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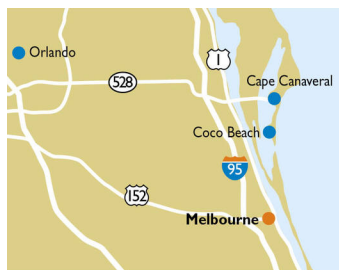
122,912 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,245	59,425	100,739
Households	4,945	25,852	43,392
Median HH Income (\$)	69,470	69,963	77,611

MAJOR TENANT(S)

Beef O' Brady's
KFC



LOCATION

3000 N Lake Washington Road | Melbourne, FL 32934

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Central Florida area
- Additional national tenants include H&R Block, KFC, Pizza Hut, Crumbl Cookies, Sally Beauty Supply, The Joint, and Beef O'Brady's
- Located in Melbourne with a population exceeding 59,400 in a three-mile radius
- The center is located at the intersection of Lake Washington Road and Wickham Road which benefits from over 49,166 VPD

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

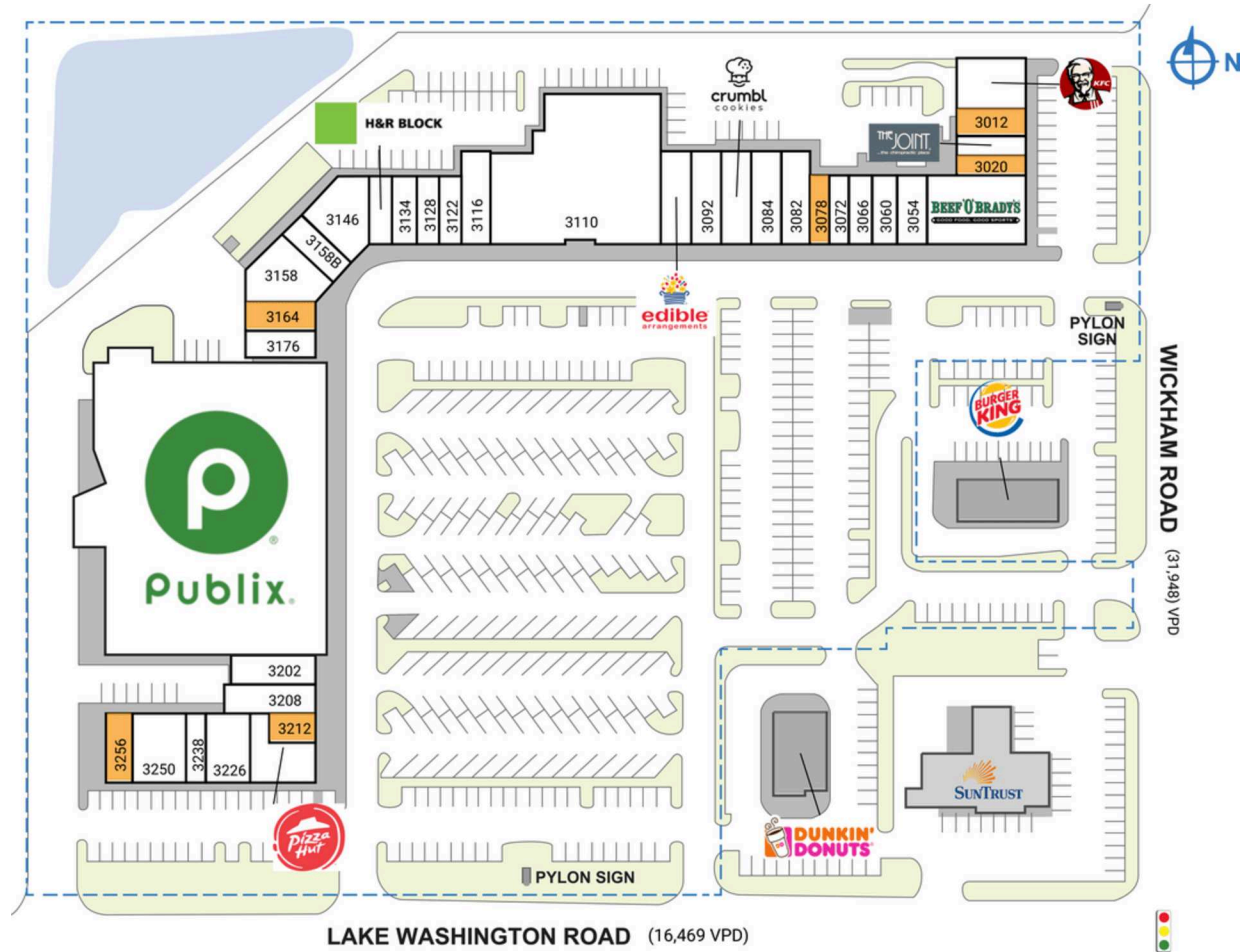


LAKE WASHINGTON CROSSING

3000 N Lake Washington Road | Melbourne, FL 32934

SPACE	TENANT	SQ. FT.		SQ. FT.
Shad1	Burger King		3122	Scoop and Roll 1,230 SF
