

RETAIL SPACE FOR LEASE

Stack Crossing • 1515 Palm Bay Rd Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	1,514 SF
Lease Rate:	Negotiable
Lot Size:	1.69 Acres
Year Built:	2008
Building Size:	22,987 SF
Zoning:	CI
Market:	South Brevard
Submarket:	Melbourne/Palm Bay

PROPERTY OVERVIEW

Well-located active retail center located on Palm Bay Rd. west of Babcock St. and east of Dairy Rd.

Great for pet groomer, nail salon, bagel shop, thrift store, florist, ice cream shop, and many retailers. Tax preparation, computer sales and repair and other office users would be a good fit for this plaza also.

LOCATION OVERVIEW

Located on Palm Bay Rd. west of Babcock St. and east of Dairy Rd.

Well-located retail center
Easy access
Ample parking
High traffic counts
Great visibility

This property lies in the Melbourne city limits, located on the north side of Palm Bay Rd. just 2 miles east of I-95

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ADDITIONAL PHOTOS

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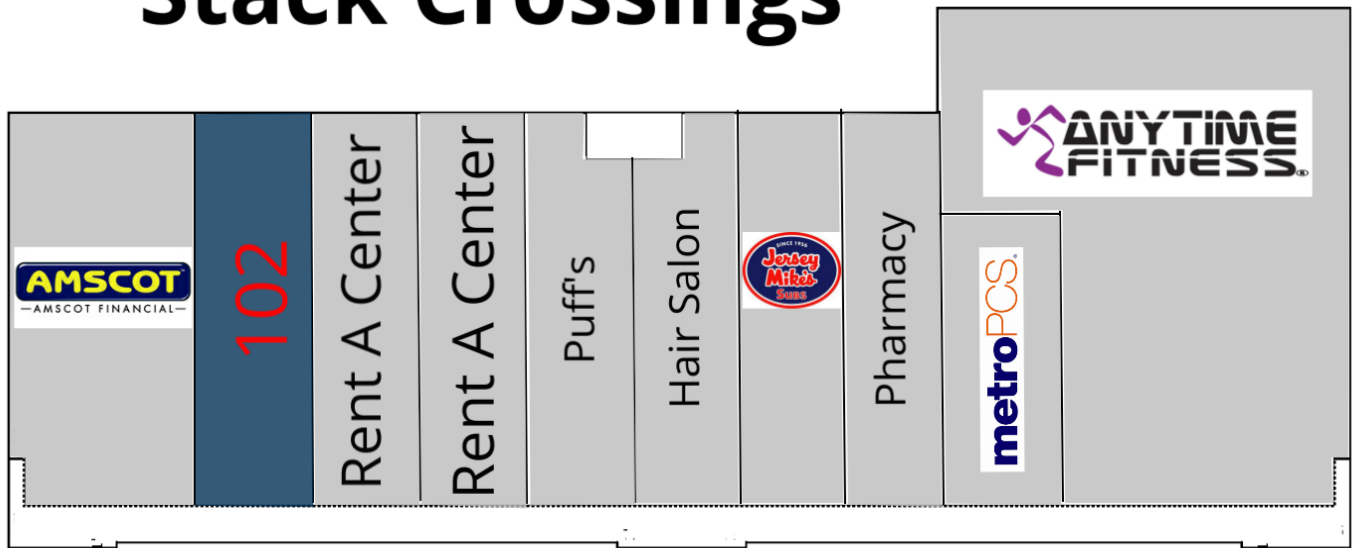
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AVAILABLE SPACES

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LEASE TYPE | NNN TOTAL SPACE | 1,514 SF LEASE TERM | Negotiable LEASE RATE | Negotiable

Stack Crossings



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
102	Available	1,514 SF	NNN	Negotiable

