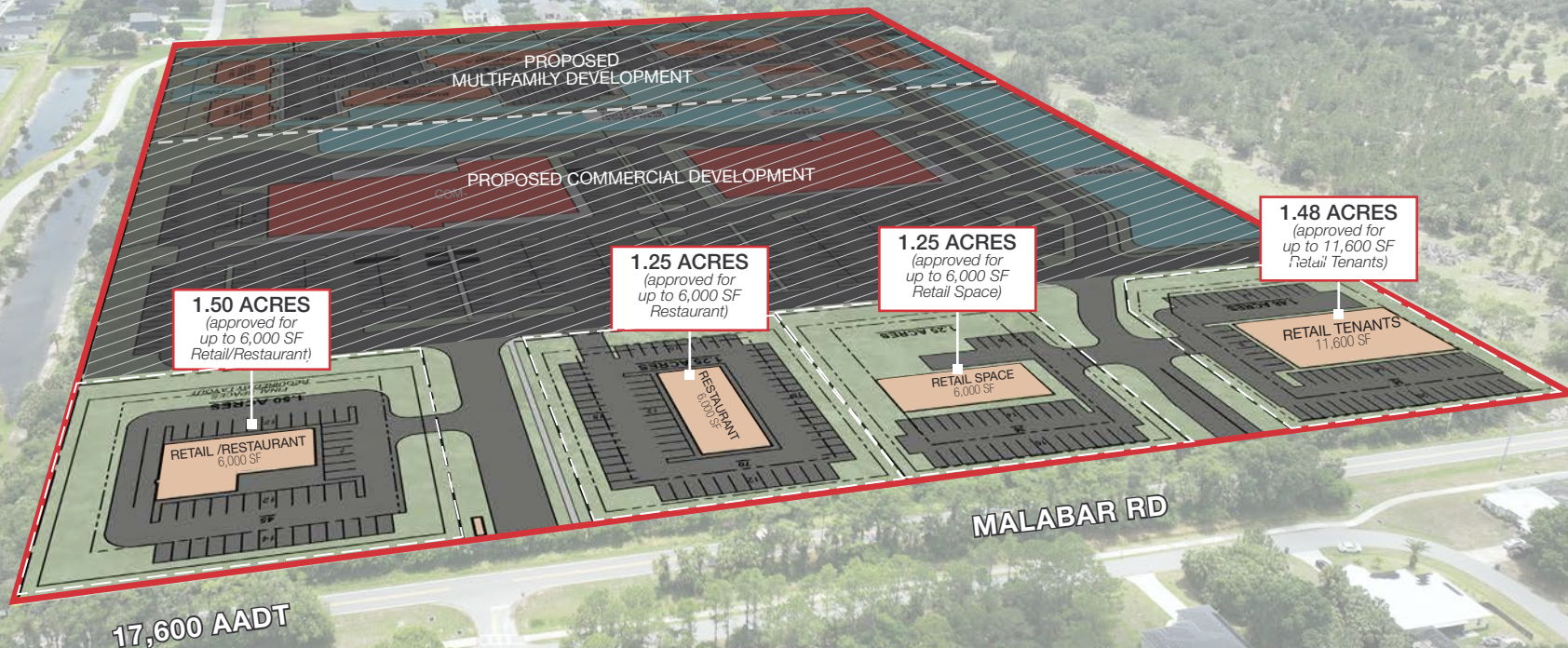


±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

NAI Southcoast

LENNAR
DEVELOPMENT



Presented By

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Call for Pricing Guidance

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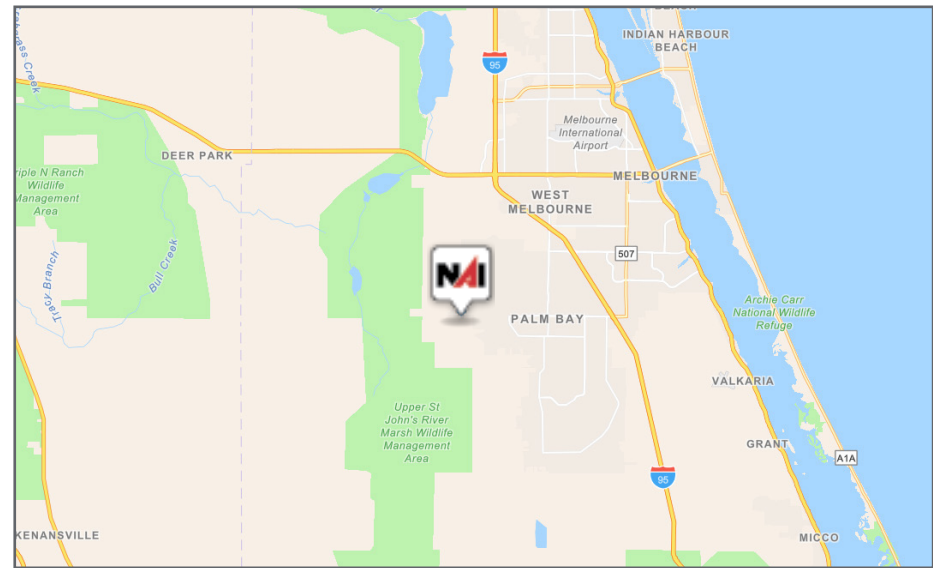
1843 Malabar Road, Palm Bay, FL 32908

Property Features

- Address: 1843 Malabar Road, Palm Bay, FL 32908
- Pricing: Call for Pricing
- Available: ±1.25 to 1.5 Acres
- Zoning: Community Commercial
- Frontage: 1,088 feet on Malabar Rd.
- Parcel ID: 29-36-04-00-4

Property Overview

- ±1.25 to 1.5 Acres commercially zoned land
- One of the most permissive zoning codes, allowing extensive development possibilities
- Excellent visibility from major East/West thoroughfare of Malabar Rd
- Amazing growth in this area
- Property is surrounded by new communities



