

Regency II Office Condominium

3200 N WICKHAM RD STE 4, MELBOURNE, FL 32935

FOR SALE

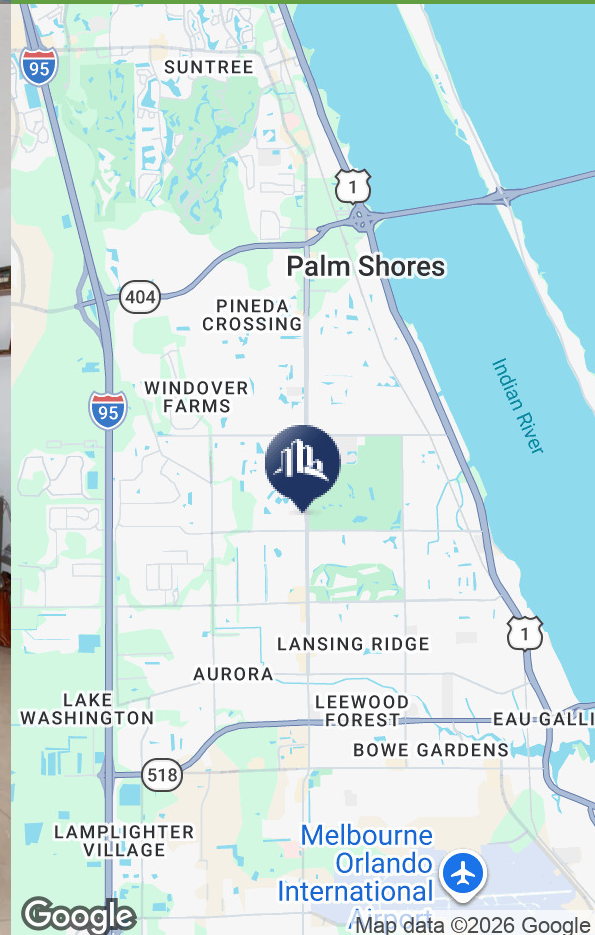
\$285,000

Office Building



PROPERTY FEATURES

- 1,439 SF professional office condominium
- Direct N Wickham Road frontage
- 34,000 vehicles per day
- Panel on prominent monument sign
- Reception, 5 offices, conference room, breakroom, and private restroom
- Private front entry plus rear exit
- Small professional assn with ample parking
- Across from Wickham Park
- Adjacent to Addison Pointe, a 370-unit Class A apartment community
- Convenient access to I-95, Melbourne Orlando International Airport, and the beaches



James Flint, CCIM

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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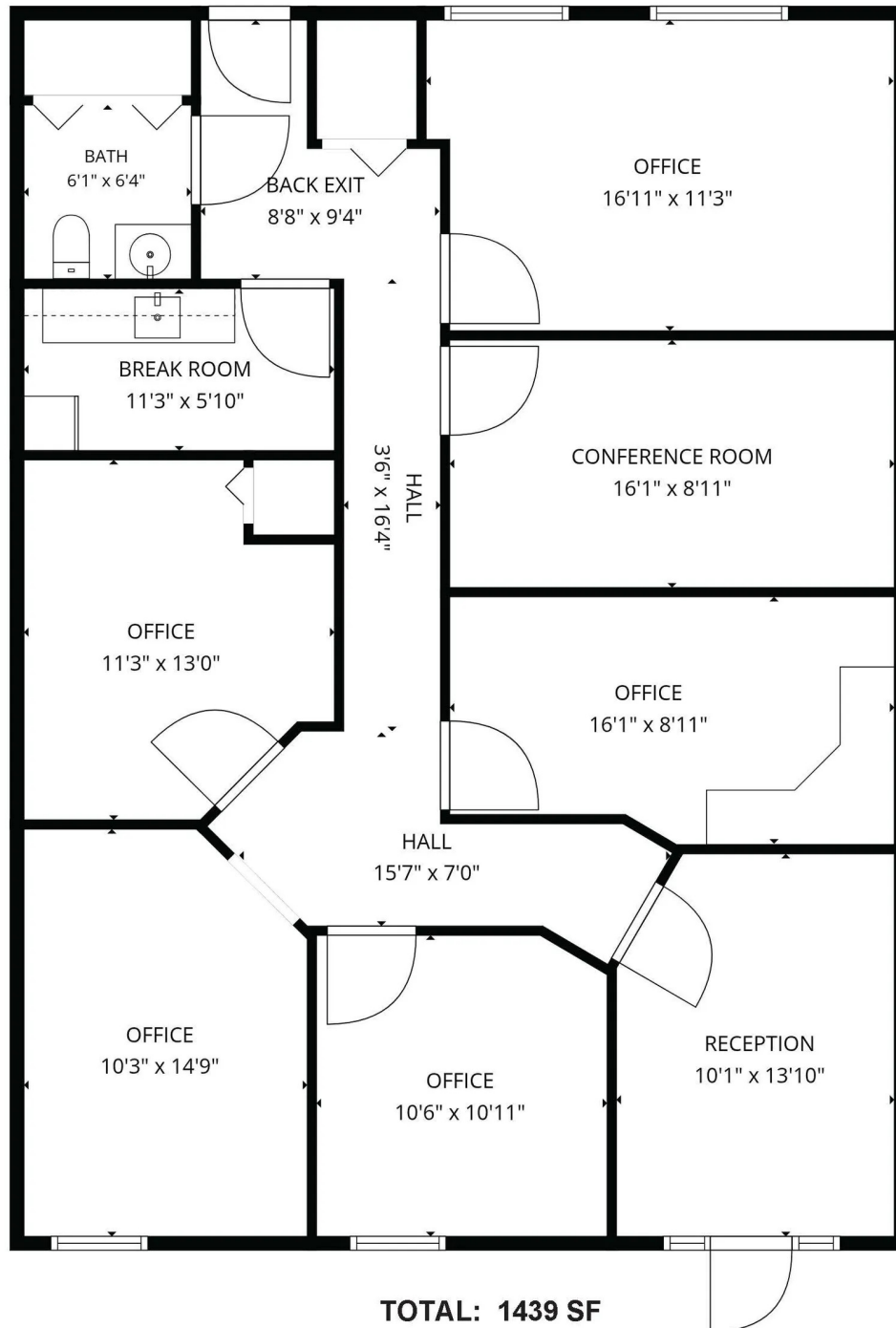
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Floor Plan deemed accurate, but not exact.
Please verify all measurements