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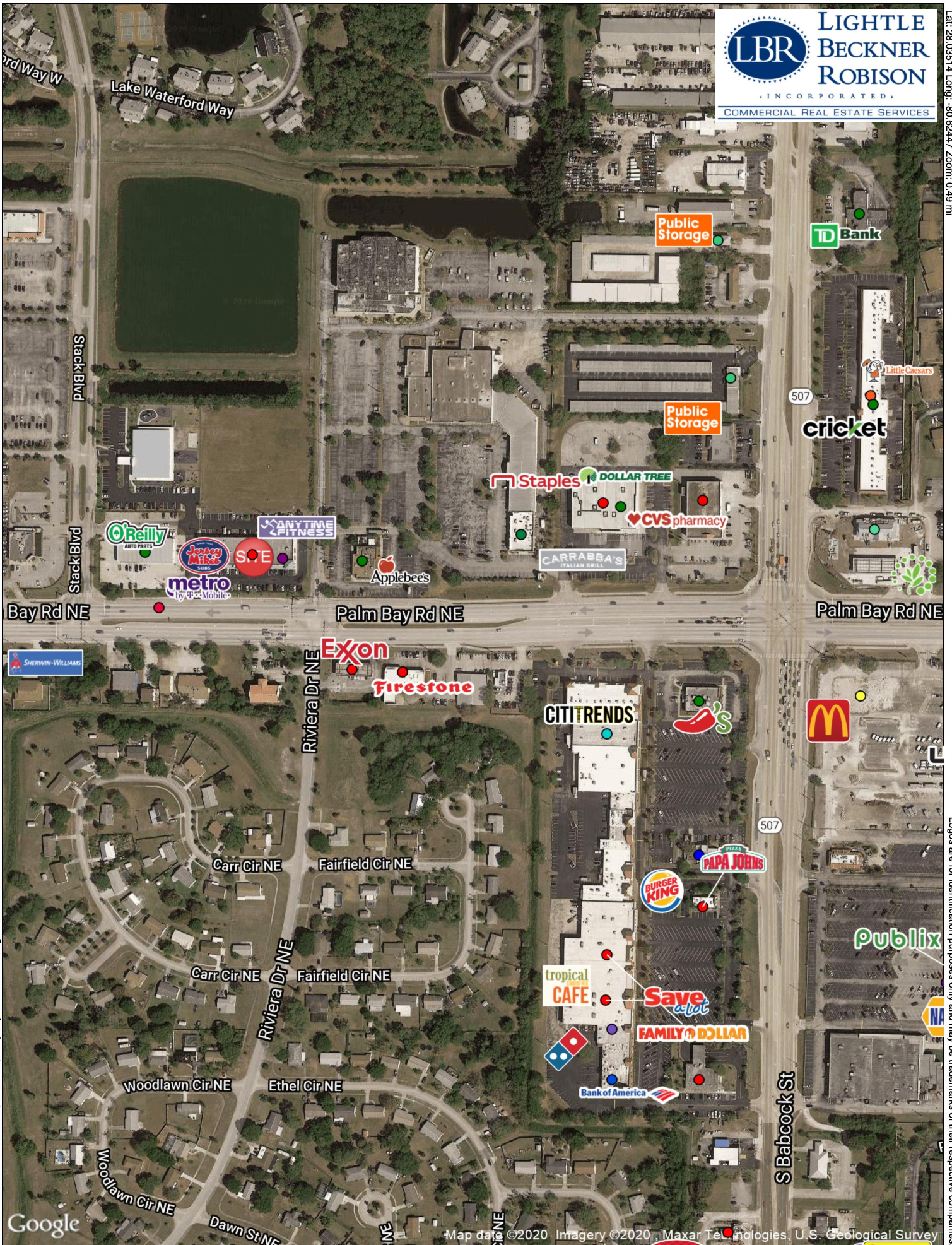
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Stack Blvd

