

TWO BUILDING ASSET FOR SALE

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



OFFERING SUMMARY

Sale Price:	\$2,400,000
Price / SF:	\$110.50
Lot Size:	2.69 Acres
Year Built:	1984
Building Size:	21,720 SF
Zoning:	CC
APN#:	28-37-22-00-00274.0-0000.00
Market:	South Brevard
Submarket:	Palm Bay
Traffic Count:	34,250

PROPERTY OVERVIEW

- 2 Building Asset - +/-9,000sf faces Palm Bay Rd
- +/-12,720sf 2 story back of property
- New Flat Roof - 2022
- All HVAC units replaced or serviced 2022
- On-site retention – ½ acre
- Utilities - City of Palm Bay
- Two-sided, lighted sign
- 75 striped parking spaces
- Additional parking can be added

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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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AERIAL

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LOCATION MAPS

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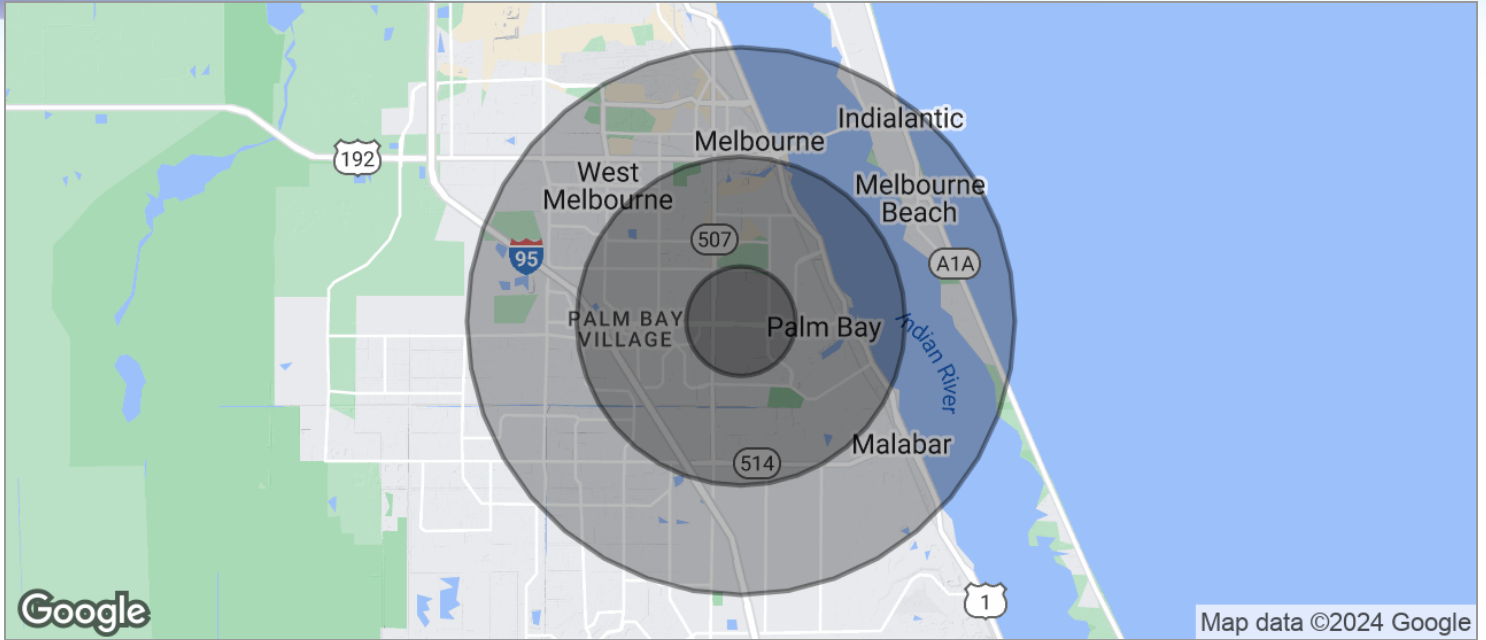
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,908	57,800	114,315
MEDIAN AGE	43.0	42.6	43.4
MEDIAN AGE (MALE)	36.9	38.8	40.9
MEDIAN 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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