±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Looking North



Fred Poppe
Regional Park

PARKSIDE
WEST

17,600 AADT

CISNA
PARK

±1.25 TO 1.5 ACRE
COMMERCIAL SITES

PROPOSED
COMMERCIAL DEVELOPMENT

PROPOSED
MULTIFAMILY DEVELOPMENT

MALABAR RD

LENNAR
DEVELOPMENT

±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Looking South

LENNAR
DEVELOPMENT

PROPOSED
MULTIFAMILY DEVELOPMENT

PROPOSED
COMMERCIAL DEVELOPMENT

±1.25 TO 1.5 ACRE
COMMERCIAL SITES

CISNA
PARK

17,600 AADT

MALABAR RD

±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Looking East



LENNAR
DEVELOPMENT

±1.25 TO 1.5 ACRE
COMMERCIAL SITES

PROPOSED
COMMERCIAL DEVELOPMENT

PROPOSED
MULTIFAMILY DEVELOPMENT

±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Looking West



ST JOHNS HERITAGE PKWY

MALABAR RD

CISNA
PARK



Fred Poppe
Regional Park

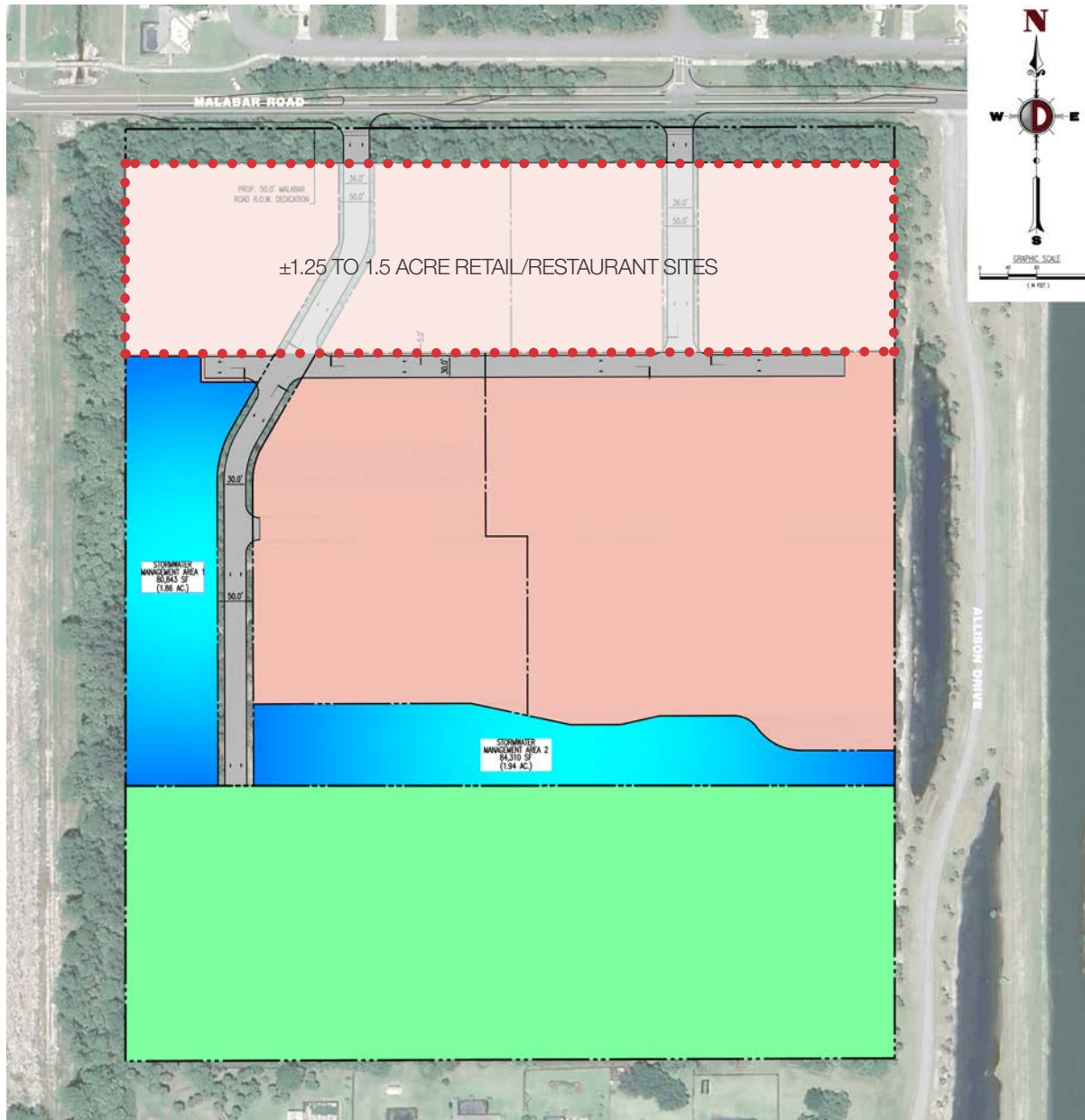


LENNAR
DEVELOPMENT

±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Conceptual Site Plan

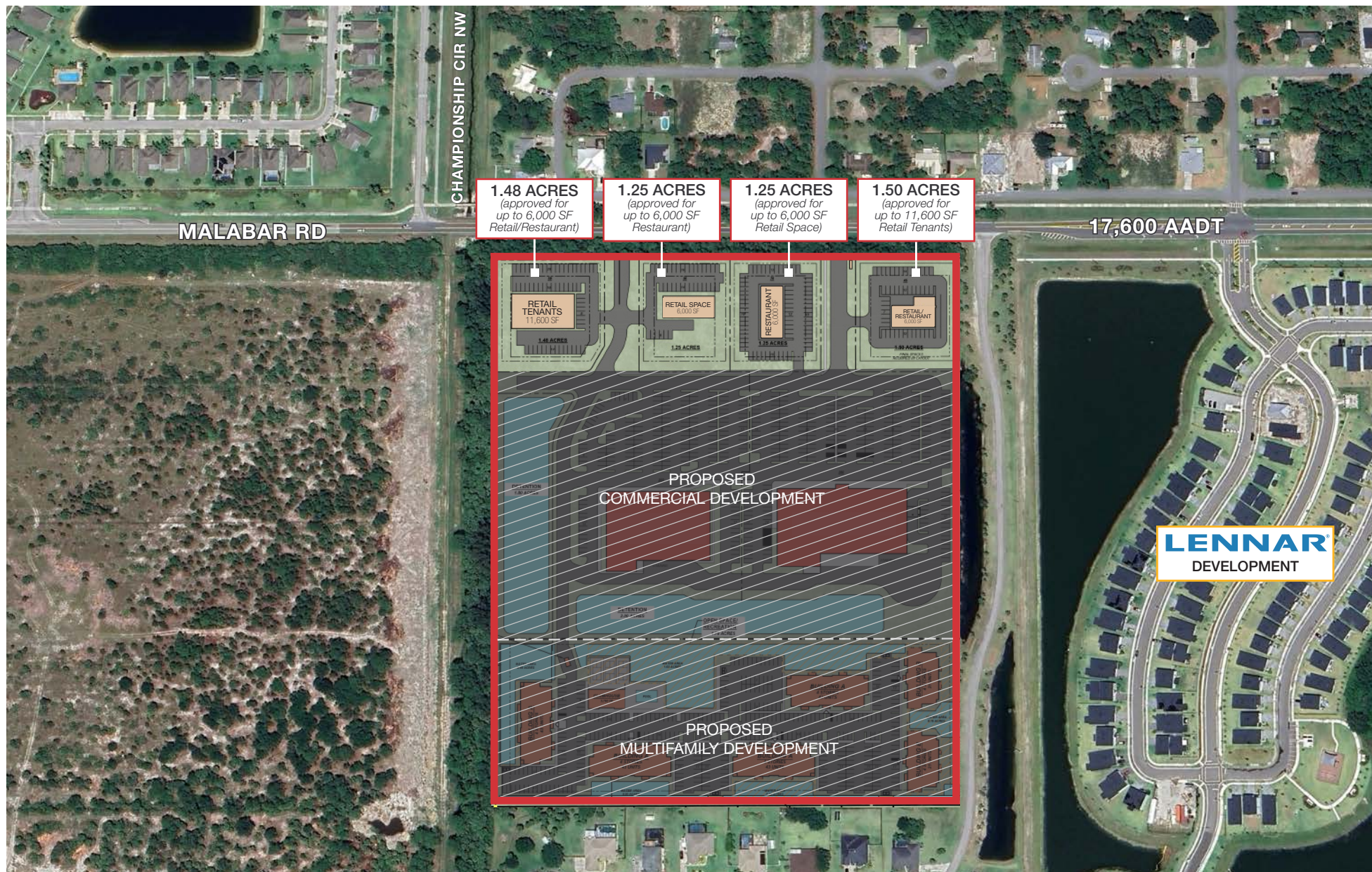


- PROPOSED RETAIL/RESTAURANT
- COMMERCIAL
- RESIDENTIAL
