

Palm Bay Marina

PALM BAY, FL



OFFERING MEMORANDUM

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PALM BAY, FL

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PALM BAY MARINA

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

AERIAL VIEWS

DRY STORAGE

ABUNDANT DOCKAGE & PRIVATE RAMP

SHOWROOM & SHIPS STORE

BAIT SHOP & KAYAK RENTALS

FULL SERVICE SHOP

Executive Summary



SALE PRICE:	\$1,900,000
LOT SIZE:	1.76 Acres
BUILDING SIZE:	14,850 SF

SUMMARY

This full-service and highly diversified Marina lies on the west side of US Highway 1 in Palm Bay, Florida. Combined, over 90 in-water slips are available on the river and in a private basin.

Immediate access to the ICW provides endless boating to the north and to the south with wide and protected water as far as the eye can see. An extraordinary fishery along with miles of water and islands for family picnics and watersport activities abound.

Heavy drive-by creates outstanding exposure for boat sales and overall visibility of the marina. A convenient ramp can be used for boaters to launch their own vessels (for a fee) and parking is also available on site.

The service shop is always busy and a Marine Travellift is used to safely haul and launch vessels for service and surveys. Certified technicians provide expert service for outboards and i/o power.

Property Description



LOCATION OVERVIEW

Located in Palm Bay, Florida just off ICW on Turkey Creek

Dockage for larger vessels on the River

Private basin dockage

Expansive areas for parking

Large sales lot on US Hwy 1

Small residential structure on south side of property currently used for storage (possible use for a Tiki Bar and patio)

Protected water on west side of US 1

Immediate access to ICW

Only three miles South of Melbourne

Directly across ICW from Melbourne Beach

Property Details

PROPERTY NAME: Palm Bay Marina

STREET ADDRESS: 4350 Dixie Hwy NE

CITY, STATE, ZIP: Palm Bay, FL 32905

YEAR BUILT: 1951



Complete Highlights

PROPERTY HIGHLIGHTS

- Prime Location, just minutes from downtown Melbourne on Turkey Creek.
- Travelift and ramp for haul and launch.
- Full service marine repairs and maintenance.
- Ample paved and lighted parking.
- Bathroom and shower facilities.
- Beer and ice.
- Bait and tackle shop.
- Kayak and Paddleboard Sales.
- Canoe, kayak and fishing kayak rental (Turkey Creek).
- A Boat Club.
- 102 Dry rack storage units for boats up to 24 ft / 5500 lbs.
- 30 amp electrical service for boats up to 40 ft.
- 85 wet slips w/ shore power & fresh water.
- Massive drive-by with nearly 500 feet of frontage directly on US Hwy 1.
- Direct access to ICW.
- Located on famous Turkey Creek.
- Ability to convert existing house structure on south side of the property into a tiki bar restaurant, etc.
- Large boat sales lot.
- Private, protected basin in addition to docks on the river.
- The City is planning to develop the waterfront across the creek and around the facility increasing value for all waterfront properties.