Lake Waterford Way

507

TD Bank

Public Storage

cricket

Little Caesars

Staples DOLLAR TREE

CVS pharmacy

CARRABBA'S ITALIAN GRILL

Applebee's

O'Reilly AUTO PARTS

metro by T-Mobile

ANYTIME FITNESS

Jersey Mike's SUBS

Bay Rd NE

Palm Bay Rd NE

Palm Bay Rd NE

SHERWIN-WILLIAMS

Riviera Dr NE

Exxon

Firestone

CITITRENDS

Chili's

McDonald's

Carr Cir NE

Fairfield Cir NE

507

PAPA JOHN'S

BURGER KING

Publix

Carr Cir NE

Fairfield Cir NE

tropical CAFE

Save a lot FAMILY DOLLAR

Woodlawn Cir NE

Ethel Cir NE

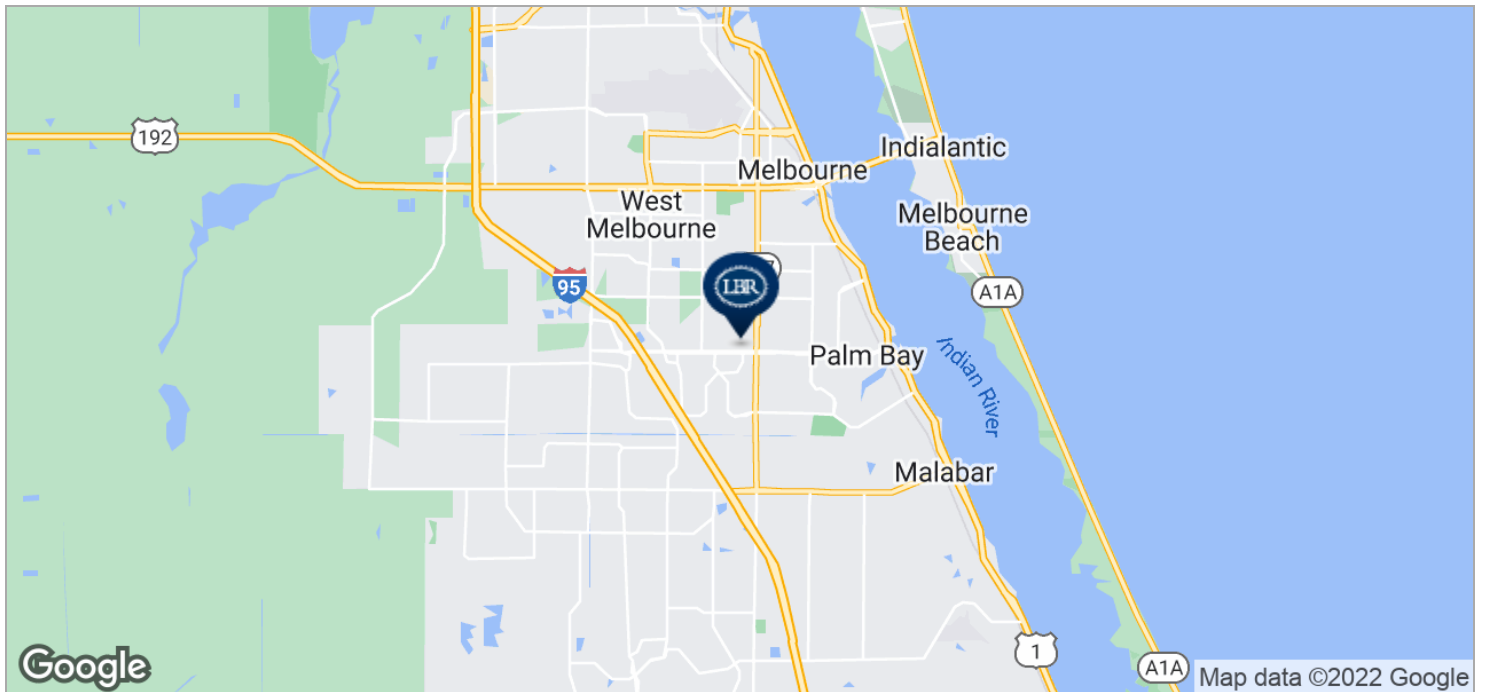
Bank of America

S Babcock St