- STORMWATER MANAGEMENT AREA

±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Conceptual Site Plan



±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

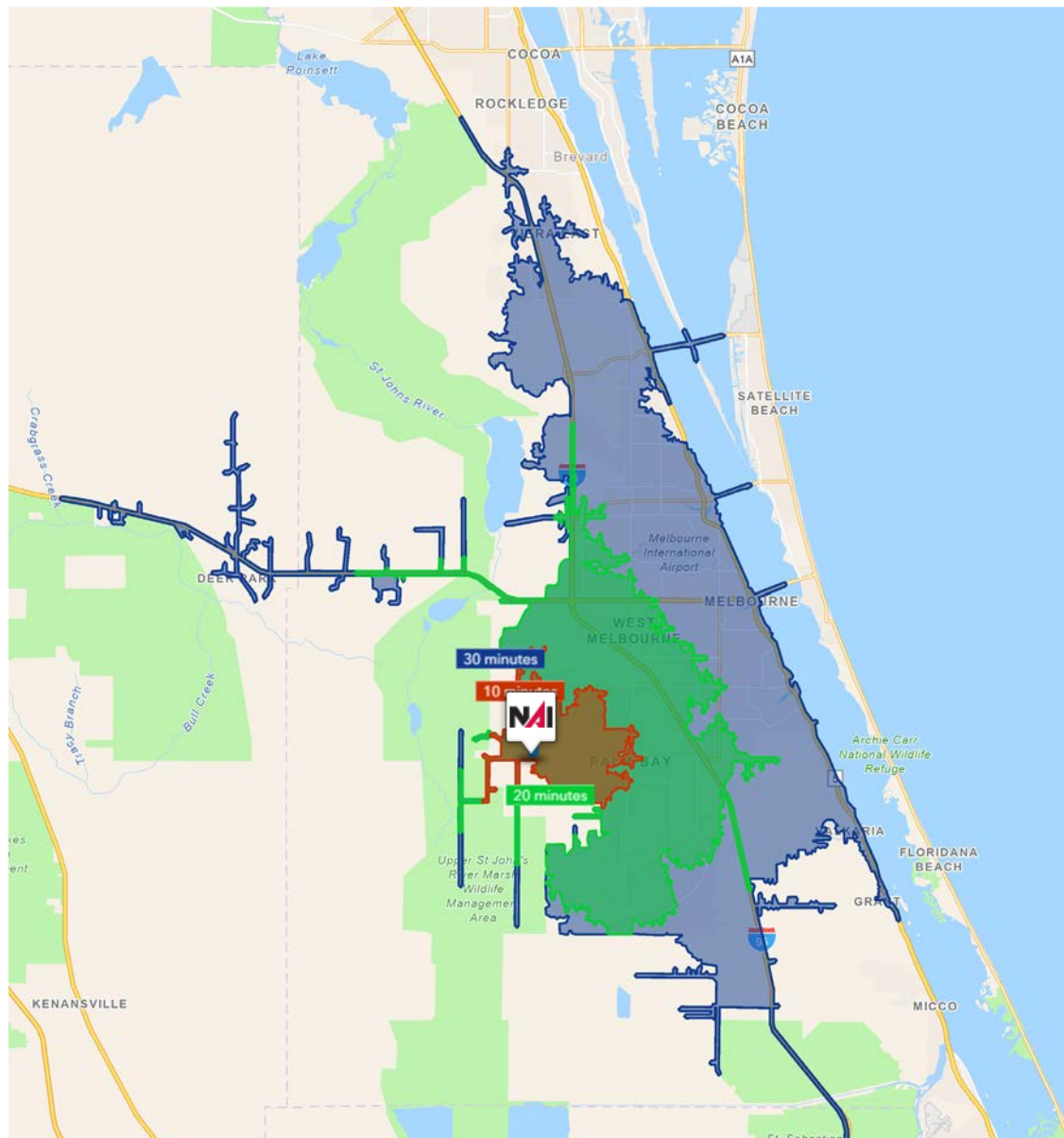
Satellite Image



±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

Drive Time

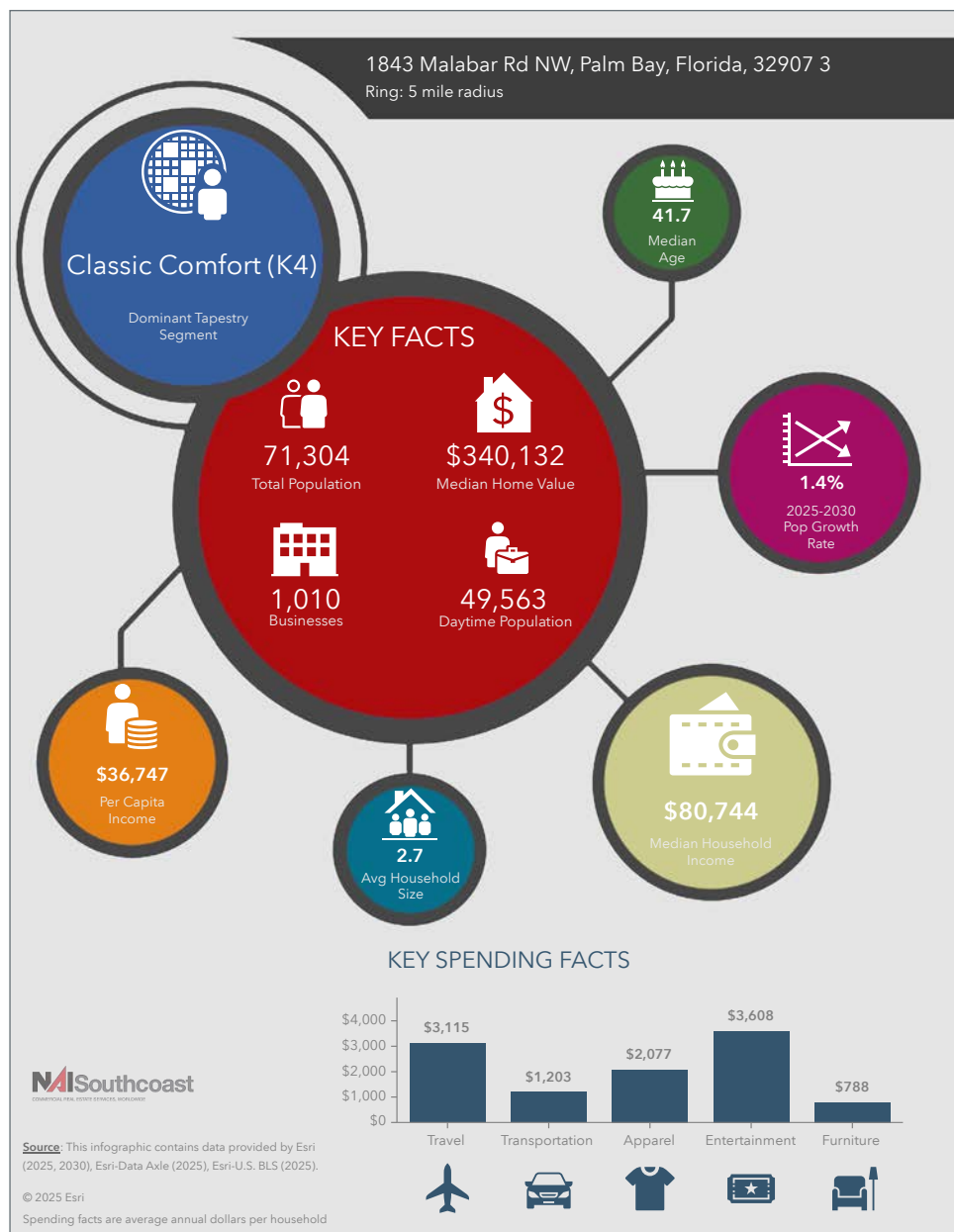


10 Minutes	20 Minutes	30 Minutes
23,610 2010 Population	99,410 2010 Population	236,587 2010 Population
29,308 2025 Population	133,582 2025 Population	305,090 2025 Population
1.06% 2025-2030 (Annual) Est. Population Growth	1.27% 2025-2030 (Annual) Est. Population Growth	1.18% 2025-2030 (Annual) Est. Population Growth
40.8 2025 Median Age	42.8 2025 Median Age	44.8 2025 Median Age
\$82,479 Average Household Income	\$85,937 Average Household Income	\$93,147 Average Household Income
39.1% Percentage with Associates Degree or Better	43.3% Percentage with Associates Degree or Better	47.5% Percentage with Associates Degree or Better
57.1% Percentage in White Collar Profession	60.0% Percentage in White Collar Profession	62.8% Percentage in White Collar Profession

