

Pineda Commons | Melbourne, FL

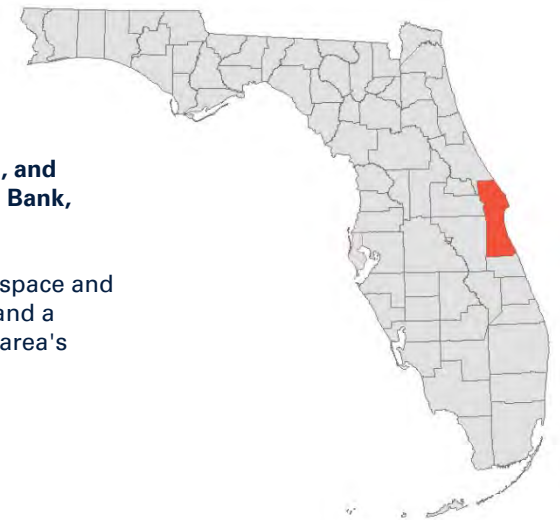


Retail Space Available | 4,200 Sf

SEC of Business Center Boulevard and Wickham Road, **Melbourne**, FL

Pineda Commons is a newly developed neighborhood center anchored by Sprouts Farmers Market and EOS Fitness, and complemented by a strong lineup of national tenants including First Watch, Heartland Dental, Bojangles, Fifth Third Bank, and Mister Car Wash.

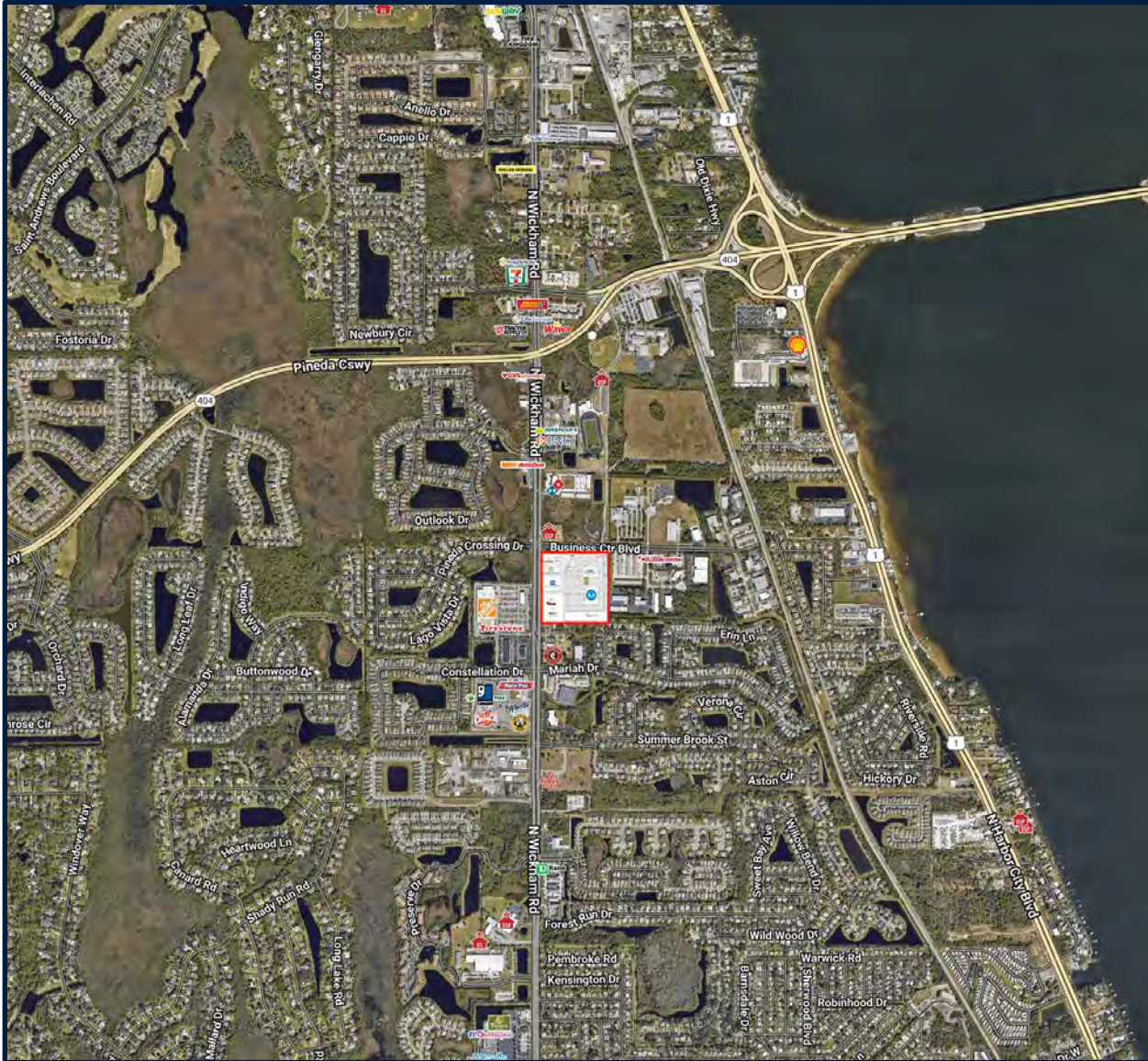
Located in the heart of Melbourne, one of Florida's fastest-growing markets, the area is experiencing a surge in Aerospace and Defense industry jobs, drawing an influx of high-income professionals. With a low cost of living, strong job growth, and a wave of new residential and luxury multifamily developments, Pineda Commons is perfectly positioned to serve the area's expanding and affluent population.