Shad2	Dunkin'		3128	Smoke & Vape Gallery 1,218 SF
3000	KFC	2,400 SF	3134	Hear X, Hear USA 1,218 SF
3012	AVAILABLE	1,461 SF	3140	H&R Block 1,200 SF
3016	The Joint	970 SF	3146	Celestial Beauty Lounge 2,686 SF
3020	AVAILABLE	977 SF	3158	American Liquor Store 3,003 SF
3030	Beef O' Brady's	5,185 SF	3158B	Poke Bowl 1,000 SF
3054	Golden Wok	1,500 SF	3164	AVAILABLE 1,546 SF
3060	Rich City Barber Shop	1,260 SF	3176	Sergio's Tacos 1,559 SF
3066	Bagel Joe's	1,250 SF	3200	Publix 48,387 SF
3072	Healing Path Massage	1,008 SF	3202	PayMore 1,656 SF
3078	AVAILABLE	1,008 SF	3208	Banzai Restaurant 1,950 SF
3082	Wagon Wheel	2,024 SF	3212	AVAILABLE 1,088 SF
3084	PetParent	2,080 SF	3214	Pizza Hut 2,322 SF
3088	Crumbl Cookies	2,064 SF	3226	Lake Dental Center 2,316 SF
3092	Salt & Sweet (Bon Appetite)	2,080 SF	3238	Salon Palma 936 SF
3096	Edible Arrangements	2,080 SF	3250	Arthur Murray Dance Studio 2,700 SF
3110	BPC Plasma	16,580 SF	3256	AVAILABLE 1,160 SF
3116	Pawsitive Hope Thrift	1,810 SF	TOTAL SQ. FT. 122,912	

