

EXECUTIVE SUMMARY

Indian River Villas Retail • 4700 Dixie Hwy NE Palm Bay, FL 32905



OFFERING SUMMARY

Available SF: 1,372 - 1,751 SF

Lease Rate: \$15.00 SF/yr
(\$5.00/sf NNN)

Lot Size: 4.33 Acres

Building Size: 7,420 SF

Zoning: BMU

PROPERTY OVERVIEW

New retail spaces available adjacent to the new Indian River Villas Apartments. Great opportunity for any retailer! Visible storefronts and convenient parking make this center ideal for any business. Delivered in vanilla shell. High traffic counts with easy access.

LOCATION OVERVIEW

Directly fronts US 1 south of Port Malabar Blvd in Palm Bay, FL

DISTANCES:

- 1.3 miles south of Palm Bay Rd.
- 1.9 miles north of Malabar Rd.
- 4.6 miles south of US 192
- 5.8 miles to I-95 via Palm Bay Rd.

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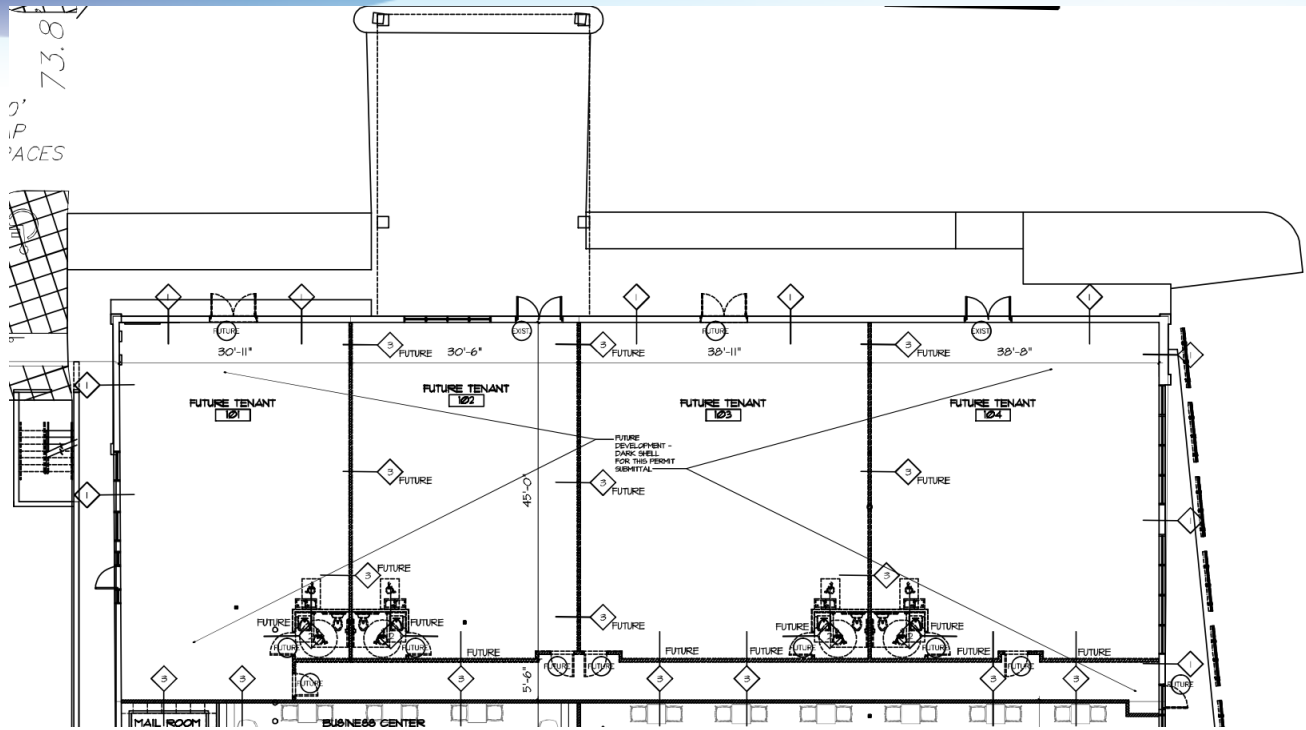
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	\$5.00/sf NNN	Lease Term:	Negotiable
Total Space:	1,372 - 1,751 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
101	1,545 SF	\$5.00/sf NNN	\$15.00 SF/yr
102	1,372 SF	\$5.00/sf NNN	\$15.00 SF/yr
103	1,751 SF	\$5.00/sf NNN	\$15.00 SF/yr
104	1,740 SF	\$5.00/sf NNN	\$15.00 SF/yr

