

EXECUTIVE SUMMARY

Retail or Office Property • 1945 - 1975 Palm Bay Rd Palm Bay, FL 32905



OFFERING SUMMARY

Available SF:	1,500 - 12,720 SF
Lease Rate:	\$12.00 - 16.00 SF/yr (NNN \$4.25/sf)
Lot Size:	2.69 Acres
Year Built:	1984
Building Size:	21,720 SF
Zoning:	CC
Market:	South Brevard
Submarket:	Palm Bay
Traffic Count:	34,250

PROPERTY OVERVIEW

Great office or retail location on Palm Bay Rd
Various sizes available
New roof and HVAC systems
Parking lot resurfaced in 2022

LOCATION OVERVIEW

- 150' frontage on Palm Bay Rd. / 500' deep lot
- Accessible via westbound Palm Bay Rd. / two entrances via Pinewood Dr.
- ½ mile east of Babcock St.
- Midst of all aspects of office, retail, restaurant and residential uses
- Minutes from L3Harris Corp., DRS and Intersil plus other major employers
- 7-11 convenience store located at the SW corner, subject property wraps this corner

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$12.00 - 16.00 SF/YR (NNN \$4.25/SF)

Total Space 1,500 - 12,720 SF

Lease Type: NNN \$4.25/sf

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
1945	Free Standing Building	\$12.00 SF/YR	NNN \$4.25/sf	12,720 SF
1975 - 101		\$16.00 SF/YR	NNN \$4.25/sf	1,500 SF
1975 - 102		\$16.00 SF/YR	NNN \$4.25/sf	1,500 SF
1975 - 103		\$16.00 SF/YR	NNN \$4.25/sf	1,500 SF
1975 - 104		\$16.00 SF/YR	NNN \$4.25/sf	1,500 SF
1975 - 105 & 106		\$16.00 SF/YR	NNN \$4.25/sf	3,000 SF

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1945 INTERIOR PHOTOS

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1975 INTERIOR PHOTOS

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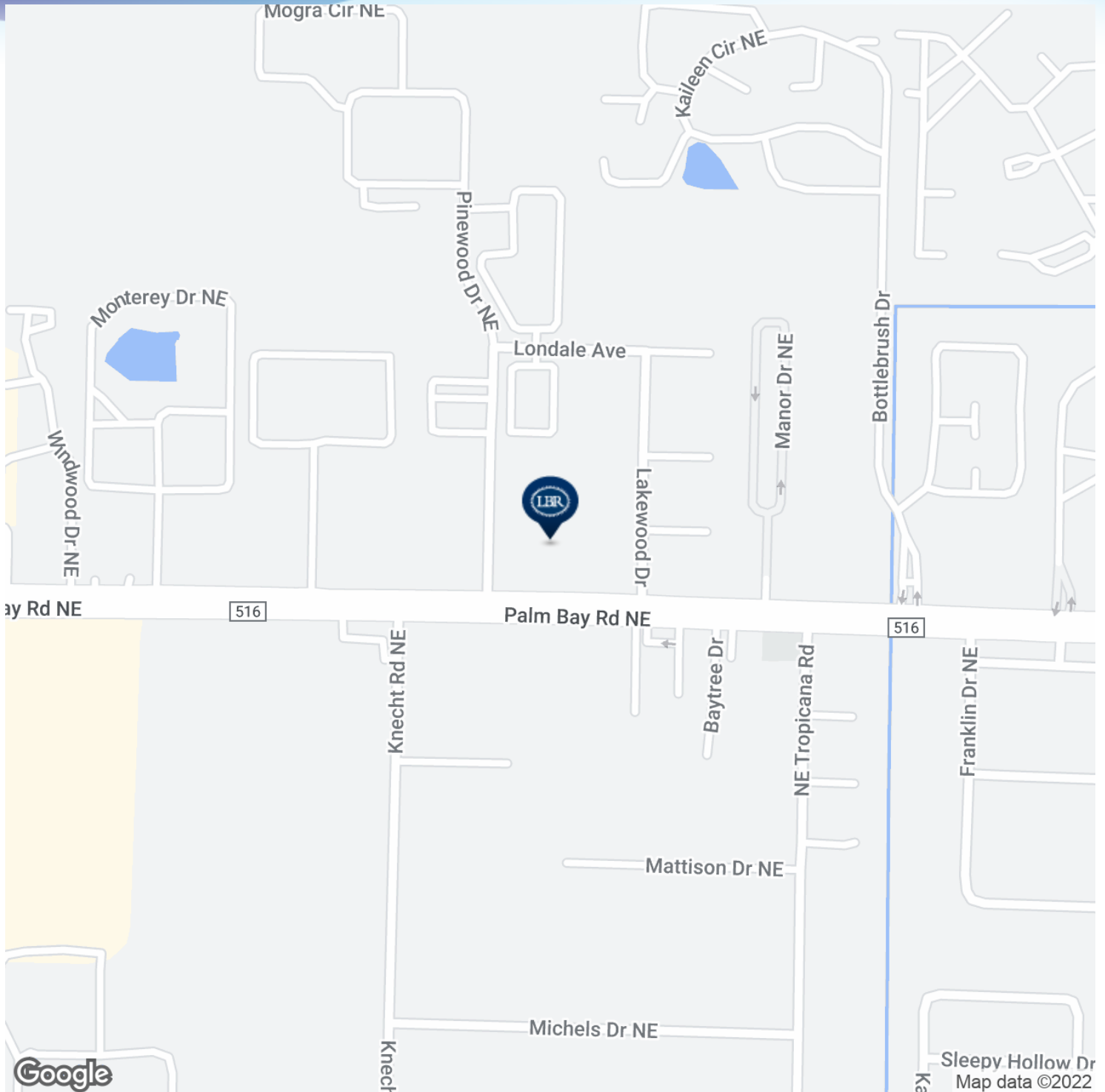
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LOCATION MAP

