

RETAIL FOR LEASE @ C-STORE

Hammock Landings Gas Station C-store Retail Space • 195 Palm Bay Rd West
Melbourne, FL 32904



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	1.39 Acres
Year Built:	2010
Building Size:	3,700 SF
Zoning:	CP
Market:	South Brevard
Submarket:	Palm Bay

PROPERTY OVERVIEW

Rental space within the c-store available with possibility of drive-thru

Great visibility, easy access and high traffic. Easy access

TRAFFIC COUNTS:

- 30,660 AADT (2019)
- Traffic counts are 49,770 ¼ mile east towards I-95

LOCATION OVERVIEW

Property is located on an outparcel of Hammock Landings, one of Brevard County's largest retail developments.

Situated between Burger King and McDonalds and surrounded by other national tenants and Big Box retailers.

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ADDITIONAL PHOTOS

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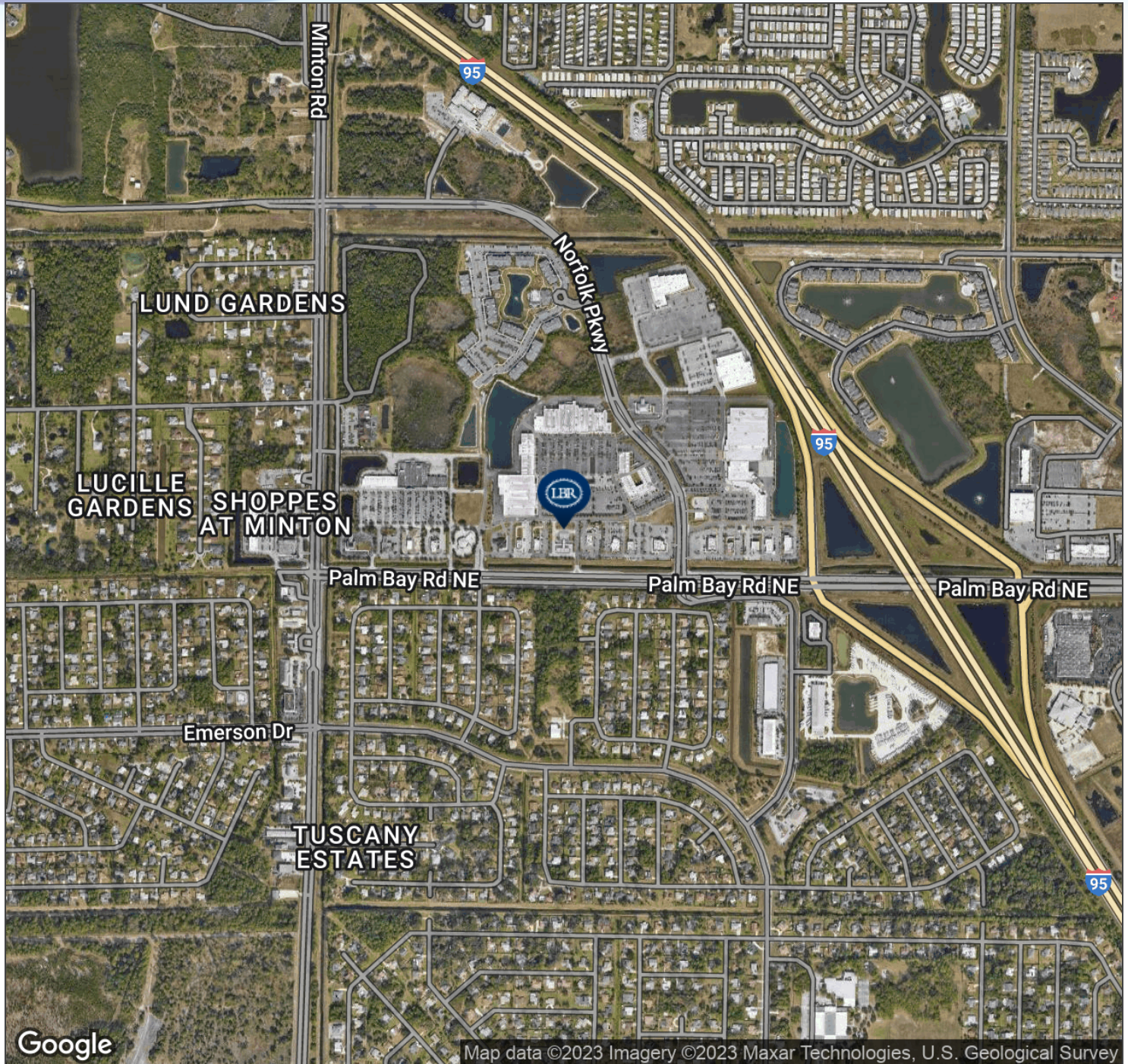
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AERIAL MAP