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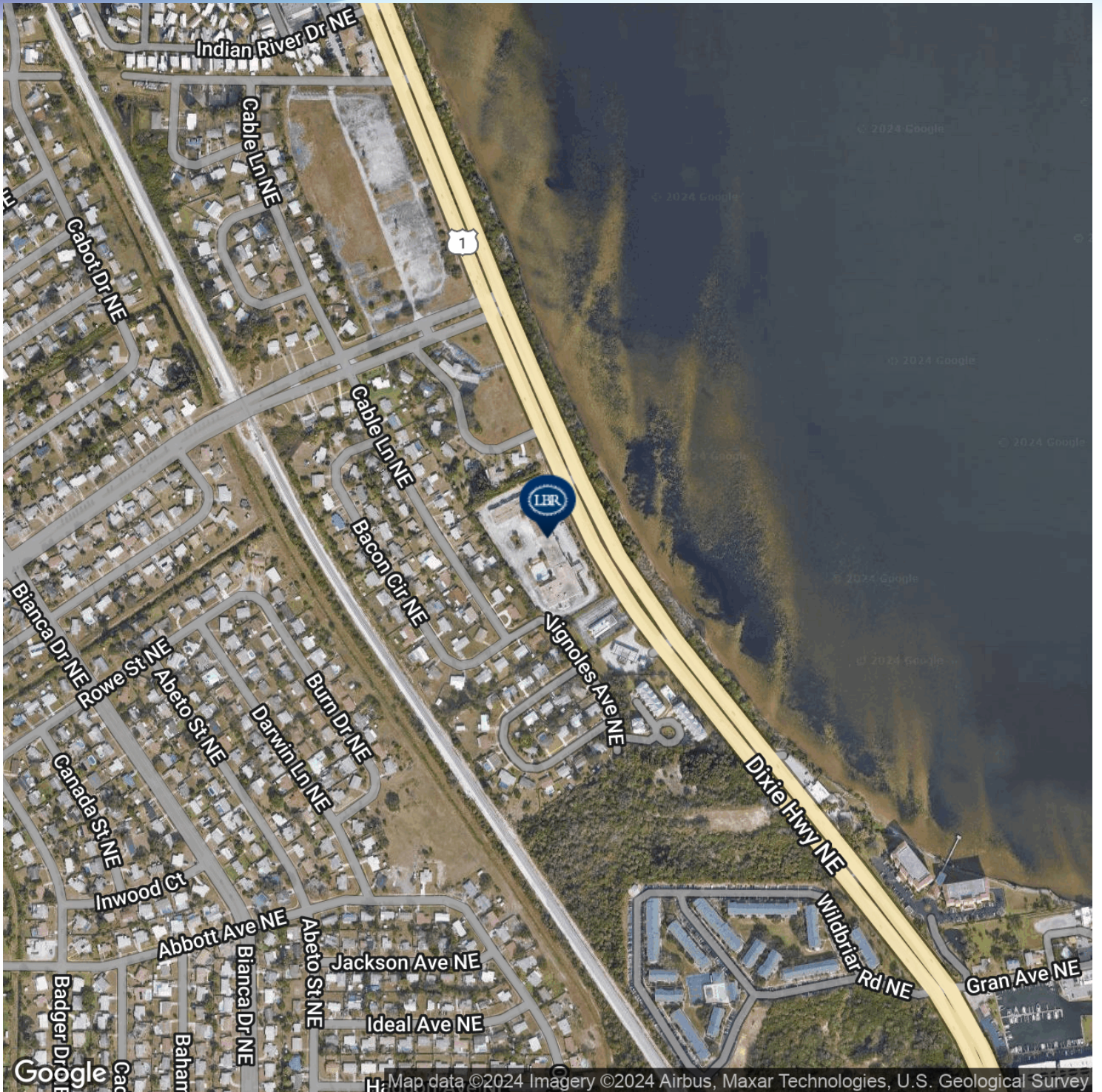
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LOCATION MAP