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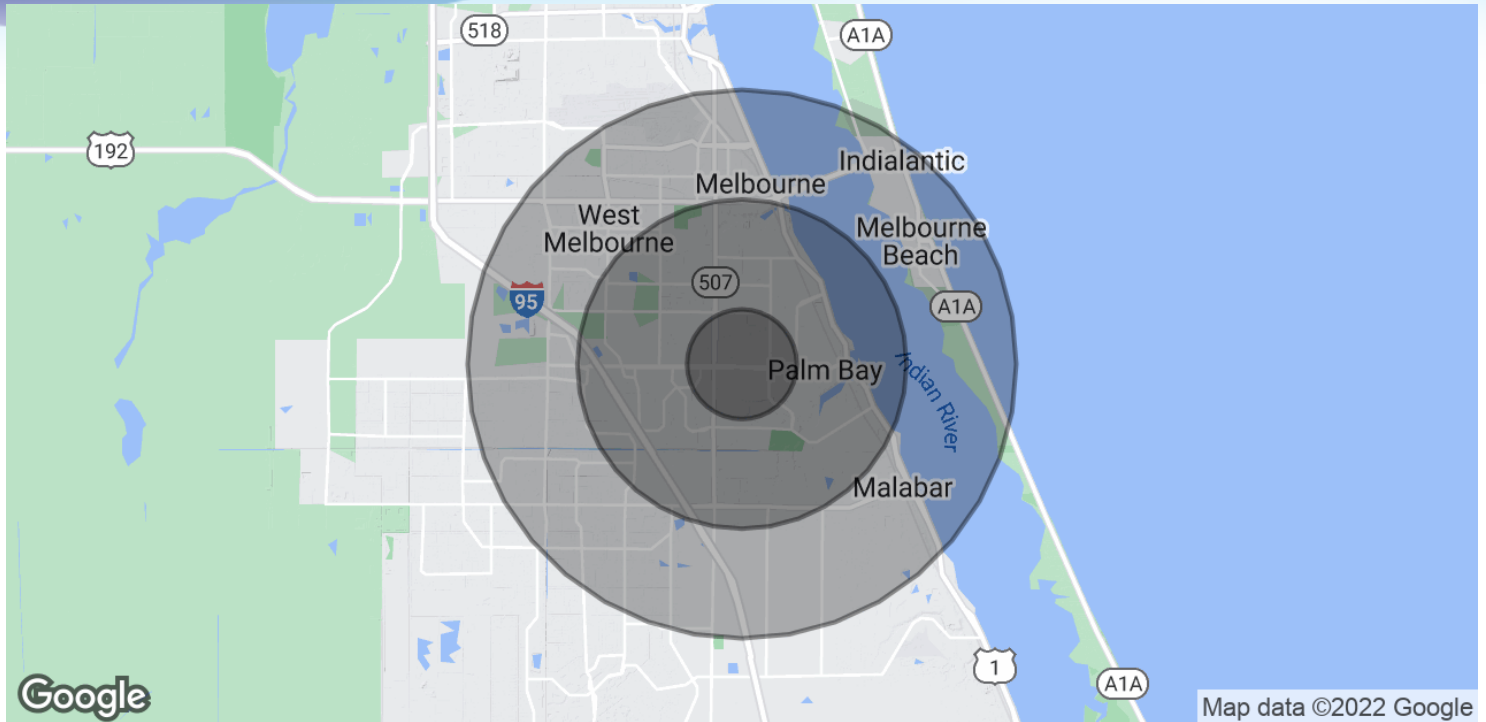
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,908	57,800	114,315
Average Age	43.0	42.6	43.4
Average Age (Male)	36.9	38.8	40.9
Average Age (Female)	47.7	45.7	45.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,853	24,329	47,042
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$43,436	\$51,313	\$57,994
Average House Value	\$155,453	\$171,109	\$211,060

* Demographic data derived from 2020 ACS - US Census

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