

RETAIL SPACE FOR LEASE

Palm Bay Plaza • 4500 Dixie Hwy NE Palm Bay, FL 32905



OFFERING SUMMARY

Available SF:	647 - 6,801 SF
Lease Rate:	\$16.00 SF/yr (\$5.18/sf NNN)
Lot Size:	3.27 Acres
Year Built:	1967
Building Size:	35,846 SF
Zoning:	HC
Market:	South Brevard
Submarket:	Palm Bay
Traffic Count:	25,189

PROPERTY OVERVIEW

Introducing Palm Bay Plaza - A prime commercial real estate opportunity in Palm Bay, Florida.

Situated at 4500 Dixie Highway, this strategically located plaza is set to undergo a meticulous renovation, ensuring a modern and inviting space for businesses to thrive.

Palm Bay Plaza's renovation promises to strike the ideal balance between modern aesthetics and functionality, providing an attractive destination for both tenants and customers.

The surrounding area boasts a burgeoning community, with plans for over 800 apartment units to be developed nearby, guaranteeing a steady flow of potential clientele.

LOCATION OVERVIEW

Directly fronts US 1 between Palm Bay Rd. and Malabar Rd 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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ADDITIONAL PHOTOS

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AVAILABLE SPACES

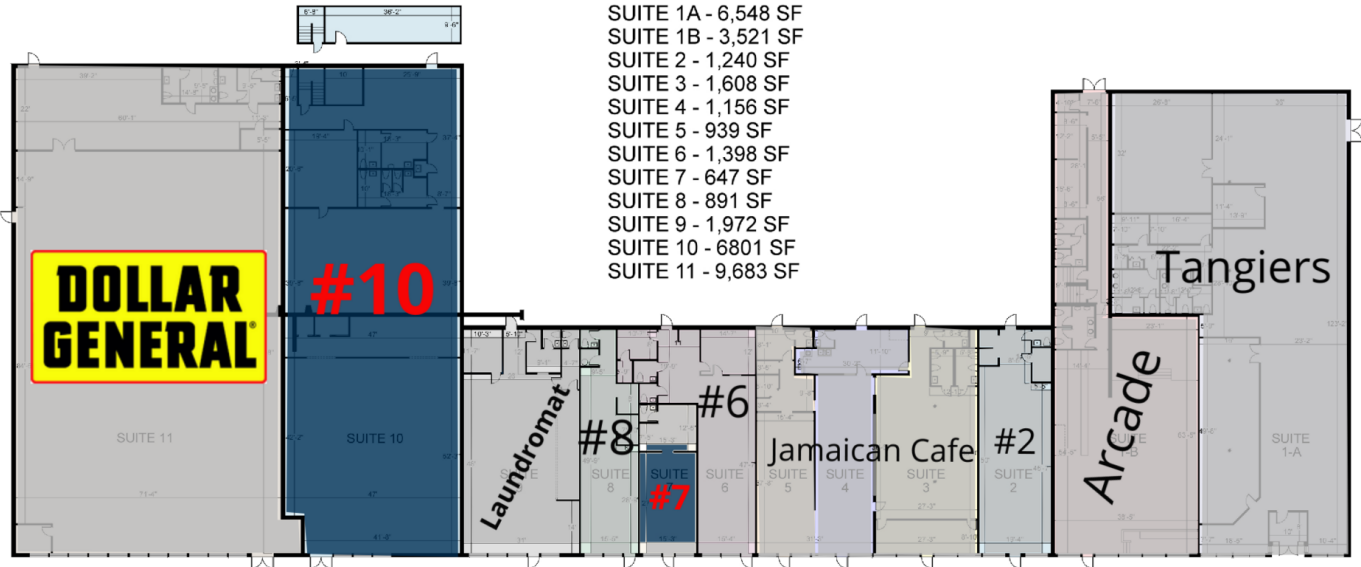
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LEASE TYPE | \$5.18/sf NNN

TOTAL SPACE | 647 - 6,801 SF

LEASE TERM | Negotiable

LEASE RATE | \$16.00 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	SIZE	TYPE	RATE
#7	647 SF	\$5.18/sf NNN	\$16.00 SF/yr
#10	6,801 SF	\$5.18/sf NNN	\$16.00 SF/yr

