

# RETAIL SPACE FOR LEASE

Palm Bay Plaza • 4500 Dixie Hwy NE Palm Bay, FL 32905



## OFFERING SUMMARY

<b>Available SF:</b>	647 - 6,801 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (\$5.18/sf NNN)
<b>Lot Size:</b>	3.27 Acres
<b>Year Built:</b>	1967
<b>Building Size:</b>	35,846 SF
<b>Zoning:</b>	HC
<b>Market:</b>	South Brevard
<b>Submarket:</b>	Palm Bay
<b>Traffic Count:</b>	25,189

## PROPERTY OVERVIEW

Introducing Palm Bay Plaza - A prime commercial real estate opportunity in Palm Bay, Florida.

Situated at 4500 Dixie Highway, this strategically located plaza is set to undergo a meticulous renovation, ensuring a modern and inviting space for businesses to thrive.

Palm Bay Plaza's renovation promises to strike the ideal balance between modern aesthetics and functionality, providing an attractive destination for both tenants and customers.

The surrounding area boasts a burgeoning community, with plans for over 800 apartment units to be developed nearby, guaranteeing a steady flow of potential clientele.

## LOCATION OVERVIEW

Directly fronts US 1 between Palm Bay Rd. and Malabar Rd in Palm Bay, FL

DISTANCES:

- 1.3 miles south of Palm Bay Rd.
- 1.9 miles north of Malabar Rd.
- 4.6 miles south of US 192
- 5.8 miles to I-95 via Palm Bay Rd.

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# ADDITIONAL PHOTOS

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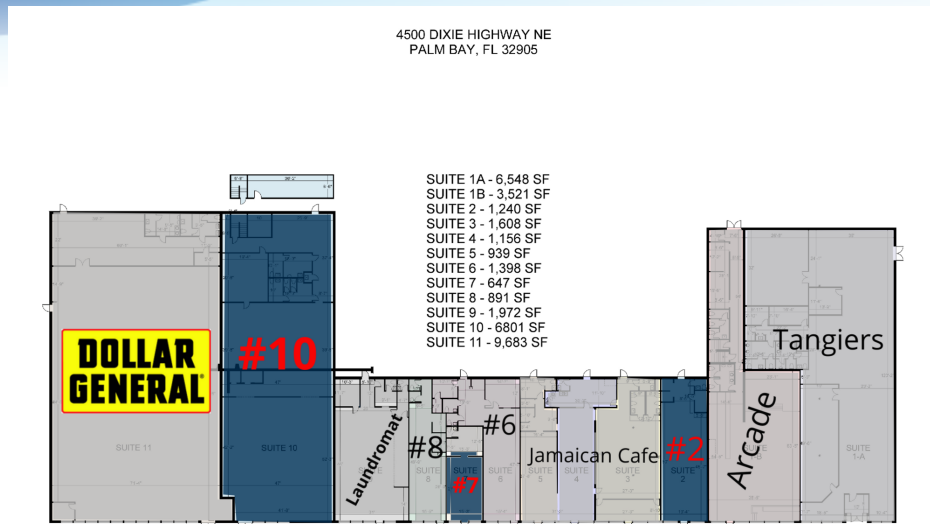
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# PLANS

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## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	\$5.18/sf NNN	Lease Term:	Negotiable
Total Space:	647 - 6,801 SF	Lease Rate:	\$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#2	Available	1,240 SF	\$5.18/sf NNN	\$16.00 SF/yr
#7	Available	647 SF	\$5.18/sf NNN	\$16.00 SF/yr
#10	Available	6,801 SF	\$5.18/sf NNN	\$16.00 SF/yr