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LOCATION MAPS

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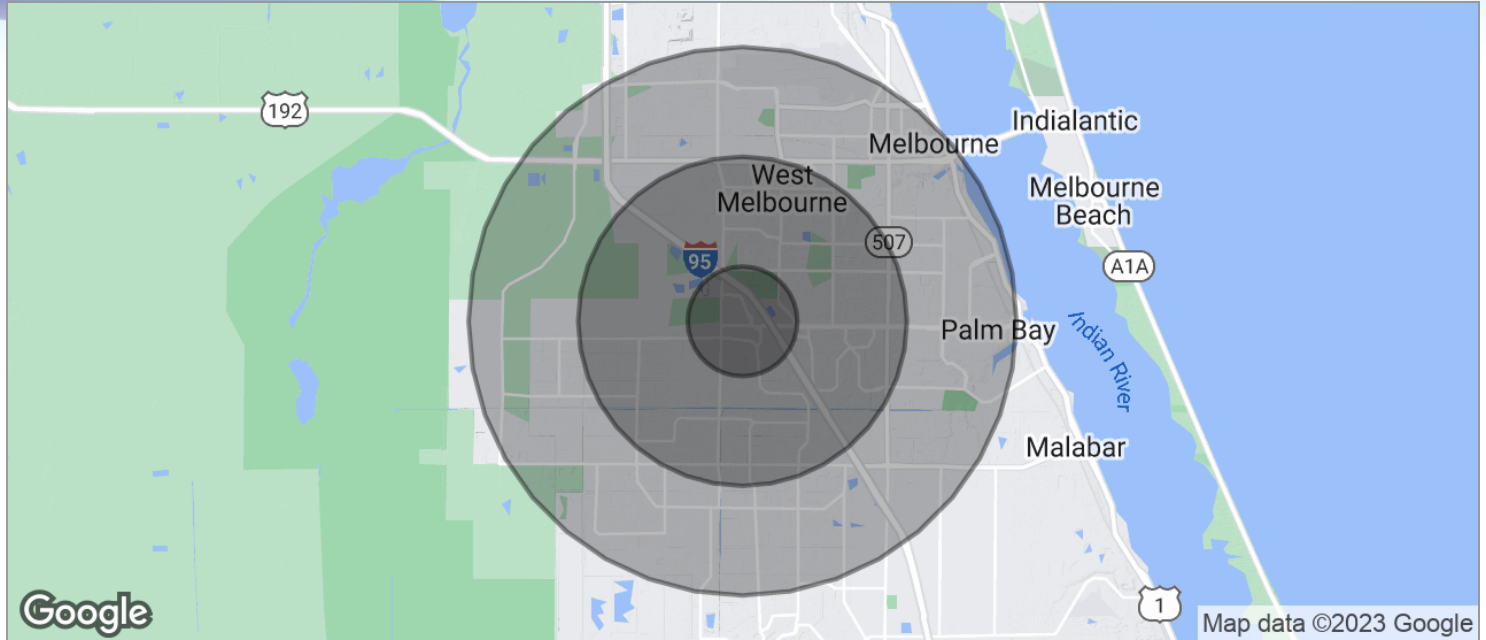
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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,073	57,561	125,316
MEDIAN AGE	42.0	41.0	41.2
MEDIAN AGE (MALE)	41.5	38.5	38.7
MEDIAN AGE (FEMALE)	42.4	43.6	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,338	22,547	49,043
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$69,255	\$58,678	\$54,580
AVERAGE HOUSE VALUE	\$199,771	\$186,931	\$176,800

* Demographic data derived from 2020 ACS - US Census

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