

# RETAIL SPACE FOR LEASE

Stack Crossing • 1515 Palm Bay Rd Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	1,514 SF
<b>Lease Rate:</b>	\$28.00 SF/yr (\$5.50 NNN/sf)
<b>Lot Size:</b>	1.69 Acres
<b>Year Built:</b>	2008
<b>Building Size:</b>	22,987 SF
<b>Zoning:</b>	CI
<b>Market:</b>	South Brevard
<b>Submarket:</b>	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

### JEFFERY T. ROBISON, CCIM

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

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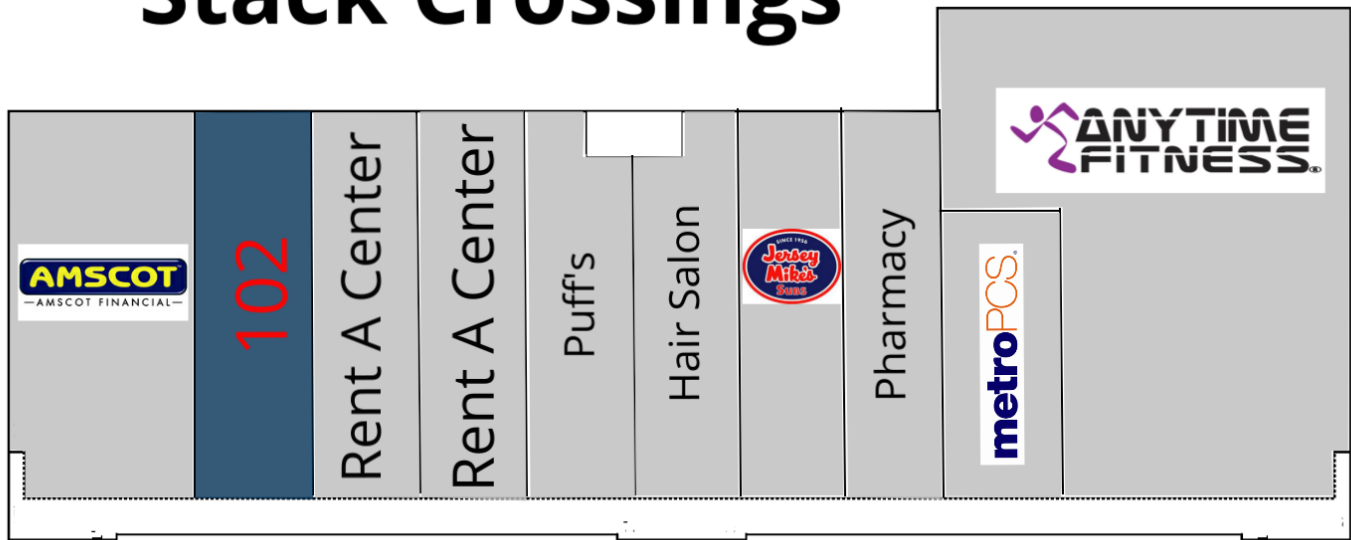
LEASE TYPE | \$5.50 NNN/sf

TOTAL SPACE | 1,514 SF

LEASE TERM | Negotiable

LEASE RATE | \$28.00 SF/yr

## Stack Crossings



UNAVAILABLE

AVAILABLE

SUITE

TENANT

SIZE

TYPE

RATE

102	Available	1,514 SF	\$5.50 NNN/sf	\$28.00 SF/yr
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# INTERIOR PHOTOS

