

**CROSSROADS VILLAGE**  
**SEC N. WICKHAM RD. & PINEDA CAUSEWAY**  
**MELBOURNE, FLORIDA 32940**  
**FINAL PHASE 3.15 ACRES**  
**LOTS 5 & 5A NOW LEASING OUT LOT PADS**

**BOB KURLANDER 954-684-3647**

**LANDMARK**  
COMMERCIAL REALTY, INC.

*Crossroads Village*



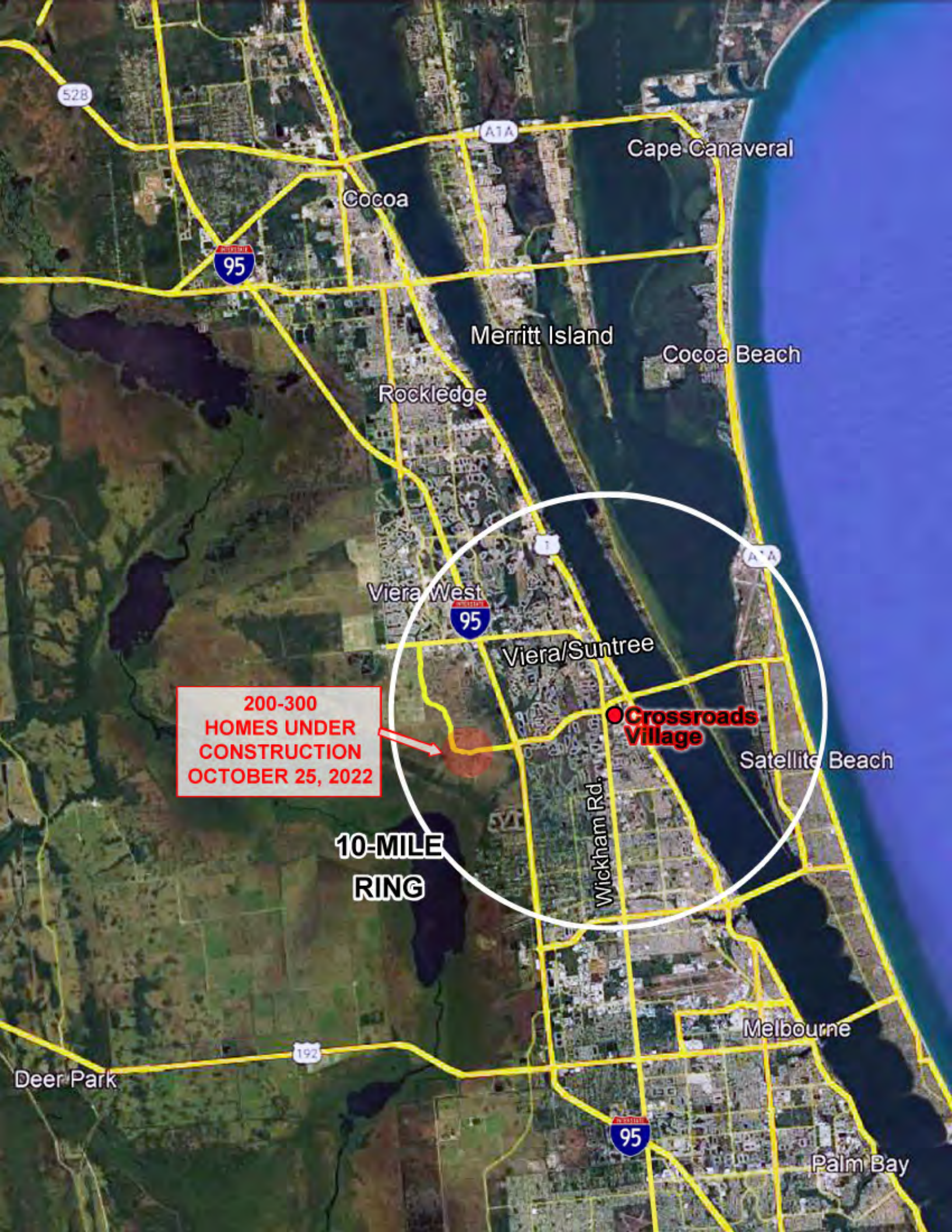
**THE CENTER  
OF BUSINESS IN  
BREVARD COUNTY**

**[MyCrossroadsVillage.com](http://MyCrossroadsVillage.com)**

**LANDMARK**  
COMMERCIAL REALTY, INC.

**Your N. Wickham Rd. Address**





**200-300  
HOMES UNDER  
CONSTRUCTION  
OCTOBER 25, 2022**

**10-MILE  
RING**

**Crossroads  
Village**

Wickham Rd.