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# AERIAL MAP

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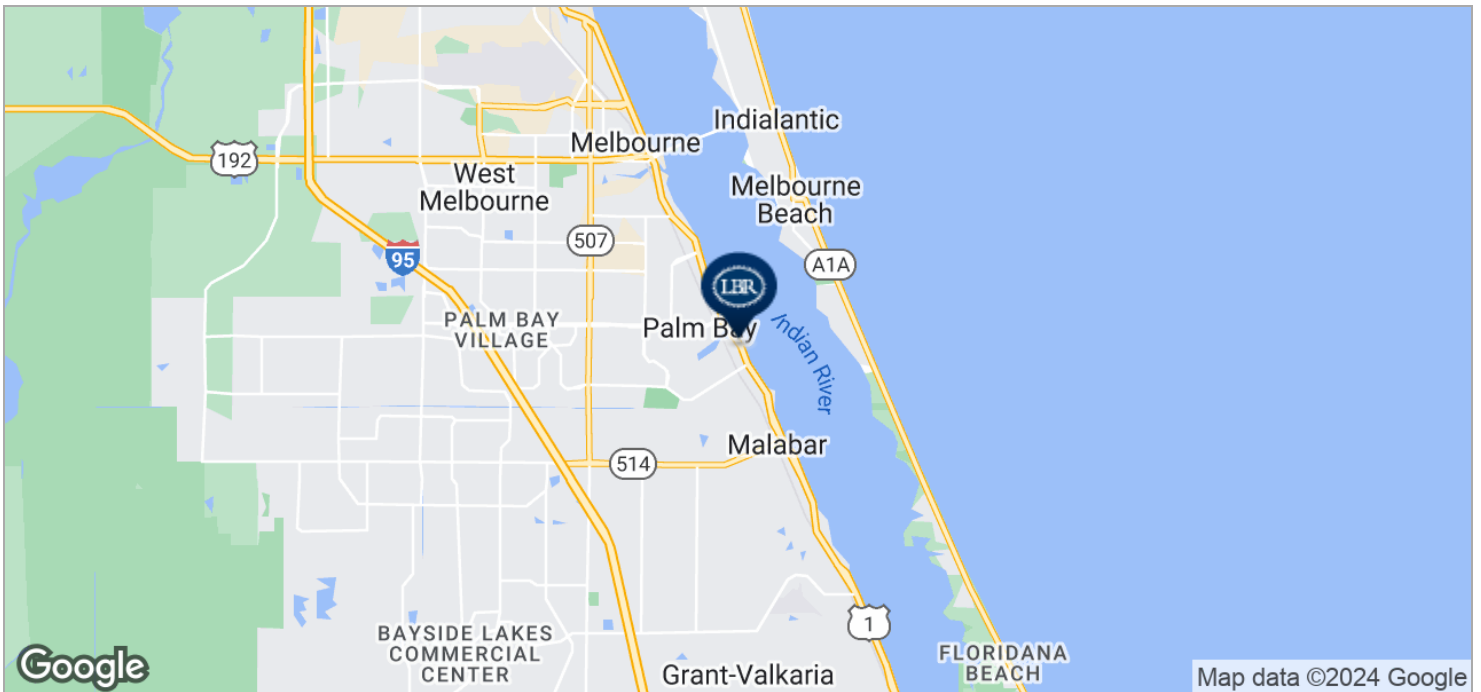
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# LOCATION MAPS

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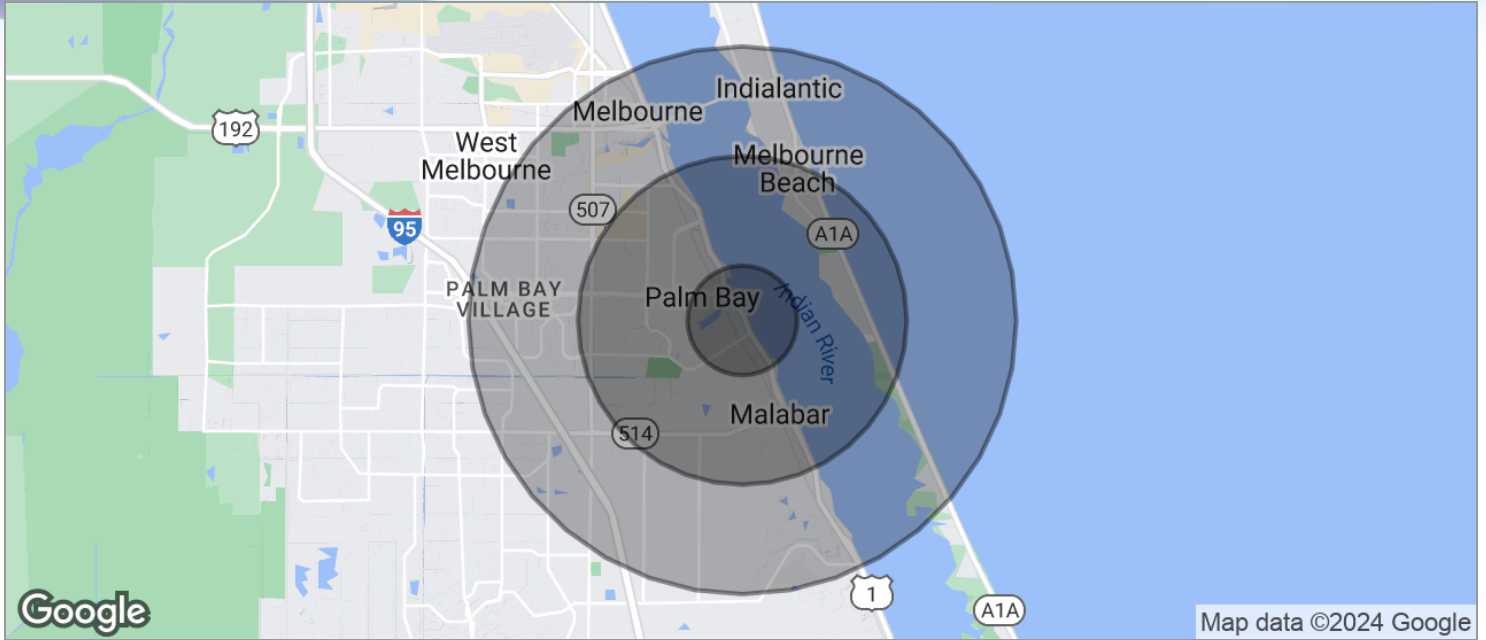
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,776	28,678	74,143
MEDIAN AGE	47.9	47.4	44.4
MEDIAN AGE (MALE)	47.3	45.2	41.2
MEDIAN AGE (FEMALE)	51.1	49.7	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,957	12,705	31,360
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$57,775	\$59,919	\$58,989
AVERAGE HOUSE VALUE	\$337,451	\$274,163	\$224,638

\* Demographic data derived from 2020 ACS - US Census

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