



2495 PORT MALABAR BLVD NE PALM BAY FL

## RETAIL SPACE FOR LEASE

### PROPERTY FEATURES

- Brevard County
- Parcel ID: 28-37-25-01-\*AA
- Frontage: 845.05 Feet
- Built: 2025
- Traffic Count: 22,000 (2023)
- Mixed Use Community
- 318 Apartment Units
- 6 Townhomes
- 19,000 Square Feet Commercial Space
- Club house with living room, gaming areas, state of the art fitness center and 2 story sky lounge overlooking Indian River Lagoon.
- Resort Style amenity pool deck, outdoor living room, summer grilling areas, dog park, and EV charging parking spaces.



**ITG**  
Realty.com

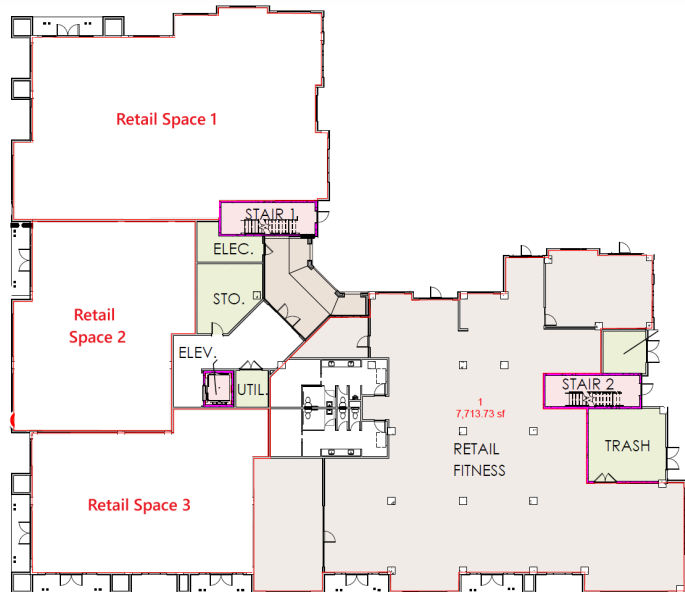


Rusty Melle  
ITG Realty & ITG Property Mgmt.  
321-622-2701 office  
321-474-0400 cell  
RustyMelle@ITGRealty.com

All information deemed reliable but not guaranteed. Tenant is responsible for verifying all measurements, features, and other property details.



