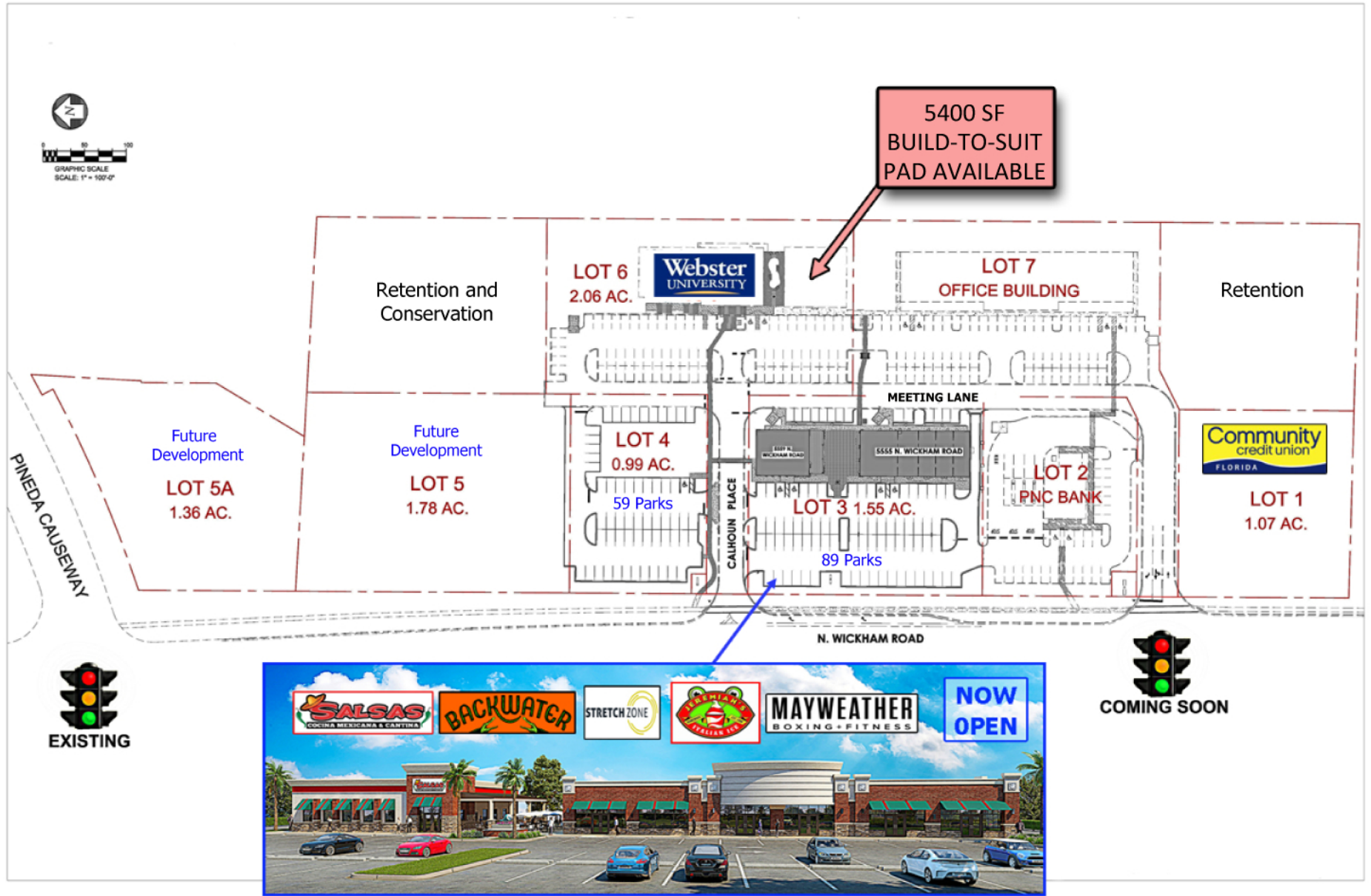
20'-0"

#105

55 Feet

CROSSROADS VILLAGE

MELBOURNE FLORIDA



Webster UNIVERSITY

HOLY TRINITY EPISCOPAL ACADEMY

**LOT 4
PARKING
LOT**

**CROSSROADS VILLAGE
LOT 3 RETAIL CENTER
NOW OPEN**

SALSAS
COCINA MEXICANA & CANTINA

BACKWATER

JEREMIAH'S
ITALIAN ICE

MAYWEATHER
BOXING+FITNESS

STRETCH ZONE

PNC BANK

Community credit union
FLORIDA

40,550 VPD N. WICKHAM RD.