Aerial Views



Dry Storage



Abundant Dockage & Private Ramp



Showroom & Ships Store



Bait Shop & Kayak Rentals



Full Service Shop



PALM BAY MARINA

LOCATION INFORMATION

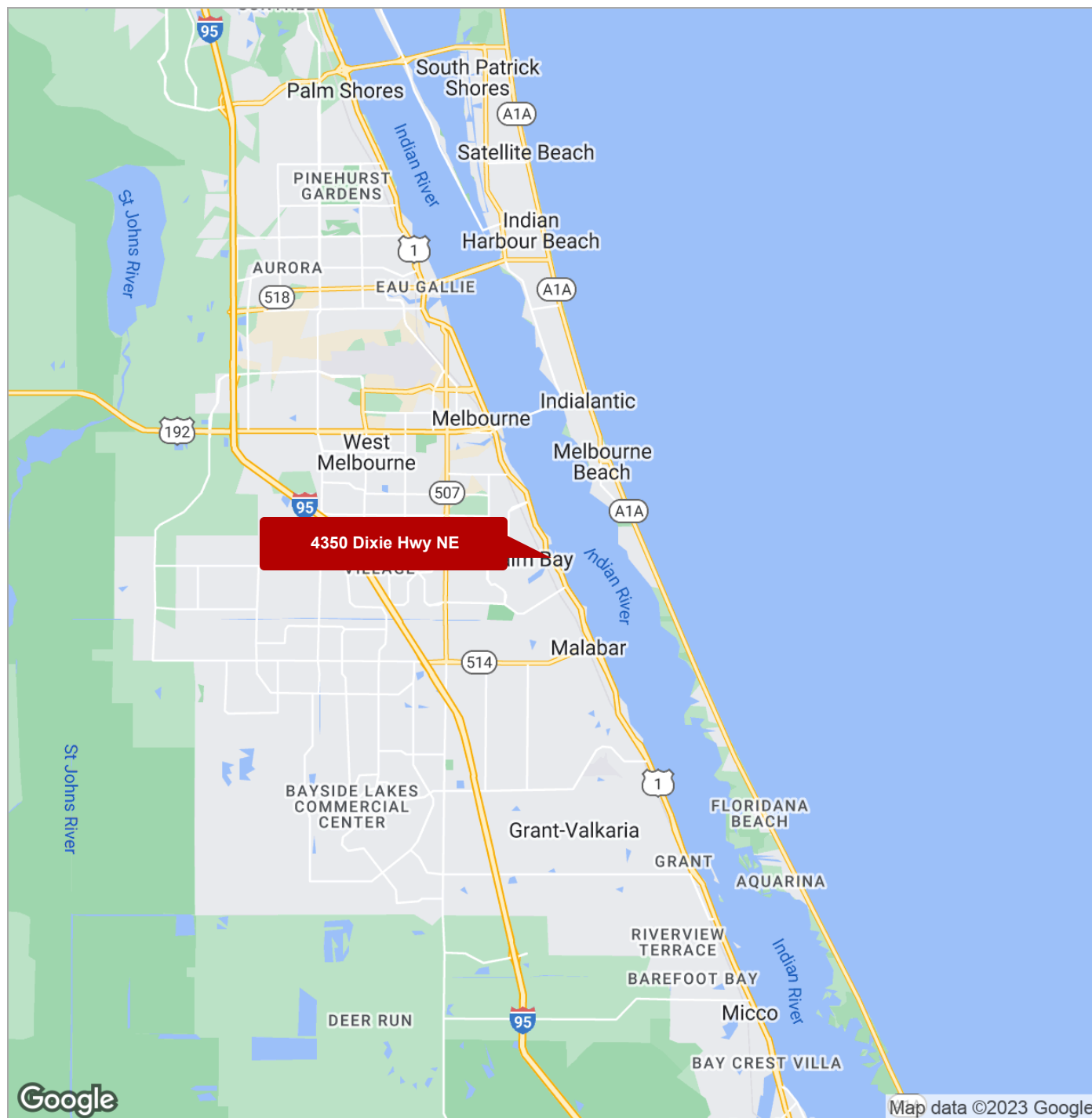
2

REGIONAL MAP

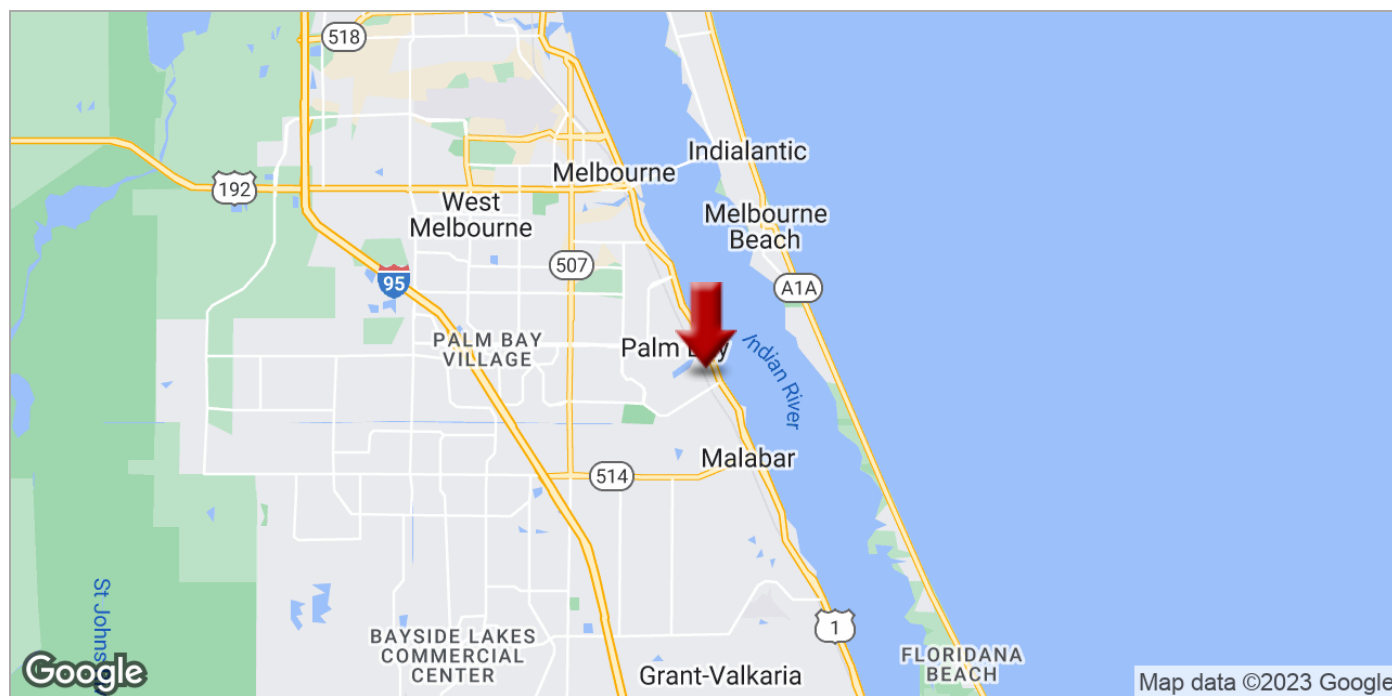
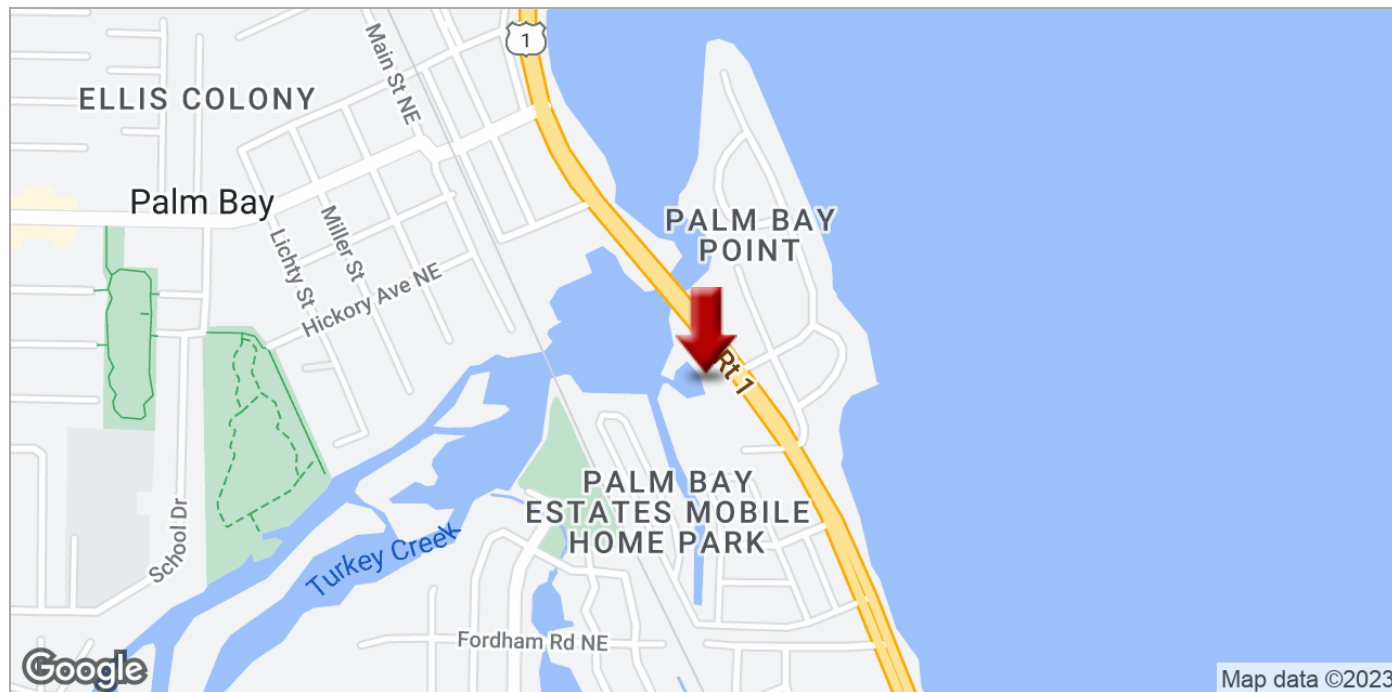
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