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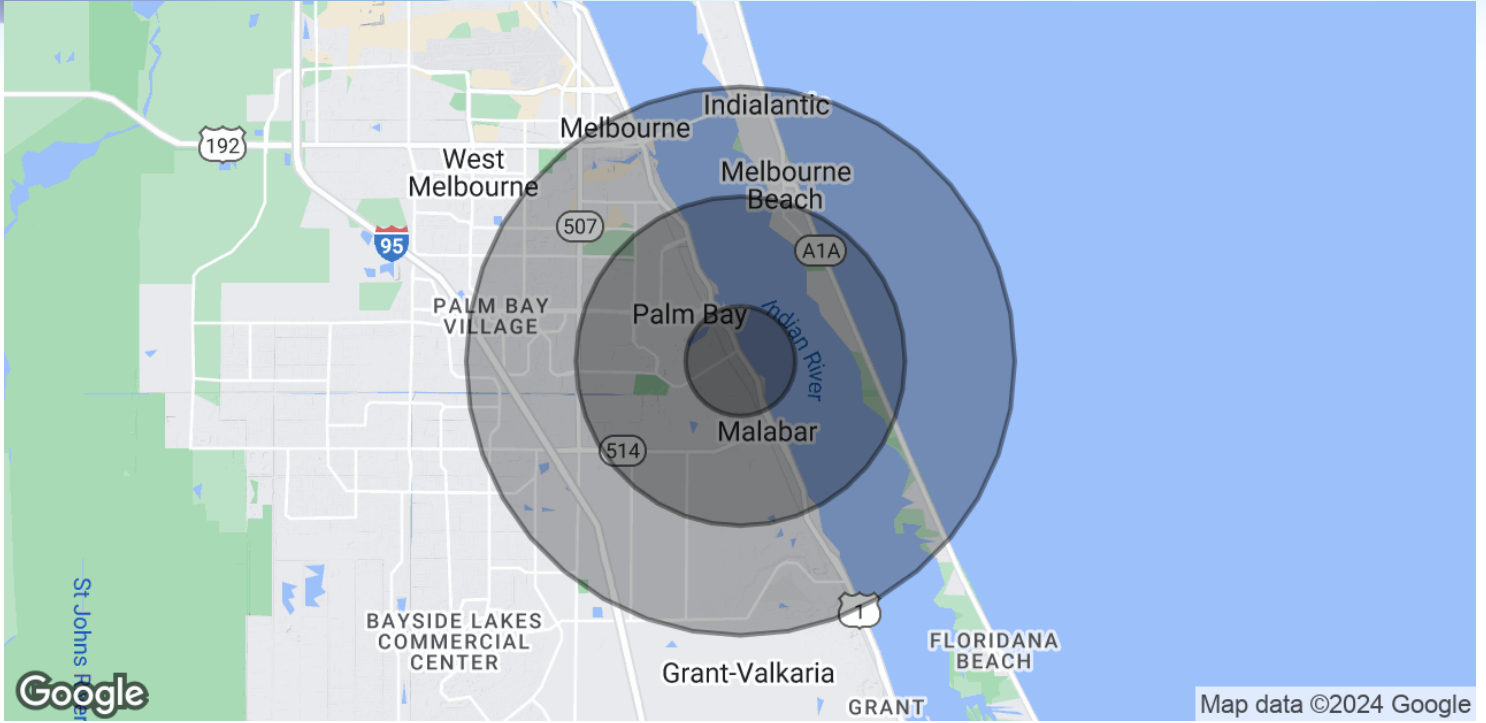
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,669	23,837	67,896
Average Age	47.4	48.2	44.7
Average Age (Male)	46.7	46.4	41.6
Average Age (Female)	50.8	50.6	47.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,878	10,528	28,840
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$58,096	\$63,747	\$58,791
Average House Value	\$389,756	\$289,515	\$231,631

* Demographic data derived from 2020 ACS - US Census

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