

# EXECUTIVE SUMMARY

Retail or Office Property • 1945 - 1975 Palm Bay Rd Palm Bay, FL 32905



## OFFERING SUMMARY

<b>Available SF:</b>	1,300 - 12,720 SF
<b>Lease Rate:</b>	\$12.00 - 16.00 SF/yr (NNN \$4.25/sf)
<b>Lot Size:</b>	2.69 Acres
<b>Year Built:</b>	1984
<b>Building Size:</b>	21,720 SF
<b>Zoning:</b>	CC
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Palm Bay
<b>Traffic Count:</b>	34,250

## PROPERTY OVERVIEW

Great office or retail location on Palm Bay Rd  
Various sizes available  
New roof and HVAC systems  
Parking lot resurfaced in 2022

## LOCATION OVERVIEW

- 150' frontage on Palm Bay Rd. / 500' deep lot
- Accessible via westbound Palm Bay Rd. / two entrances via Pinewood Dr.
- ½ mile east of Babcock St.
- Midst of all aspects of office, retail, restaurant and residential uses
- Minutes from L3Harris Corp., DRS and Intersil plus other major employers
- 7-11 convenience store located at the SW corner, subject property wraps this corner

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

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**Lease Rate:** \$12.00 - 16.00 SF/YR (NNN \$4.25/SF)

**Total Space** 1,300 - 12,720 SF

**Lease Type:** NNN \$4.25/sf

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
1945	Free Standing Building	\$12.00 SF/YR	NNN \$4.25/sf	12,720 SF
1975 - 103		\$16.00 SF/YR	NNN \$4.25/sf	1,300 SF

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# 1945 INTERIOR PHOTOS

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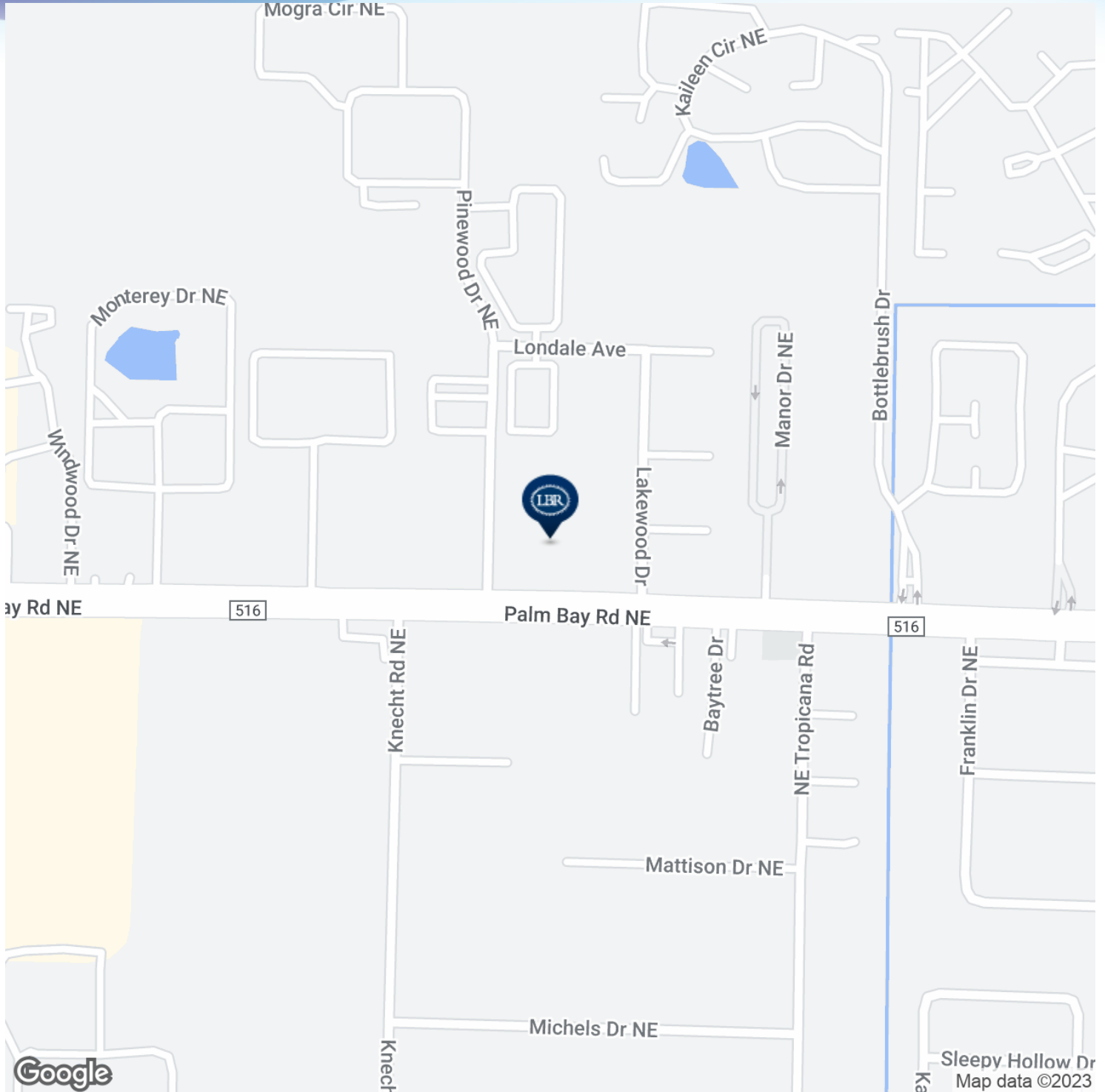
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# LOCATION MAP