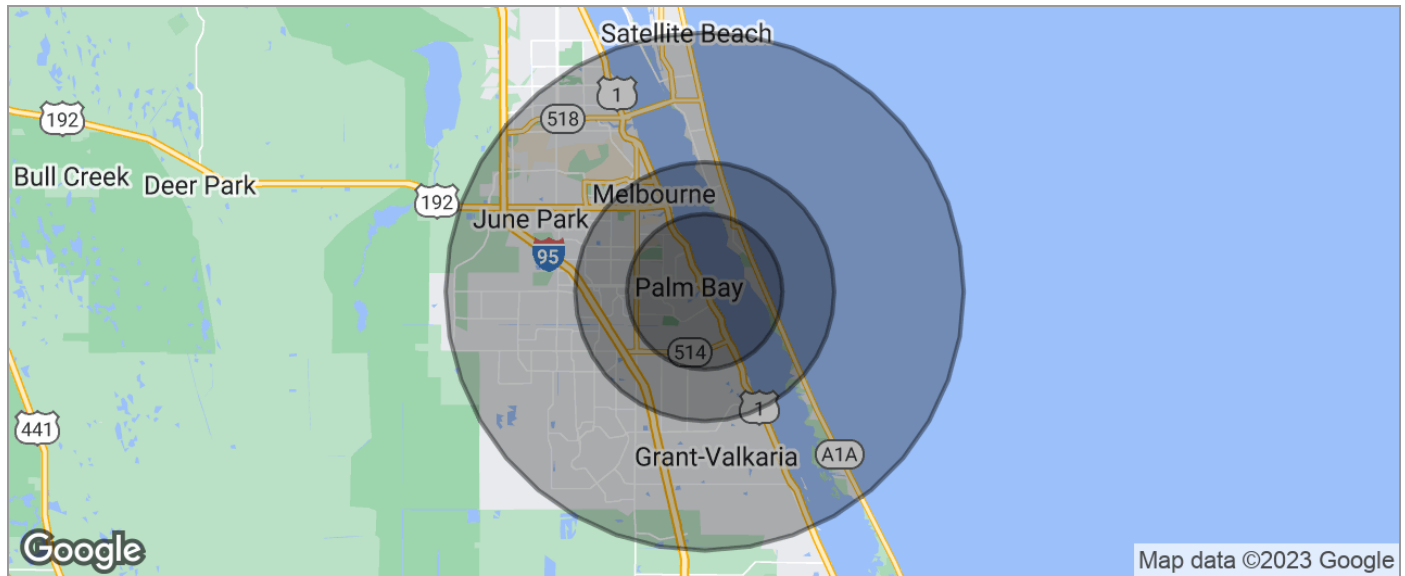
PALM BAY MARINA

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	31,411	78,694	241,199
MEDIAN AGE	47.2	44.3	43.1
MEDIAN AGE (MALE)	44.8	41.0	41.1
MEDIAN AGE (FEMALE)	49.3	47.1	44.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	13,957	33,281	97,678
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$58,140	\$59,149	\$60,888
AVERAGE HOUSE VALUE	\$268,816	\$221,028	\$221,335
RACE	3 MILES	5 MILES	10 MILES
% WHITE	77.5%	78.1%	80.9%
% BLACK	14.7%	13.8%	11.0%
% ASIAN	1.8%	2.5%	2.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.3%	0.7%	0.5%
% OTHER	2.3%	2.7%	2.4%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	10.4%	11.0%	10.0%

* Demographic data derived from 2020 ACS - US Census