



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

RETAIL PROPERTY FOR SALE

Arlington Pines Plaza

2000 - 2040 Palm Bay Rd NE Palm Bay, FL 32905

FOR SALE | \$1,100,000

presented by:

JEFFERY T. ROBISON, CCIM

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EXECUTIVE SUMMARY

Arlington Pines Plaza • 2000 - 2040 Palm Bay Rd NE Palm Bay, FL 32905



OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$61.94
Lot Size:	1.86 Acres
Year Built:	1978
Building Size:	17,760 SF
Zoning:	CC
APN#:	2865727
Market:	Brevard
Submarket:	Palm Bay
Traffic Count:	30,910

PROPERTY OVERVIEW

21 condo units available between the 3 buildings on the property
Utilities - City of Palm Bay
Two-sided, lighted sign
Located off busy Palm Bay Road
Current tenants are a good mix of local retailers

LOCATION OVERVIEW

Located on Palm Bay Rd. NE between Babcock St and Robert J Conlan Blvd.
290' frontage on Palm Bay Rd. / 300' deep lot
Minutes from Harris Corp., DRS and Intersil plus other major employers

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ADDITIONAL PHOTOS

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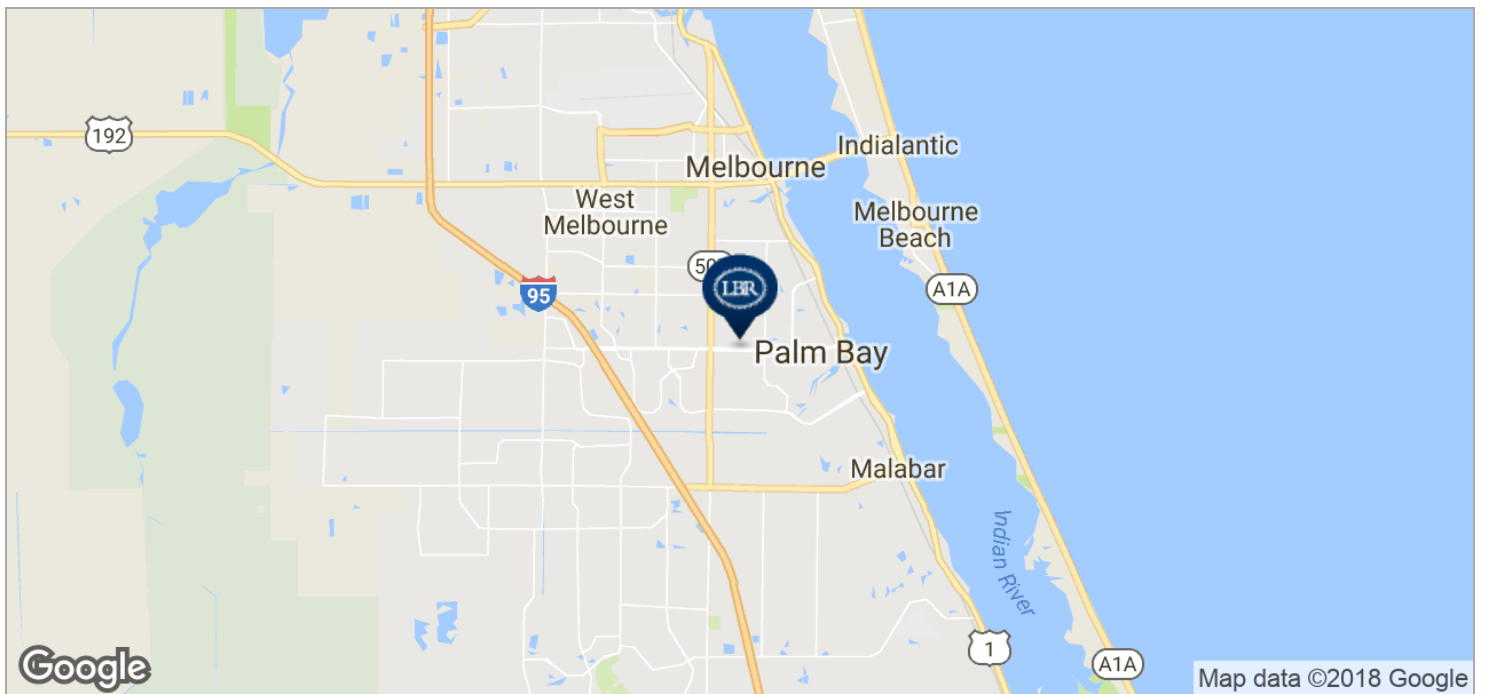
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LOCATION MAPS