528

95

A1A

Cape Canaveral

Cocoa

Merritt Island

Cocoa Beach

Rockledge

95

Viera West

Viera/Suntree

Satellite Beach

Melbourne

Palm Bay

Deer Park

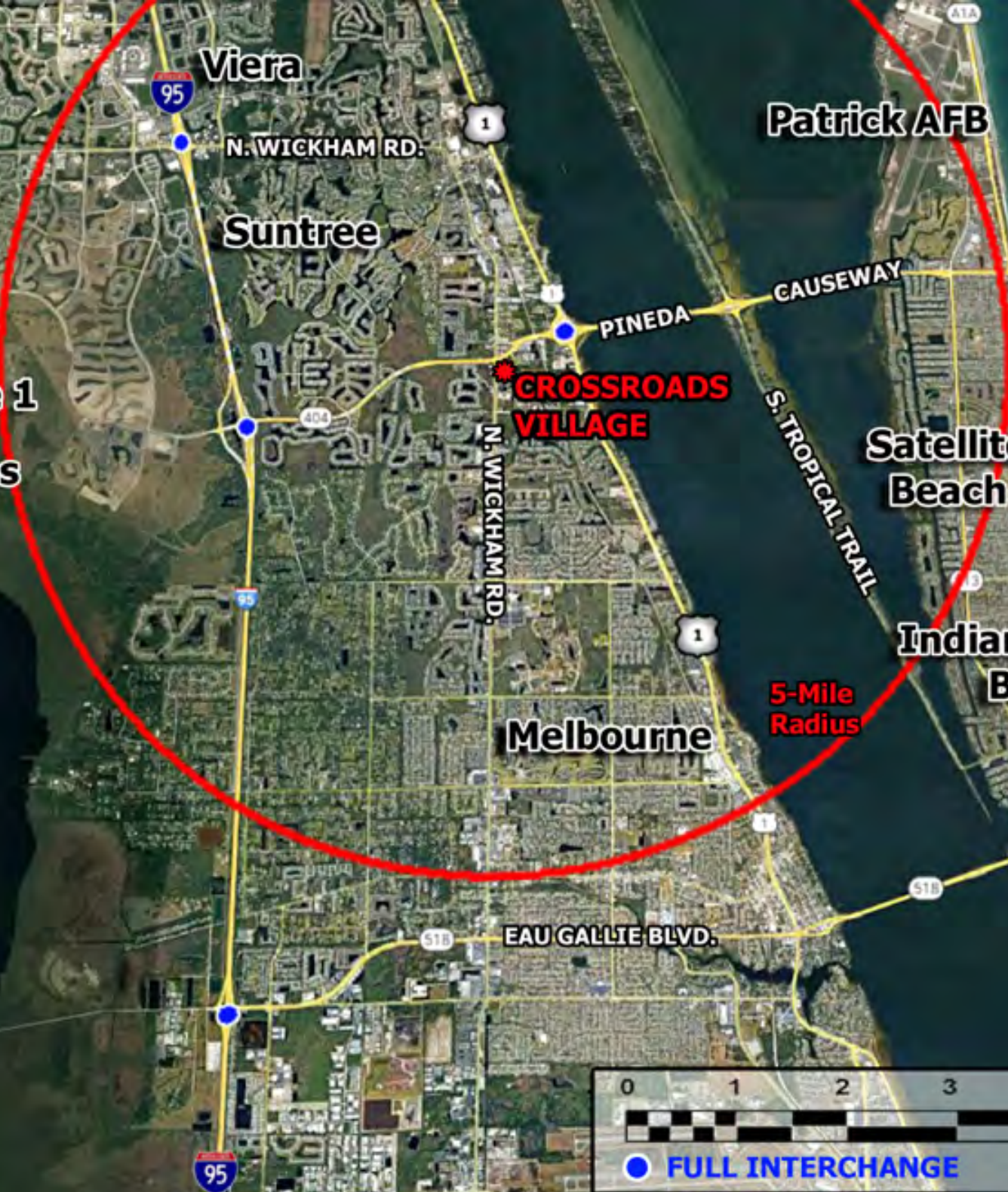
192

95



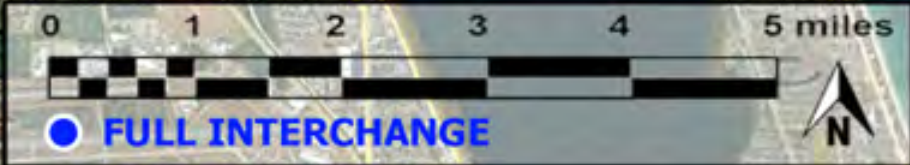
**CROSSROADS  
VILLAGE  
MELBOURNE  
FLORIDA  
JANUARY  
2021**

**West  
Viera  
Phase 1  
5000  
Homes**



**CROSSROADS  
VILLAGE**

**5-Mile  
Radius**







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**





**PINEDA CAUSEWAY**

**BIG CHICKEN**  
**LOT 5A**

**LOT 5**  
**1.78 AC**

**LOT 4**  
**.99 AC**

**N. WICKHAM RD.**







A1A