DEER LAKES DRIVE

COMING SOON

CROSSROADS VILLAGE LOOKING NORTHEAST 2.2.2020



Executive Summary

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

Prepared by Esri
Latitude: 28.19864
Longitude: -80.67178

| | 1 mile | 2.5 miles | 5 miles |
|------------------------|--------|-----------|---------|
| Population | | | |
| 2000 Population | 2,623 | 20,549 | 75,873 |
| 2010 Population | 4,068 | 24,375 | 84,769 |
| 2020 Population | 4,600 | 27,520 | 100,532 |
| 2025 Population | 4,929 | 29,794 | 107,041 |
| 2000-2010 Annual Rate | 4.49% | 1.72% | 1.11% |
| 2010-2020 Annual Rate | 1.21% | 1.19% | 1.68% |
| 2020-2025 Annual Rate | 1.39% | 1.60% | 1.26% |
| 2020 Male Population | 48.4% | 48.4% | 48.4% |
| 2020 Female Population | 51.6% | 51.6% | 51.6% |
| 2020 Median Age | 50.0 | 50.4 | 49.2 |

In the identified area, the current year population is 100,532. In 2010, the Census count in the area was 84,769. The rate of change since 2010 was 1.68% annually. The five-year projection for the population in the area is 107,041 representing a change of 1.26% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 50.0, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 85.9% | 87.0% | 85.8% |
| 2020 Black Alone | 3.6% | 3.6% | 4.8% |
| 2020 American Indian/Alaska Native Alone | 0.3% | 0.3% | 0.3% |
| 2020 Asian Alone | 5.7% | 4.5% | 3.7% |
| 2020 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2020 Other Race | 1.2% | 1.4% | 1.9% |
| 2020 Two or More Races | 3.2% | 3.1% | 3.4% |
| 2020 Hispanic Origin (Any Race) | 10.9% | 10.6% | 11.2% |

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 18.8% 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 40.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2020 Wealth Index | 165 | 149 | 131 |
| 2000 Households | 977 | 8,122 | 31,471 |
| 2010 Households | 1,521 | 9,911 | 36,653 |
| 2020 Total Households | 1,698 | 11,032 | 42,728 |
| 2025 Total Households | 1,813 | 11,890 | 45,305 |
| 2000-2010 Annual Rate | 4.53% | 2.01% | 1.54% |
| 2010-2020 Annual Rate | 1.08% | 1.05% | 1.51% |
| 2020-2025 Annual Rate | 1.32% | 1.51% | 1.18% |
| 2020 Average Household Size | 2.71 | 2.49 | 2.34 |

The household count in this area has changed from 36,653 in 2010 to 42,728 in the current year, a change of 1.51% annually. The five-year projection of households is 45,305, a change of 1.18% 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 27,995 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

January 07, 2021



Executive Summary

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

Prepared by Esri
Latitude: 28.19864
Longitude: -80.67178

| | 1 mile | 2.5 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 13.3% | 13.8% | 15.0% |
| Median Household Income | | | |
| 2020 Median Household Income | \$93,549 | \$83,890 | \$74,452 |
| 2025 Median Household Income | \$102,100 | \$92,036 | \$79,266 |
| 2020-2025 Annual Rate | 1.76% | 1.87% | 1.26% |
| Average Household Income | | | |
| 2020 Average Household Income | \$113,987 | \$104,828 | \$96,542 |
| 2025 Average Household Income | \$129,893 | \$118,600 | \$106,959 |
| 2020-2025 Annual Rate | 2.65% | 2.50% | 2.07% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$44,409 | \$42,457 | \$41,135 |
| 2025 Per Capita Income | \$50,548 | \$47,836 | \$45,384 |
| 2020-2025 Annual Rate | 2.62% | 2.41% | 1.99% |

Households by Income

Current median household income is \$74,452 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$79,266 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$96,542 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,959 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,135 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,384 in five years, compared to \$37,691 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2020 Housing Affordability Index | 172 | 166 | 154 |
| 2000 Total Housing Units | 1,040 | 8,813 | 34,043 |
| 2000 Owner Occupied Housing Units | 830 | 6,825 | 23,730 |
| 2000 Renter Occupied Housing Units | 147 | 1,296 | 7,740 |
| 2000 Vacant Housing Units | 63 | 692 | 2,573 |
| 2010 Total Housing Units | 1,615 | 10,878 | 40,747 |
| 2010 Owner Occupied Housing Units | 1,368 | 8,195 | 27,473 |
| 2010 Renter Occupied Housing Units | 153 | 1,716 | 9,180 |
| 2010 Vacant Housing Units | 94 | 967 | 4,094 |
| 2020 Total Housing Units | 1,734 | 11,776 | 46,319 |
| 2020 Owner Occupied Housing Units | 1,538 | 9,148 | 32,447 |
| 2020 Renter Occupied Housing Units | 160 | 1,883 | 10,282 |
| 2020 Vacant Housing Units | 36 | 744 | 3,591 |
| 2025 Total Housing Units | 1,848 | 12,624 | 48,863 |
| 2025 Owner Occupied Housing Units | 1,642 | 9,631 | 34,212 |
| 2025 Renter Occupied Housing Units | 171 | 2,259 | 11,092 |
| 2025 Vacant Housing Units | 35 | 734 | 3,558 |

Currently, 70.1% of the 46,319 housing units in the area are owner occupied; 22.2%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 40,747 housing units in the area - 67.4% owner occupied, 22.5% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 5.86%. Median home value in the area is \$267,087, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.80% annually to \$291,936.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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