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

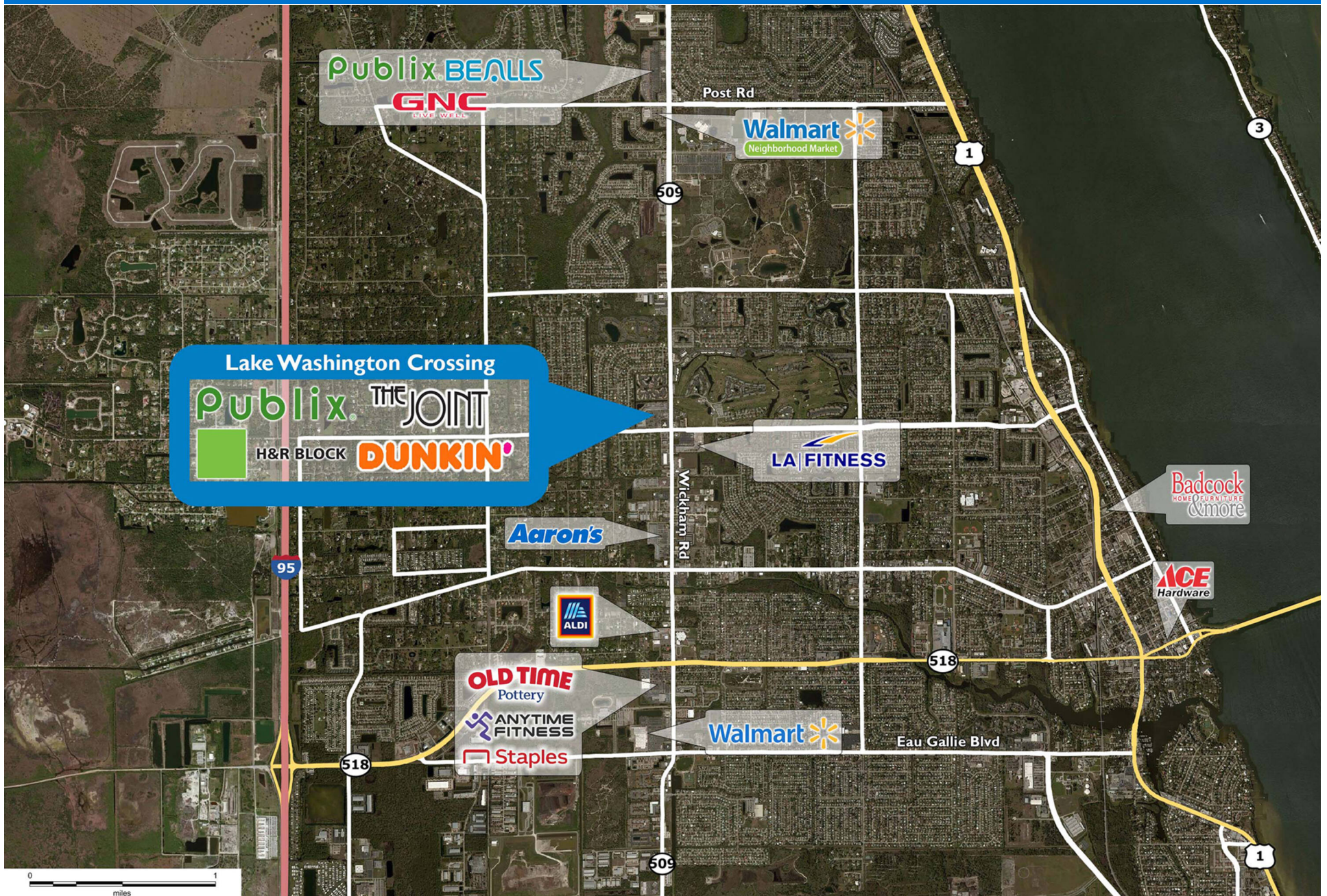
LAKE WASHINGTON CROSSING

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.147866

Longitude: -80.674351

Lake Washington Crossing Melbourne, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,245	59,425	100,739
	2028 Projected Population	10,126	58,344	102,650
	2010 Census Population	9,712	53,248	87,726
	2000 Census Population	9,733	51,339	82,061
	1990 Census Population	6,117	39,762	64,609
	Historical Annual Growth 1990 to 2000	4.75%	2.59%	2.42%
	Historical Annual Growth 2000 to 2010	-0.02%	0.37%	0.67%
	Estimated Annual Growth 2010 to 2023	0.39%	0.80%	1.01%
	Projected Annual Growth 2023 to 2028	-0.23%	-0.37%	0.38%
	Median Age	43.5	46.1	48.6
Households	Q4 2023 Estimated Households	4,945	25,852	43,392
	2028 Projected Households	4,877	25,317	44,110
	2010 Census Households	4,626	23,172	38,251
	2000 Census Households	4,387	21,650	34,999
	1990 Census Households	2,663	16,398	26,993
	Historical Annual Growth 1990 to 2000	5.12%	2.82%	2.63%
	Historical Annual Growth 2000 to 2010	0.53%	0.68%	0.89%
	Estimated Annual Growth 2010 to 2023	0.49%	0.80%	0.92%
	Projected Annual Growth 2023 to 2028	-0.28%	-0.42%	0.33%
	Population per Household	2.07	2.29	2.29
Population by Race	White	70.9%	74.0%	75.5%
	Black or African American	6.5%	5.2%	4.4%
	Asian & Pacific Islander	3.4%	2.9%	3.2%
	Other Races	5.1%	6.0%	5.8%
	Hispanic Population	14.1%	11.8%	11.1%
Income	Average Household Income	\$86,132	\$88,537	\$102,170
	Median Household Income	\$69,470	\$69,963	\$77,611
	Per Capita Income	\$41,573	\$38,649	\$44,461
Education (Age 25+)	Elementary	1.8%	2.2%	2.0%
	Some High School	3.4%	4.4%	3.6%
	High School Graduate	23.3%	26.1%	23.5%
	Some College	21.6%	23.0%	21.5%
	Associates Degree Only	9.0%	10.7%	11.3%
	Bachelors Degree Only	27.7%	20.7%	22.1%
	Graduate Degree	13.1%	12.8%	16.0%
Business	Number of Businesses	296	2,014	4,550
	Total Number of Employees	2,763	20,912	51,527
	Employees per Business	9.34	10.38	11.32
	Residential Population per Business	34.65	29.51	22.14

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.