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REGENCY II OFFICE CONDOMINIUMS

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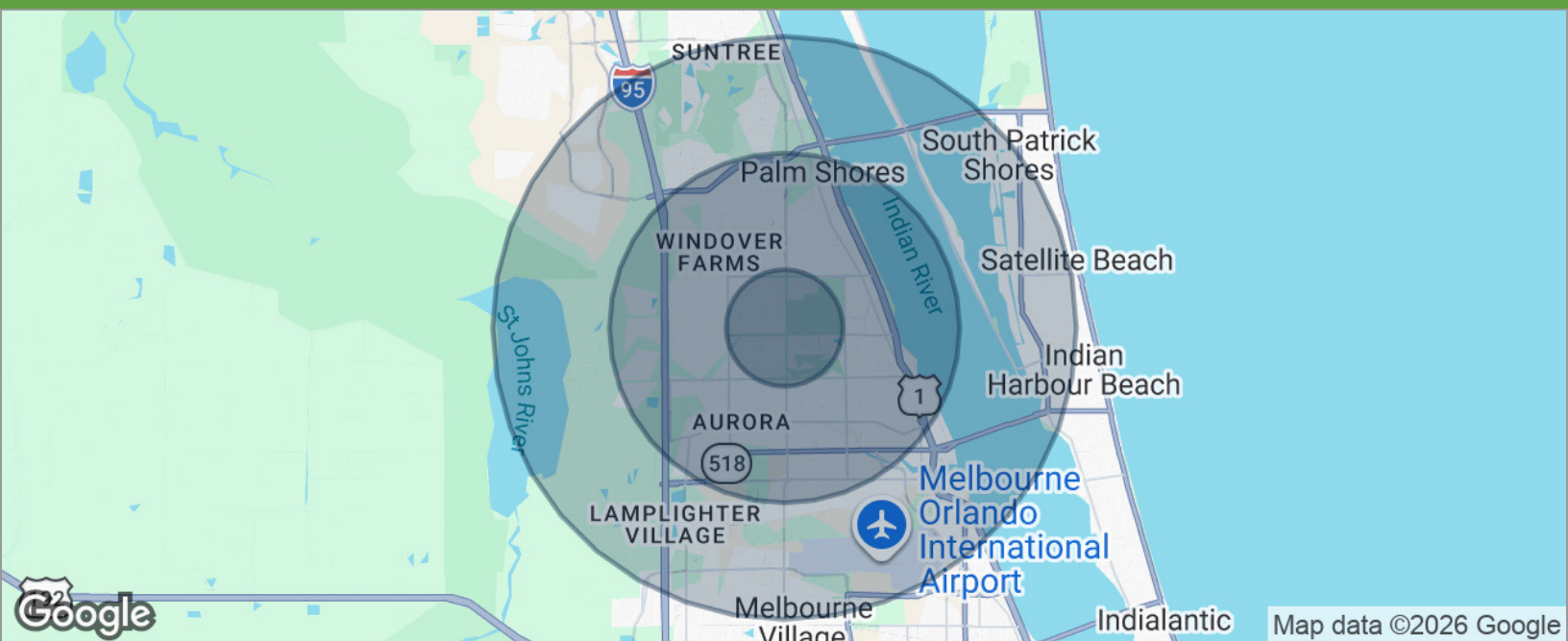
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,086	54,181	102,219
Median age	44.1	45.6	46.1
Median age (Male)	44.1	44.5	45.2
Median age (Female)	43.4	46.2	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,176	22,879	42,259
# of persons per HH	2.2	2.4	2.4
Average HH income	\$97,063	\$95,539	\$110,839
Average house value	\$353,280	\$389,400	\$417,513

* Demographic data derived from 2020 ACS - US Census



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