

# New Development Opportunity

Positioned at a signalized hard corner across from Publix Supermarket

SWC of St. John Heritage Pkwy & Malabar Rd  
Palm Bay, FL 32907  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

Located in a high residential growth area



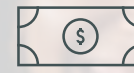


# Property Highlights

- + New Retail Development Opportunity
- + Two available retail parcels:
  - Parcel 1: ±1.20 Acres
  - Parcel 2: ±1.14 Acres
- + Strategically positioned at a signalized hard corner offering strong visibility and ease of access
- + Located directly across from a new Publix-anchored shopping center, enhancing daily traffic and retail synergy
- + Co-tenancy opportunities with nationally recognized retailers including Wawa and Mavis Tires & Brakes
- + Situated within a high-growth residential trade area experiencing a 3.19% annual population increase within a five-minute drive
- + Affluent demographic profile, with an average household income of \$109,638 within a five-minute drive
- + St. Johns Heritage Parkway Extension: Future roadway extension currently in the planning and environmental review phase; schedule subject to project approvals



5 Minute Drive Time



**\$109,638**

Average Household Income



**40.5**

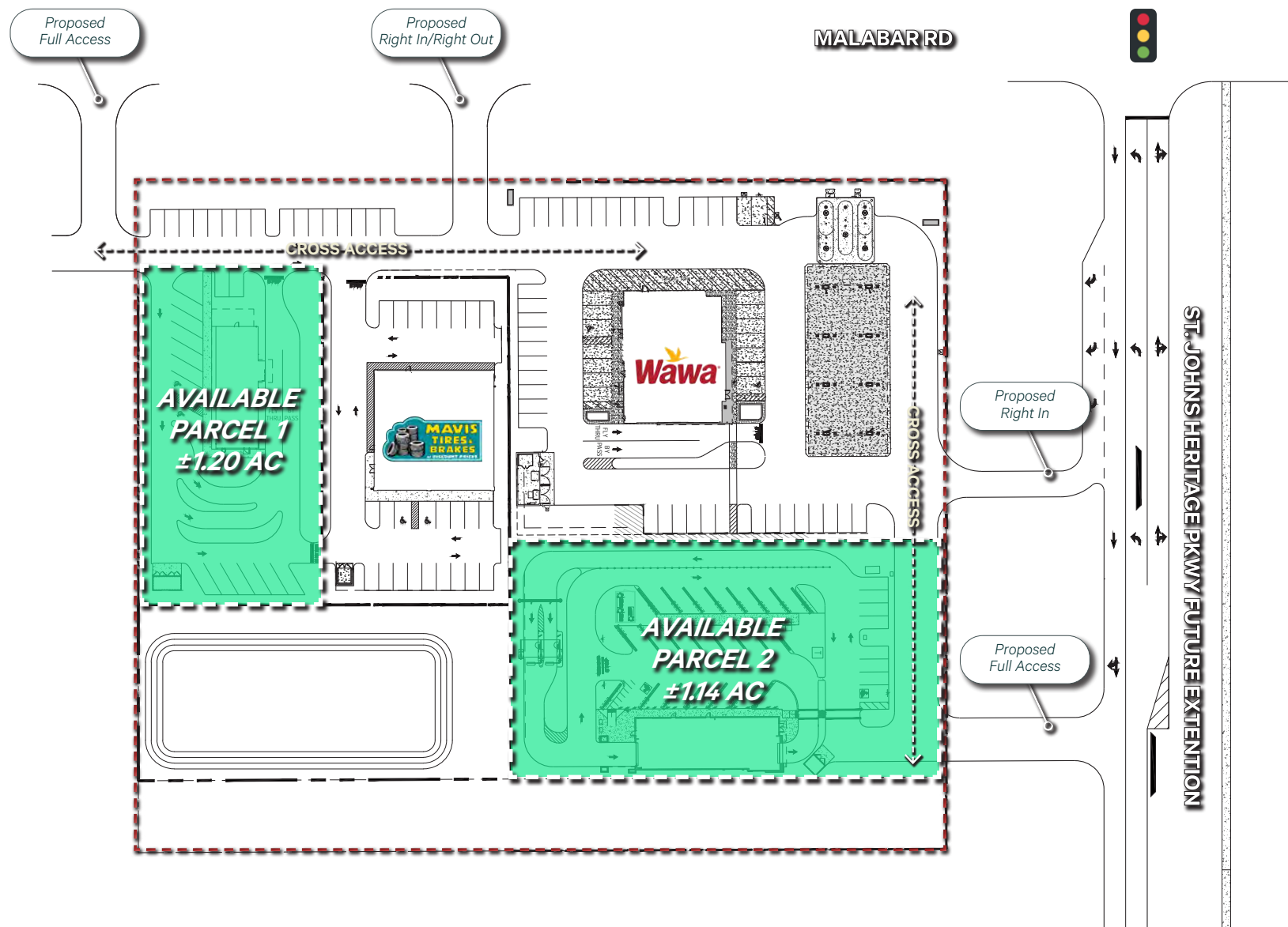
Median Age



**3.19%**

Population Growth Rate

# Site Plan | Conceptual





# Aerial | Trade Area





5 Minute Drive Time

# Housing Growth

NEW SUBDIVISION	PLANNED HOMES	HOMES BUILT
Edgewood at Everlands	162	162
Riverwood at Everlands	840	69
Timbers at Everlands	840	235
Malabar Springs	885	0
Palm Island	77	0
Sanibel Cove	50	48
St Johns Preserve	740	432
Tillman Lakes	726	203
<b>TOTAL HOMES</b>	<b>4,320</b>	<b>1,149</b>







2025

# Demographics

5 Minutes

**1,786**

Total Population

**3.19%**

Population Growth

**1,157**

Daytime Population

**\$109,638**

Average Household  
Income

10 Minutes

**14,149**

Total Population

**1.48%**

Population Growth

**8,818**

Daytime Population

**\$94,793**

Average Household  
Income

15 Minutes

**43,061**

Total Population

**1.07%**

Population Growth

**29,756**

Daytime Population

**\$97,478**

Average Household  
Income

20 Minutes

**96,283**

Total Population

**1.35%**

Population Growth

**78,016**

Daytime Population

**\$98,899**

Average Household  
Income





# For leasing information please contact:

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