3 S. TROPICAL TRAIL



PINEDA CAUSEWAY



Sihle Insurance Group

First American Tile Company

Figurella

Tampa Pain Relief Centers Surgery Partners



LOT 5 A

LOT 5  
1.78 Ac.

LOT 4  
BLDG. PAD  
.99 Ac.

N. WICKHAM RD.



CROSSROADS VILLAGE  
LOT 3 RETAIL CENTER  
NOW OPEN

SALSAS  
COCINA MEXICANA & CANTINA

BACKWATER

THE STANARICE

MAYWEATHER  
BOXING-FITNESS

STRETCH ZONE



UNDER CONSTRUCTION



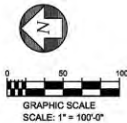
LOOKING NORTHEAST 8.22.22

AUGUST 2023

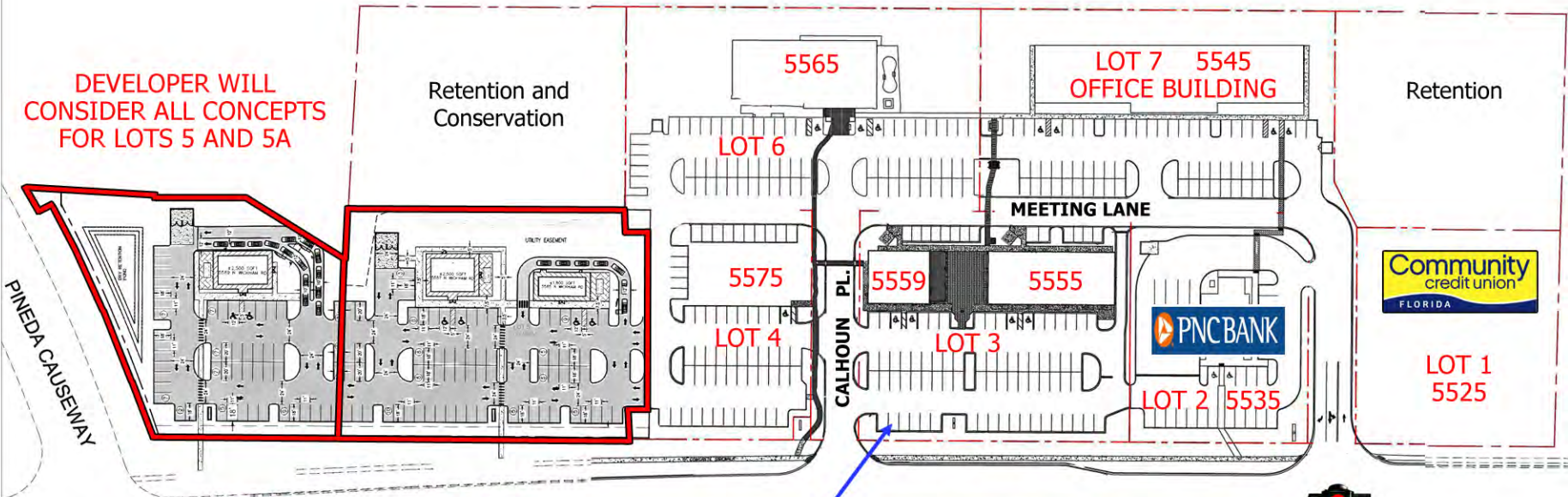
DEER LAKES DR.