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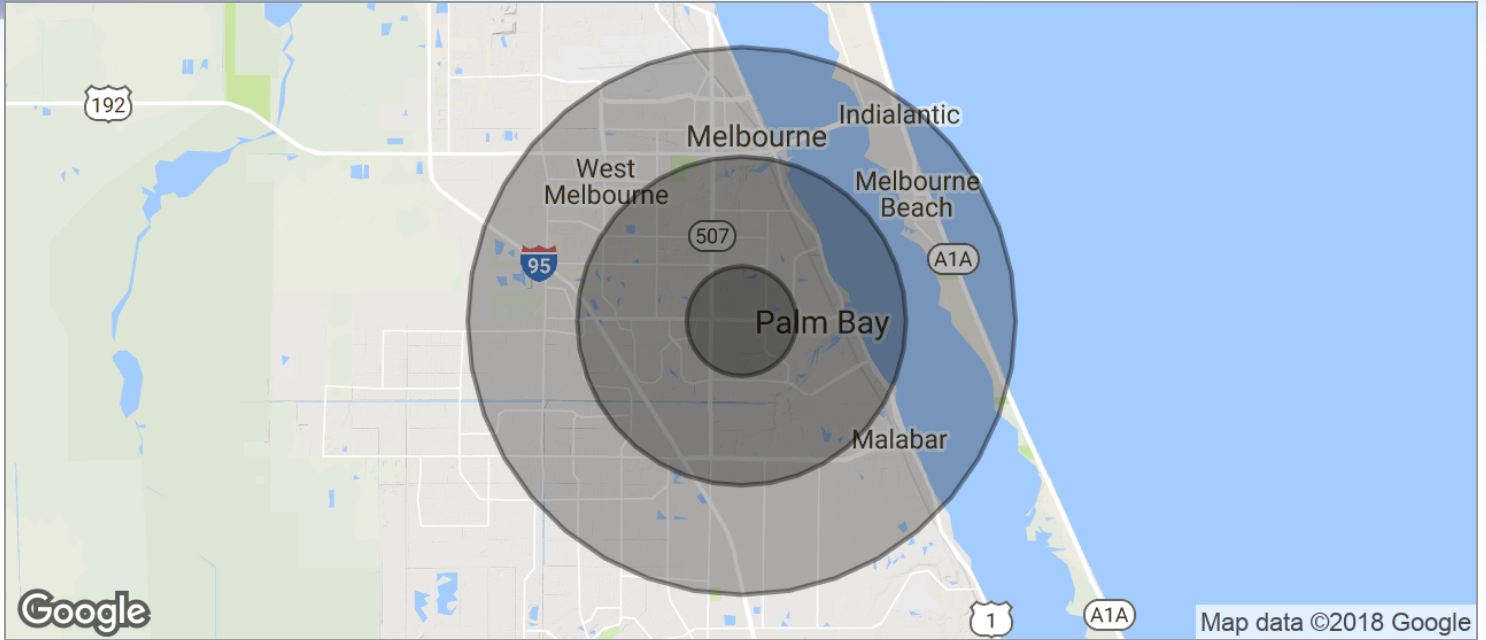
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,850	57,571	114,959
MEDIAN AGE	42.9	42.6	43.3
MEDIAN AGE (MALE)	36.7	38.8	40.8
MEDIAN AGE (FEMALE)	47.6	45.8	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,826	24,186	47,290
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$43,243	\$51,372	\$57,768
AVERAGE HOUSE VALUE	\$155,570	\$170,581	\$210,108

* Demographic data derived from 2010 US Census

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