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Pineda Commons | Location

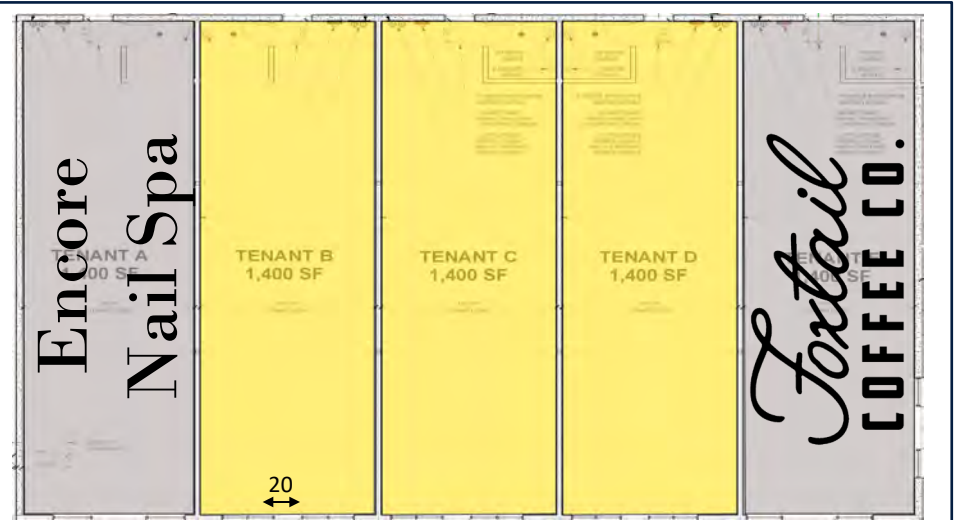


- Located at the high-traffic intersection of Wickham Road and Pineda Causeway, providing excellent visibility and accessibility to both the beachside and the I-95 corridor. The surrounding area is densely populated, with popular neighborhoods such as Suntree, Viera, and Baytree, which are home to strong demographics and growing residential demand.
- The center benefits from direct proximity to several major employers such as L3Harris, Northrop Grumman, and Patrick Space Force Base. These institutions continue to drive job creation, attracting high-income professionals and fueling retail and service demand.
- Nearby national co-tenants include Publix, Walmart, Target, The Home Depot, and Aldi, along with key health and wellness providers and top-tier schools, making this one of the most active and desirable retail corridors in Brevard County.
- The area is also undergoing robust residential development, including over 2,000 new housing units within a 3-mile radius, further strengthening daytime traffic and long-term customer growth.

Pineda Commons | Site Plan



Pineda Commons | Shop Space



- Three (3) inline units available | 1,400 SF each
- Delivered in a Vanilla shell condition :
 - HVAC installed
 - Ceiling grid and tiles in place
 - Concrete slab floor
 - Restroom plumbing stub-out
- Positioned between Foxtail Coffee Co. and Encore Nail Spa
- High visibility and strong foot traffic from Sprouts and EōS Fitness



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Pineda Commons | Progress Aerials



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Demographics | 3 Miles