# ANNOUNCING: THE OUTLOTS AT CROSSROADS VILLAGE



DEVELOPER WILL CONSIDER ALL CONCEPTS FOR LOTS 5 AND 5A

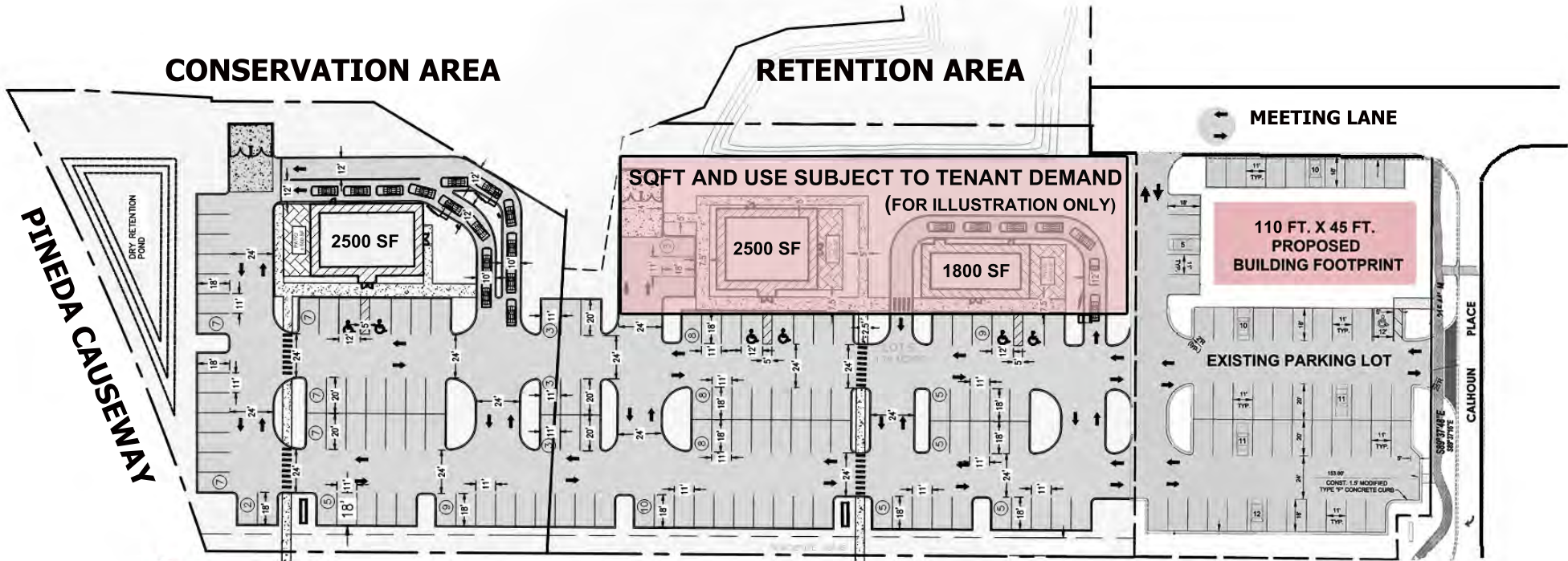


LOT 5A                      LOT 5

N. WICKHAM RD.  
MELBOURNE FL 32940



# THE OUTLOTS AT CROSSROADS VILLAGE MELBOURNE FLORIDA 32940



**LOT 5A  
UNDER LEASE**

**LOT 5  
OFFICE/RETAIL/  
RESTAURANTS/QSRS WITH  
DOUBLE DRIVE THRU  
PADS AVAILABLE**

**LOT 4  
4950+ SF RETAIL/  
RESTAURANTS  
AVAILABLE**

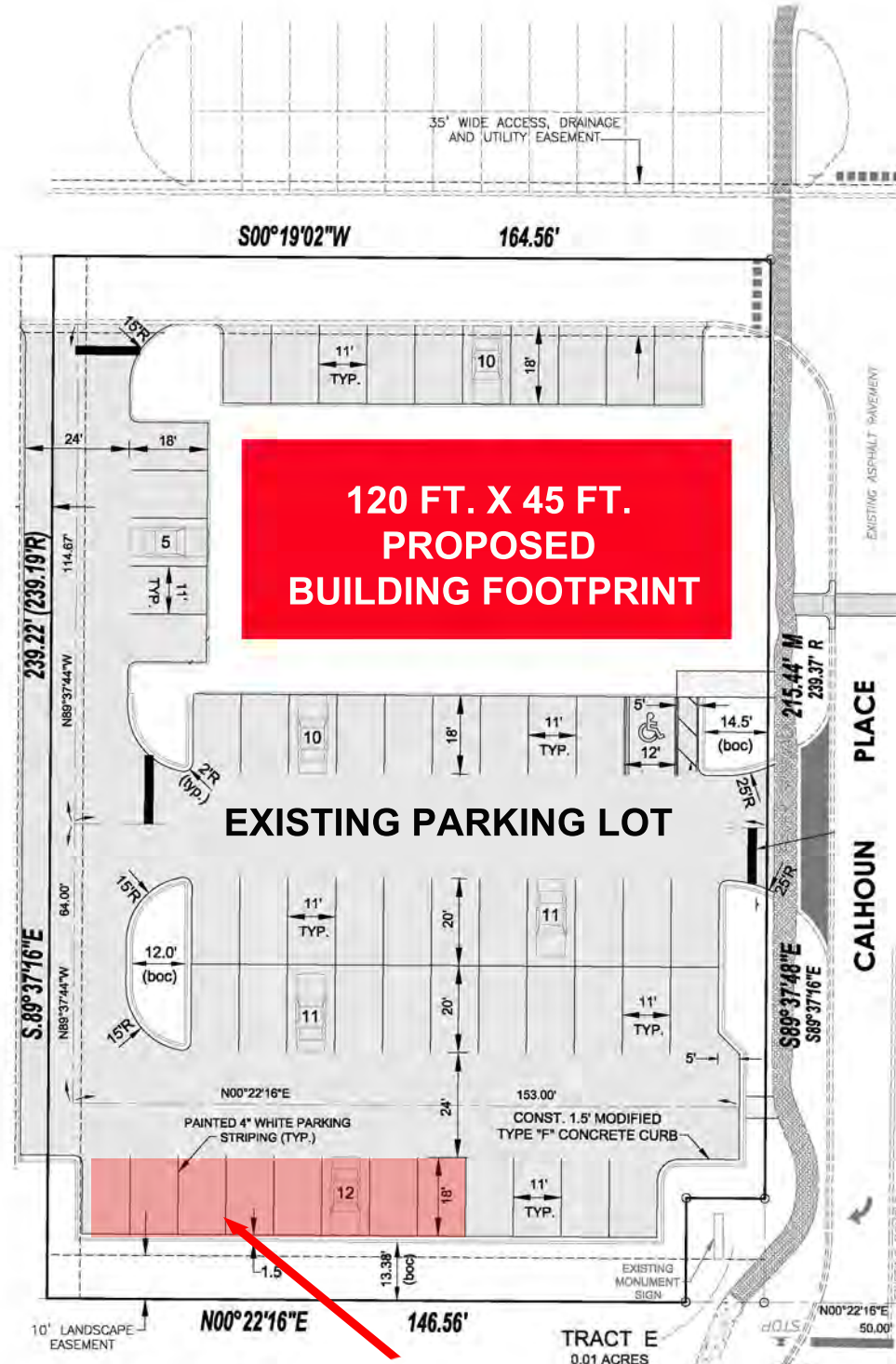






GRAPHIC SCALE  
SCALE: 1" = 20'-0"

**LOT 4  
PROPOSED  
4950 SQFT  
RETAIL  
BUILDING  
AT  
CROSSROADS  
VILLAGE  
MELBOURNE  
FLORIDA  
32940**



**4 + 4 Future EV Charging Stations**





**SALSAS**  
CASA MEXICANA & CANTINA







Holy Trinity Access Bridge





**DOT #700388**  
**84,000 AADT**

**Traffic Counts AADT**  
**Revised For: 2021 and 2022**

Brevard County  
Florida  
*Crossroads Village*  
Suntree/Viera/US 1  
Space Coast  
Transportation Planning  
Organization