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AERIAL MAP

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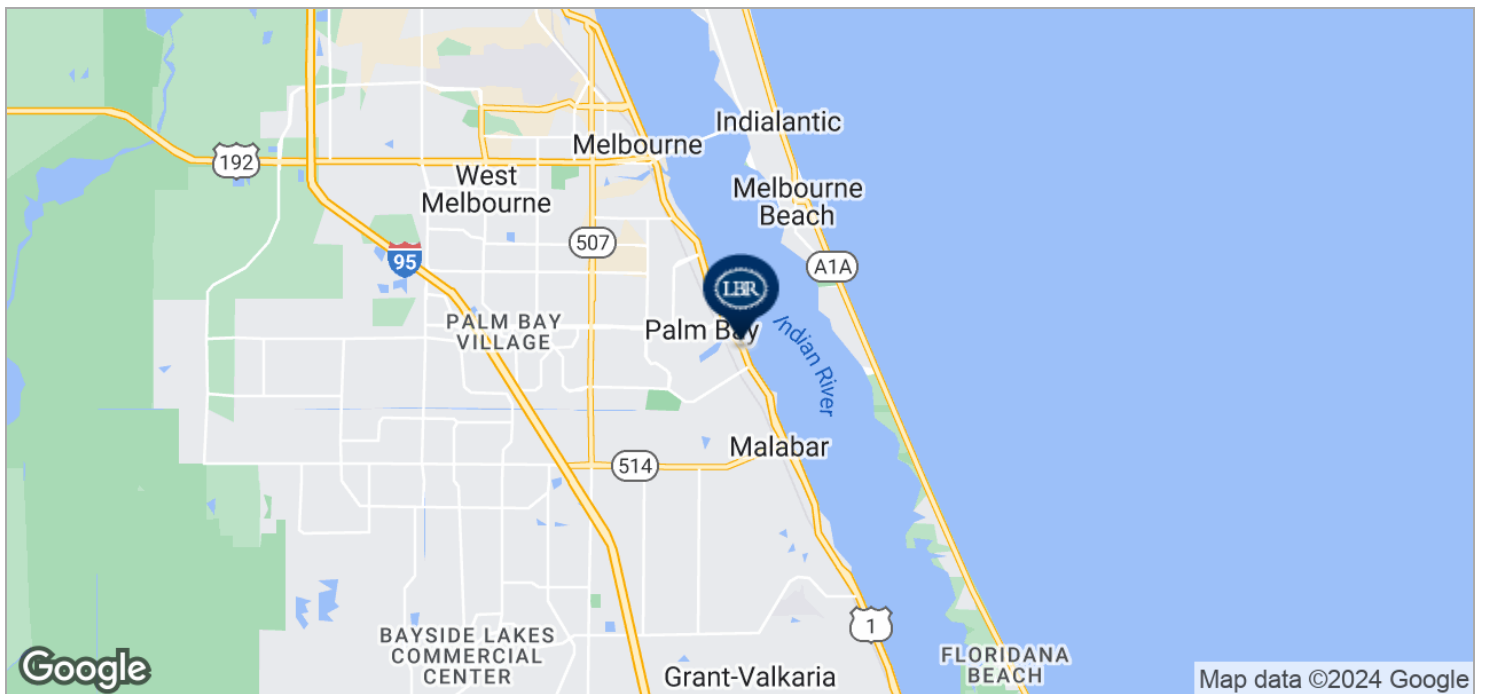
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LOCATION MAPS

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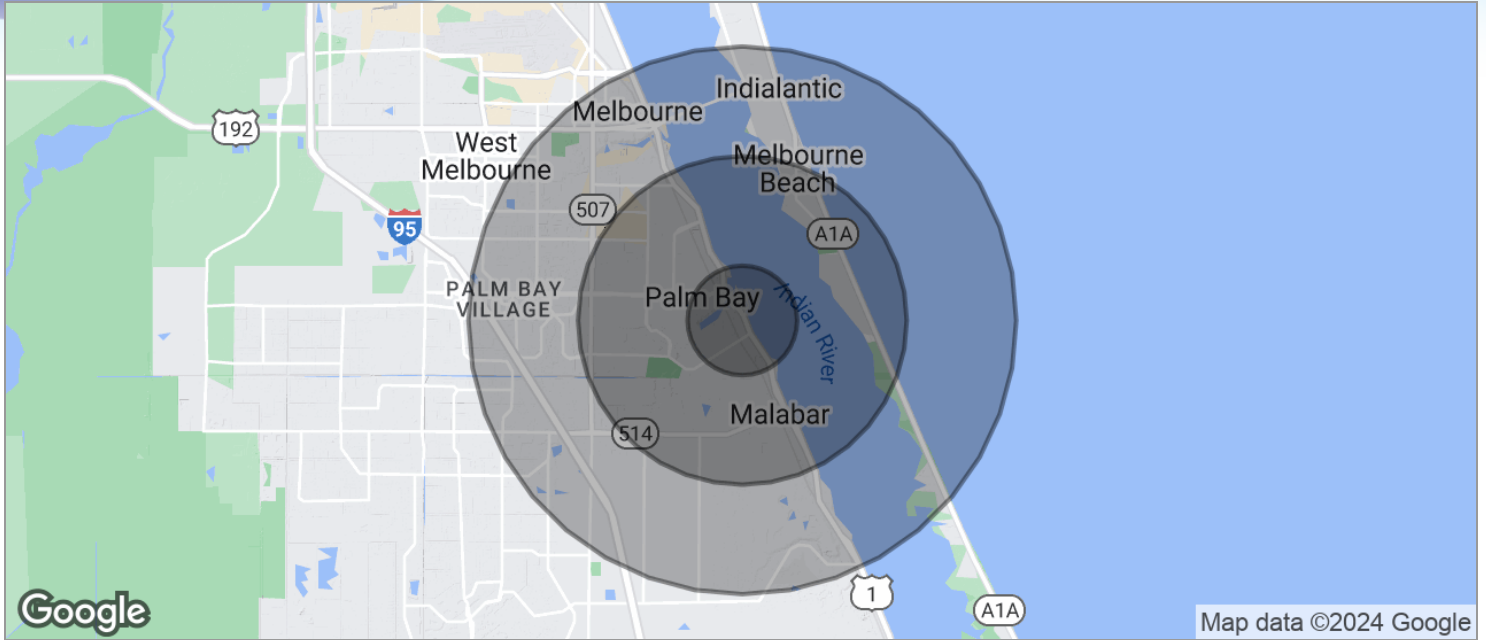
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,776	28,678	74,143
MEDIAN AGE	47.9	47.4	44.4
MEDIAN AGE (MALE)	47.3	45.2	41.2
MEDIAN AGE (FEMALE)	51.1	49.7	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,957	12,705	31,360
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$57,775	\$59,919	\$58,989
AVERAGE HOUSE VALUE	\$337,451	\$274,163	\$224,638

* Demographic data derived from 2020 ACS - US Census

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