±1.25 to 1.5 Acre Commercial Sites

1843 Malabar Road, Palm Bay, FL 32908

2025 Demographics



Population

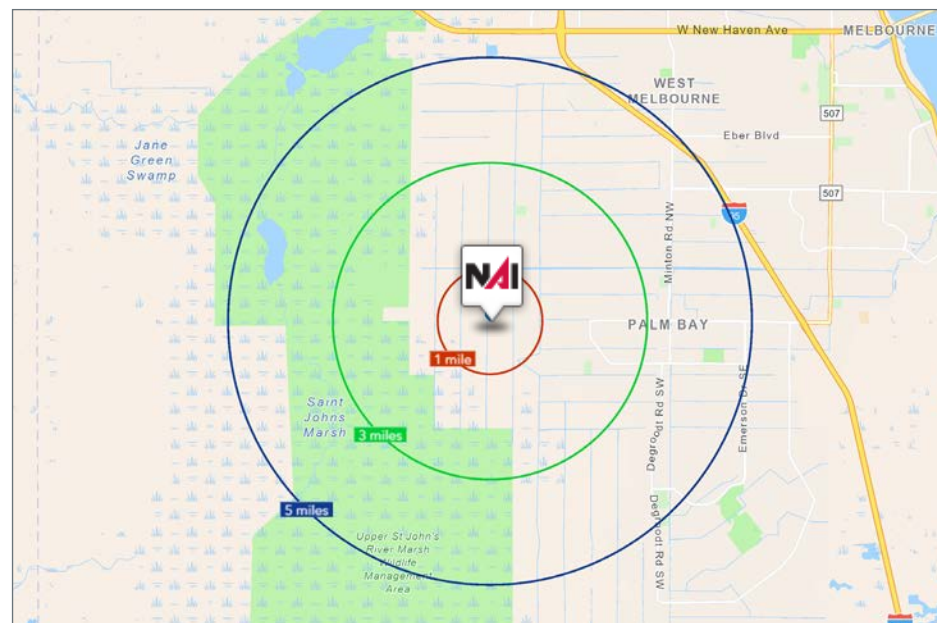
- 1 Mile: 4,266
- 3 Mile: 32,774
- 5 Mile: 71,304

Average Household Income

- 1 Mile: \$124,445
- 3 Mile: \$101,856
- 5 Mile: \$100,591

Median Age

- 1 Mile: 42.3
- 3 Mile: 41.2
- 5 Mile: 41.7



City Overview

City of Palm Bay, Florida



Palm Bay, Florida, situated along the picturesque eastern coast of the state, is a vibrant city that seamlessly blends natural beauty with urban development. As the largest city in Brevard County, Palm Bay offers residents and visitors a diverse array of attractions, stunning landscapes, and a thriving community spirit.

The city's claim to fame lies in its stunning waterfront areas, with the Indian River Lagoon to the west and the Atlantic Ocean to the east. These bodies of water not only provide breathtaking views but also offer recreational opportunities such as boating, fishing, and water sports. The Turkey Creek Sanctuary, a nature reserve within the city, further enhances Palm Bay's commitment to preserving its rich ecological diversity.

Palm Bay is home to a mix of residential neighborhoods, each with its own unique character. From family-friendly communities with top-rated schools to upscale waterfront properties, the city caters to a diverse range of lifestyles. The housing market reflects the city's growth, with a combination of modern developments and established neighborhoods, providing a range of options for prospective residents.

The city's commitment to education is evident through its well-regarded schools and educational institutions. Palm Bay is served by the Brevard County School District, ensuring quality education for students at all levels. Higher education opportunities are also available with the nearby Florida Institute of Technology, offering a range of academic programs.

Palm Bay's economic landscape is shaped by a mix of industries, including aerospace and technology. The presence of major employers in these sectors has contributed to the city's economic stability and job growth. Additionally, the city's strategic location along major transportation routes facilitates commerce and trade.

Residents and visitors alike can enjoy a variety of recreational activities in Palm Bay. The city boasts numerous parks, sports facilities, and cultural venues. Fred Poppe Regional Park, for example, offers sports fields, playgrounds, and picnic areas, providing a space for community gatherings and outdoor enjoyment.

Palm Bay, Florida, stands out as a city that harmoniously blends natural beauty, a diverse community, and economic opportunities. With its stunning waterfront, educational excellence, and recreational offerings, Palm Bay has become a sought-after destination for those seeking a balanced and fulfilling lifestyle on Florida's Space Coast.

Regional Overview

Brevard County, FL

Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.



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