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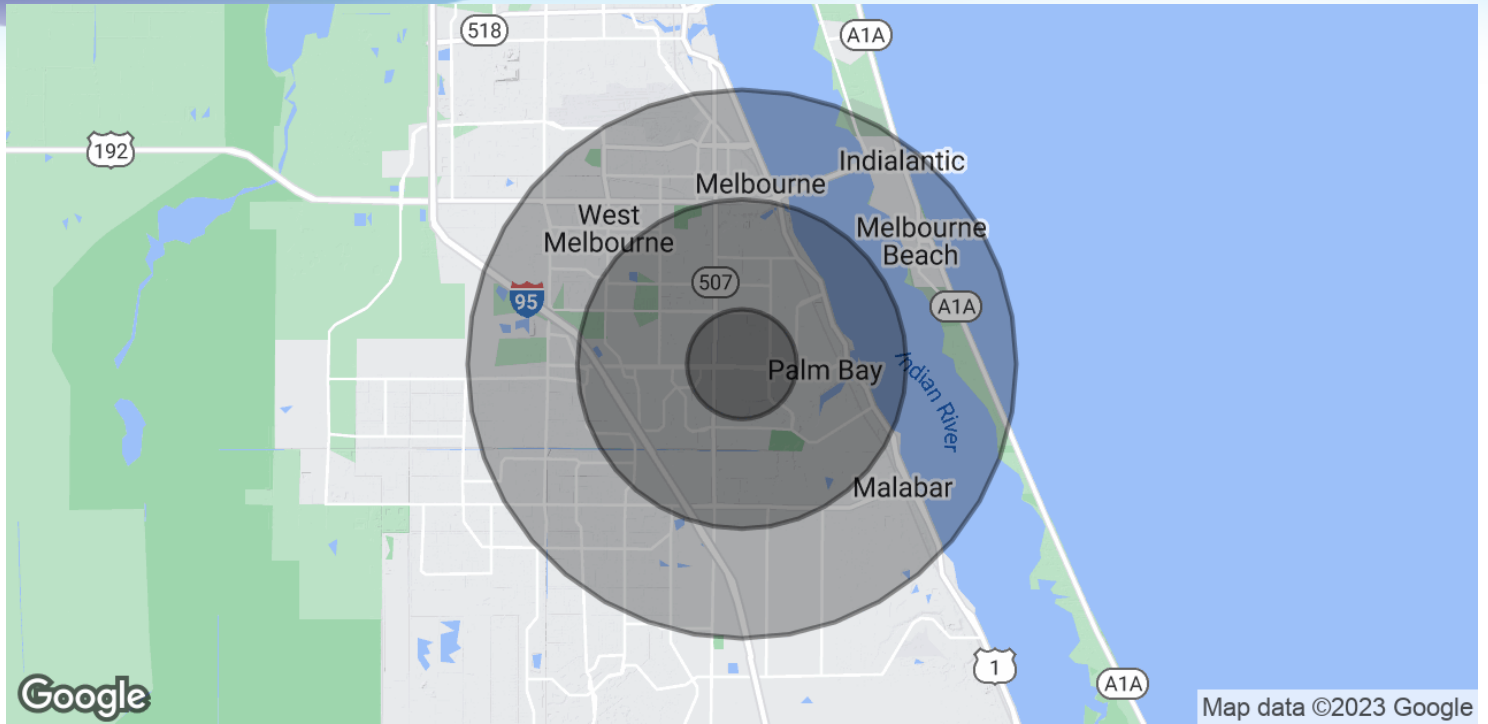
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,908	57,800	114,315
Average Age	43.0	42.6	43.4
Average Age (Male)	36.9	38.8	40.9
Average Age (Female)	47.7	45.7	45.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,853	24,329	47,042
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$43,436	\$51,313	\$57,994
Average House Value	\$155,453	\$171,109	\$211,060

\* Demographic data derived from 2020 ACS - US Census

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