2495 PORT MALABAR BLVD NE PALM BAY FL  
**RETAIL SPACE FOR LEASE**



## LEASABLE SPACE

**Space 1 4,082 Sq Ft**

**Space 2 2,494 Sq Ft**

**Space 3 2,431 Sq Ft**

**Contiguous Lease Space 1,200 - 9,007**

- \$21.50 Triple Net lease
- Raw Shell
- Tenant Improvements Negotiable

## Surrounding Employment Base

L3 Harris HQ

Rogue Valley Micro Devices

BRP - Bombardier Recreation Products

Applied Innovation HUB

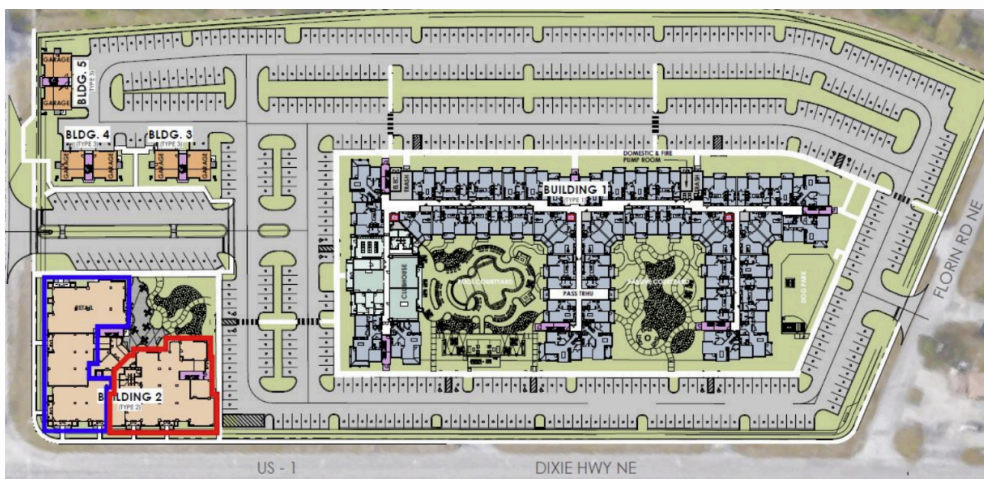
Florida Institute of Technology

Raytheon Technologies

Leonardo DRS

MC Assembly

Northrop Grumman

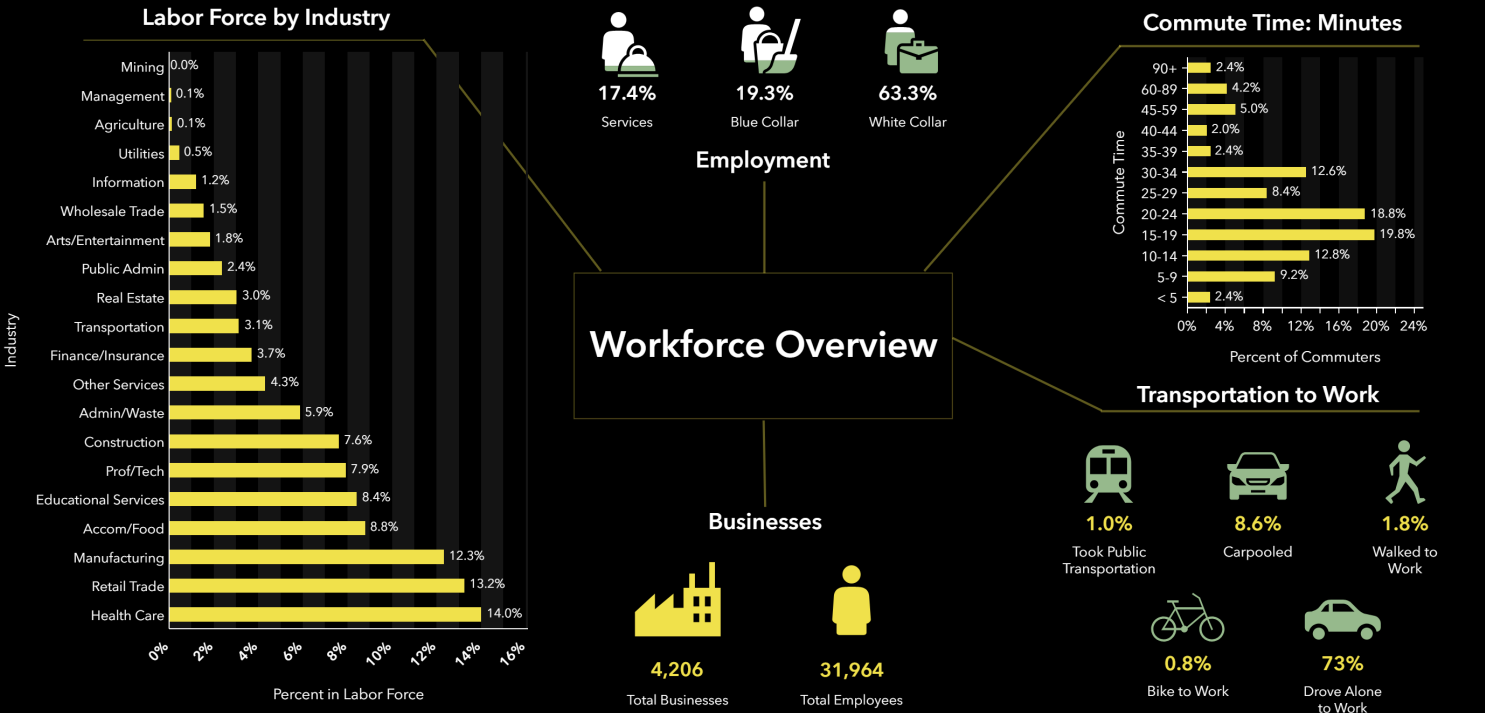


2495 PORT MALABAR BLVD NE PALM BAY FL

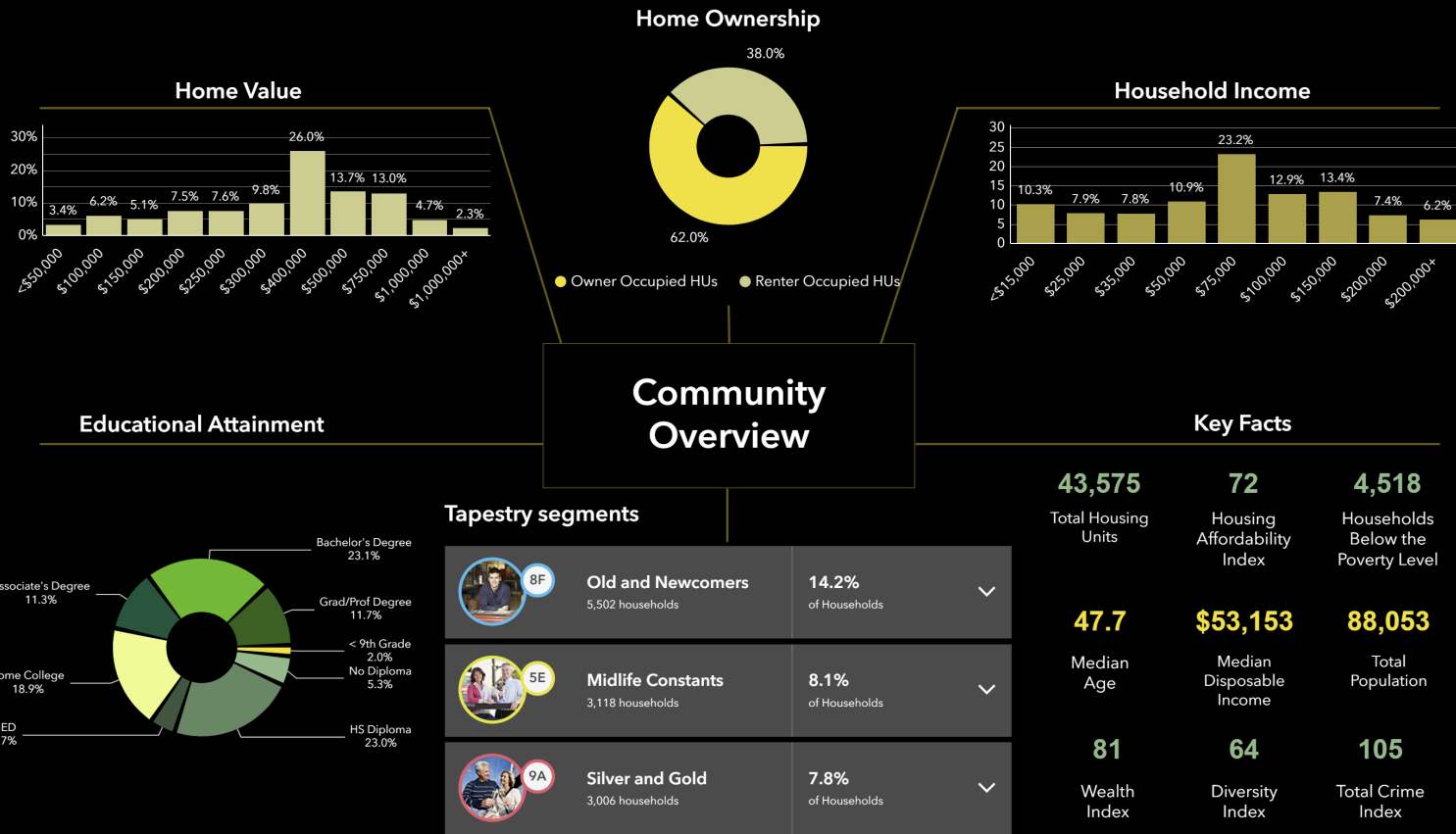
RETAIL SPACE FOR LEASE

Economic Development Profile

1121-1157 Cable Ln NE, Palm Bay, Florida, 32905  
Ring: 5 mile radius



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).