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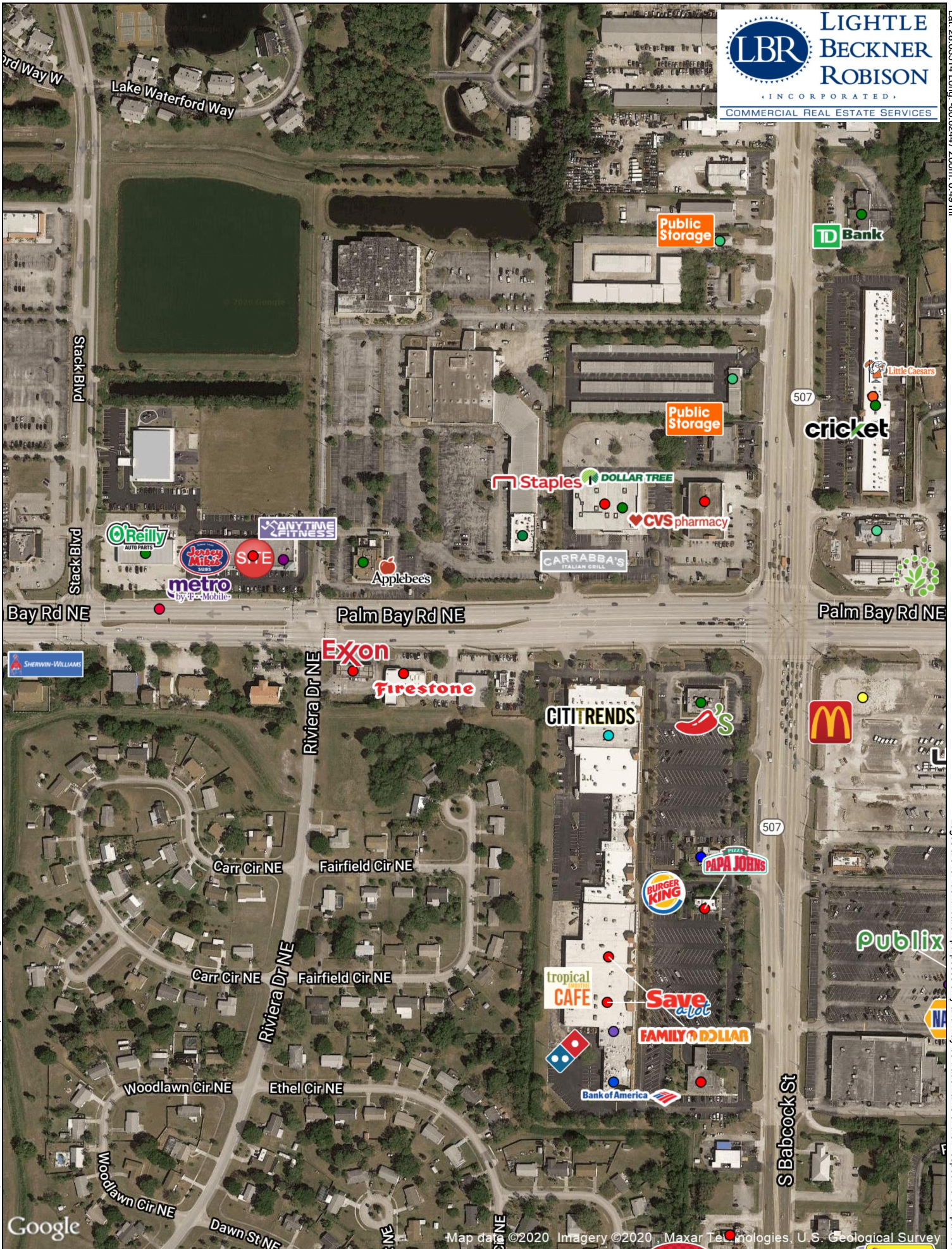
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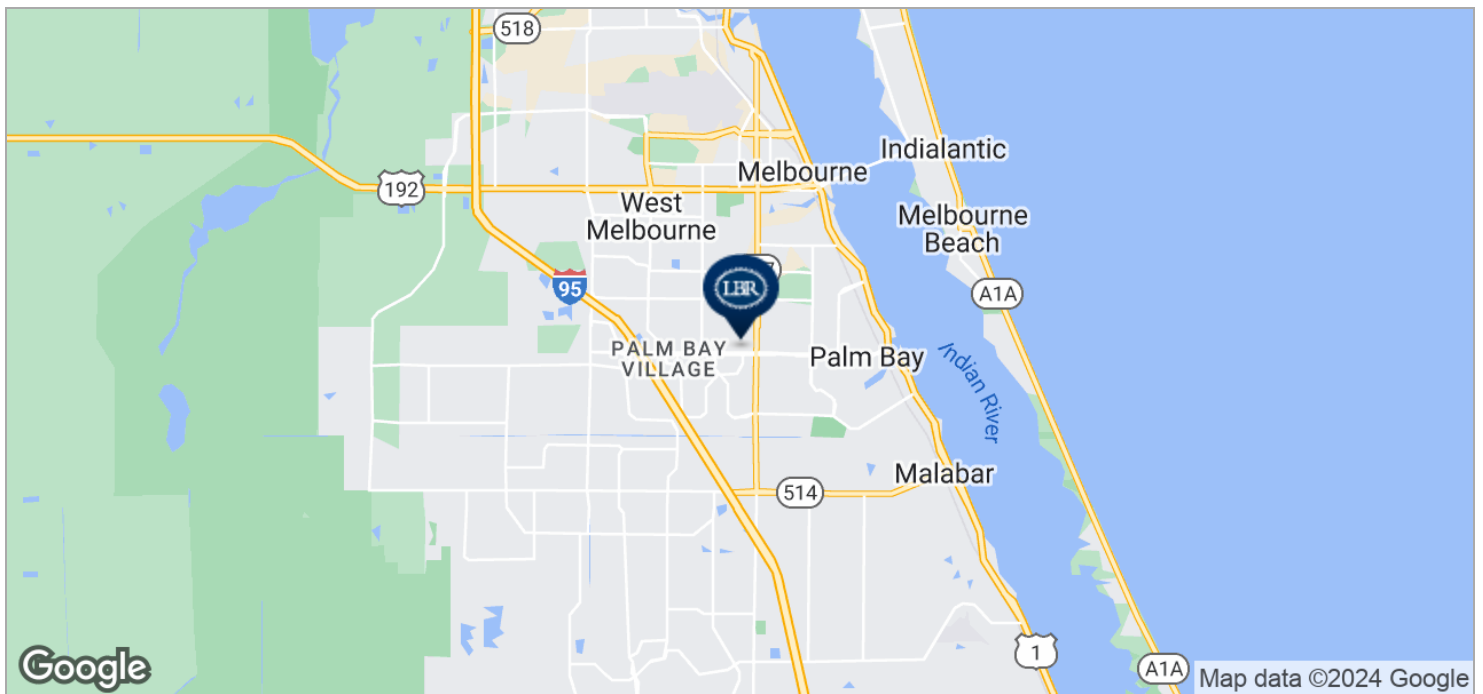