Google

LOCATION MAPS

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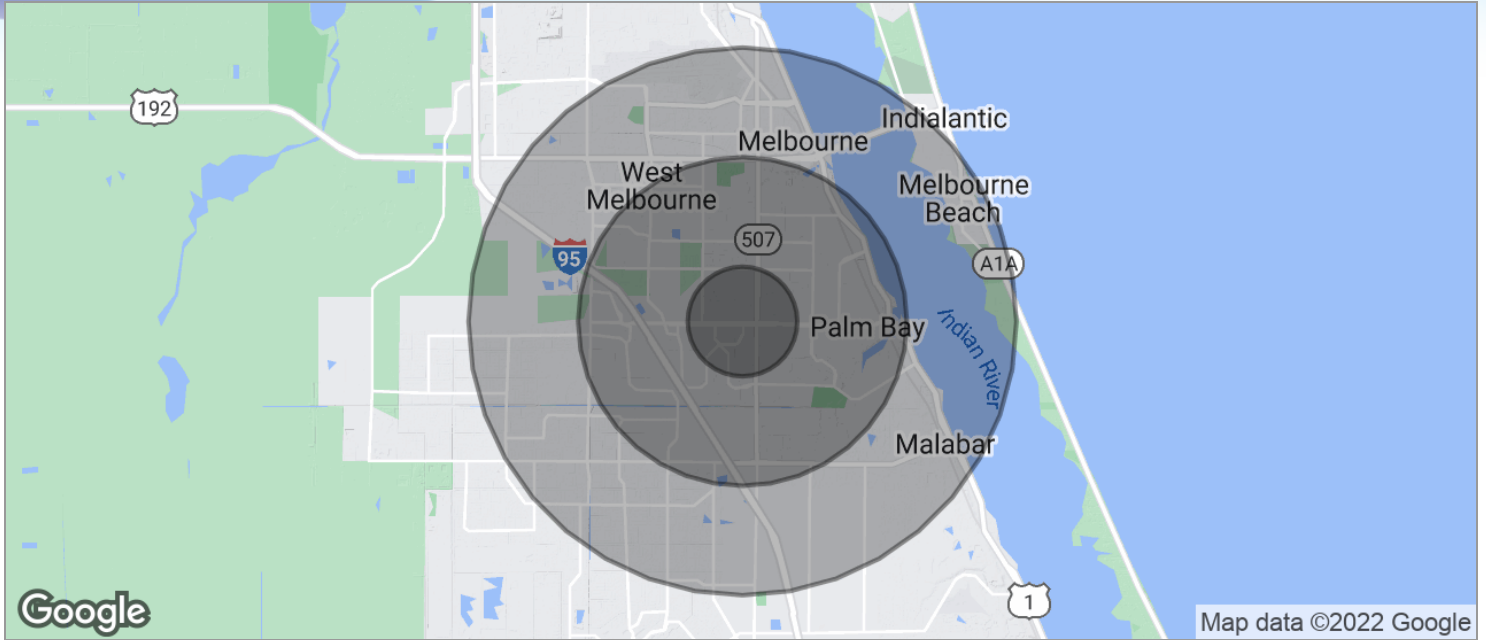
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,011	64,104	120,300
MEDIAN AGE	42.4	42.0	42.8
MEDIAN AGE (MALE)	35.2	38.5	40.3
MEDIAN AGE (FEMALE)	49.4	45.0	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,204	26,587	48,907
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$46,338	\$53,145	\$56,262
AVERAGE HOUSE VALUE	\$153,922	\$174,048	\$200,616

* Demographic data derived from 2020 ACS - US Census

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