Pineda Causeway Ext.  
Now Connects To All  
West Viera Communities

**DOT #700388**  
**84,000 AADT**

**DOT #700415**  
**92,000 AADT**

567 30,760

394 54,000

395 39,910

396 35,850

397 36,340

33,300

400 35,760

28,680

26,840

401

402

89 38,410

31,140

42,330

267 43,180

34,530

403

327

404

328

43,620

364

415 41,980

34,720

570

Pineda Crossing 40,020

540

Palm Shores

5

The Arbors At Longleaf

Coquina Ridge

Viera South

Magnolia Pointe

Lake Pointe Stage

Spanish Wells At Suntree

The Legends

Fieldstone

The Woods

South Banyan Isles

S Tropical Trail

Ridgewood Blvd

N Wickham Rd

Pineda Causeway

**Crossroads Village**

Chaste

Live Oak

5

1





# Executive Summary

5555 N Wickham Rd, Melbourne, Florida, 32940  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.19835  
Longitude: -80.67133

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,077	33,578	84,482
2020 Population	5,584	35,284	96,651
2022 Population	5,574	36,265	100,689
2027 Population	5,584	36,464	103,200
2010-2020 Annual Rate	0.96%	0.50%	1.35%
2020-2022 Annual Rate	-0.08%	1.23%	1.84%
2022-2027 Annual Rate	0.04%	0.11%	0.49%
2022 Male Population	48.6%	48.5%	48.5%
2022 Female Population	51.4%	51.5%	51.5%
2022 Median Age	51.2	51.2	49.8

In the identified area, the current year population is 100,689. In 2020, the Census count in the area was 96,651. The rate of change since 2020 was 1.84% annually. The five-year projection for the population in the area is 103,200 representing a change of 0.49% annually from 2022 to 2027. 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 38.9.

### Race and Ethnicity

2022 White Alone	78.1%	78.9%	77.3%
2022 Black Alone	3.5%	3.8%	4.5%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2022 Asian Alone	5.0%	3.9%	3.8%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	2.2%	2.3%	2.7%
2022 Two or More Races	11.0%	10.7%	11.2%
2022 Hispanic Origin (Any Race)	10.1%	10.1%	11.0%

Persons of Hispanic origin represent 11.0% of the population in the identified area compared to 19.0% 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 50.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	192	156	135
2010 Households	1,939	14,270	36,581
2020 Households	2,199	15,265	41,677
2022 Households	2,217	15,766	43,401
2027 Households	2,230	15,924	44,544
2010-2020 Annual Rate	1.27%	0.68%	1.31%
2020-2022 Annual Rate	0.36%	1.45%	1.82%
2022-2027 Annual Rate	0.12%	0.20%	0.52%
2022 Average Household Size	2.51	2.29	2.30

The household count in this area has changed from 41,677 in 2020 to 43,401 in the current year, a change of 1.82% annually. The five-year projection of households is 44,544, a change of 0.52% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2020. The number of families in the current year is 28,379 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.





# Executive Summary

5555 N Wickham Rd, Melbourne, Florida, 32940  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.19835  
Longitude: -80.67133

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	18.3%	19.5%	20.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$96,264	\$86,400	\$80,399
2027 Median Household Income	\$105,294	\$96,513	\$92,786
2022-2027 Annual Rate	1.81%	2.24%	2.91%
<b>Average Household Income</b>			
2022 Average Household Income	\$135,699	\$122,038	\$113,822
2027 Average Household Income	\$159,962	\$140,380	\$131,116
2022-2027 Annual Rate	3.34%	2.84%	2.87%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$55,739	\$52,214	\$48,871
2027 Per Capita Income	\$65,988	\$60,350	\$56,301
2022-2027 Annual Rate	3.43%	2.94%	2.87%