# LOCATION MAPS

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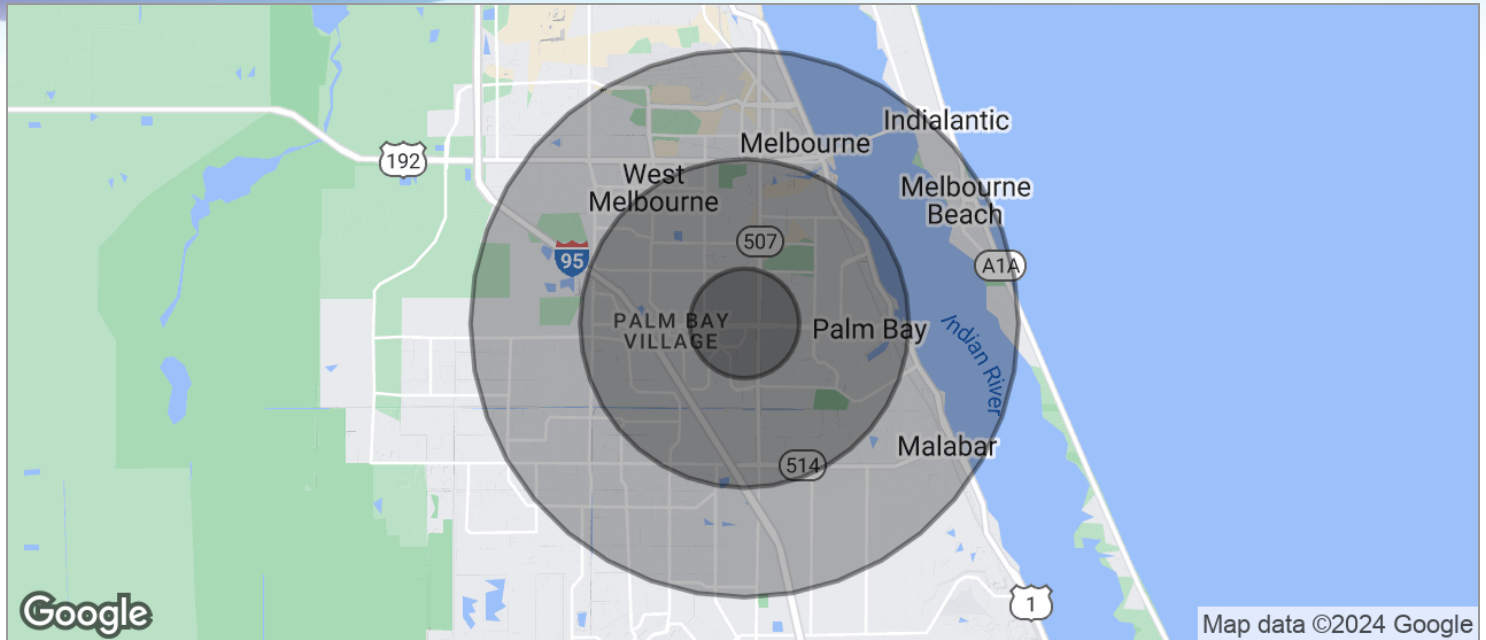
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	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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