Current median household income is \$80,399 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,786 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$113,822 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$131,116 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$48,871 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$56,301 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	133	124	119
2010 Total Housing Units	2,034	15,536	40,834
2010 Owner Occupied Housing Units	1,757	11,506	27,199
2010 Renter Occupied Housing Units	182	2,765	9,377
2010 Vacant Housing Units	95	1,266	4,253
2020 Total Housing Units	2,269	16,681	45,541
2020 Vacant Housing Units	70	1,416	3,864
2022 Total Housing Units	2,303	17,261	47,830
2022 Owner Occupied Housing Units	2,060	12,762	33,455
2022 Renter Occupied Housing Units	158	3,004	9,947
2022 Vacant Housing Units	86	1,495	4,429
2027 Total Housing Units	2,319	17,505	49,086
2027 Owner Occupied Housing Units	2,076	12,972	34,497
2027 Renter Occupied Housing Units	154	2,953	10,047
2027 Vacant Housing Units	89	1,581	4,542

Currently, 69.9% of the 47,830 housing units in the area are owner occupied; 20.8%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 45,541 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.20%. Median home value in the area is \$310,982, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.41% annually to \$350,327.

**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.

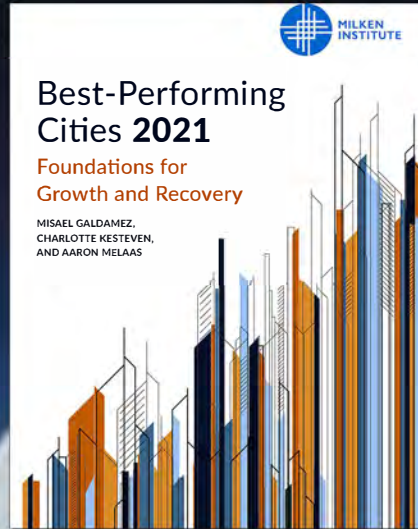
**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



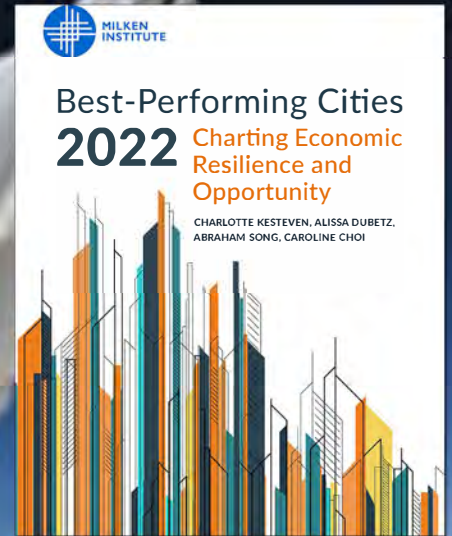
# MELBOURNE FLORIDA THE MOST UNDER-RATED TRADE AREA IN THE UNITED STATES



**PALM BAY  
MELBOURNE  
TITUSVILLE  
2020 RANK 10**



**PALM BAY  
MELBOURNE  
TITUSVILLE  
2021 RANK 2**



**PALM BAY  
MELBOURNE  
TITUSVILLE  
2022 RANK 5**

**BREVARD COUNTY  
#2 FASTEST GROWING TECH SECTOR  
In the U.S.**  
Source: U.S. Bureau of Labor Statistics (2022)

**BREVARD COUNTY  
#5 BEST PERFORMING MSA  
In the U.S.**  
Source: The Milken Institute, 2021

**BREVARD COUNTY  
#7 BEST JOB GROWTH  
In the U.S.**  
Source: The Milken Institute, 2021

**THE PLACE FOR SPACE  
16,019+  
AEROSPACE COMPANIES  
In FLORIDA: #2 in U.S.**

**#1** Highest share of high-tech/STEM jobs in Florida, and #12 in the U.S.  
**24/7 Wall Street, 2019**

*Brevard County Florida  
"The Right Stuff"*

**FLORIDA'S SPACE COAST  
AMERICA'S HIGH TECH TITAN**

**\*\*THREE-PEAT\*\*  
2020 - 2021 - 2022**

**BEST CRUISE HOMEPORT IN THE UNITED STATES 2022**

**PORT CANAVERAL**  
CRUISE-HIVE

**UNITED STATES SPACE FORCE  
PATRICK AIR FORCE BASE**



# FLORIDA'S SPACE COAST: AMERICA'S HIGH TECH TITAN



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