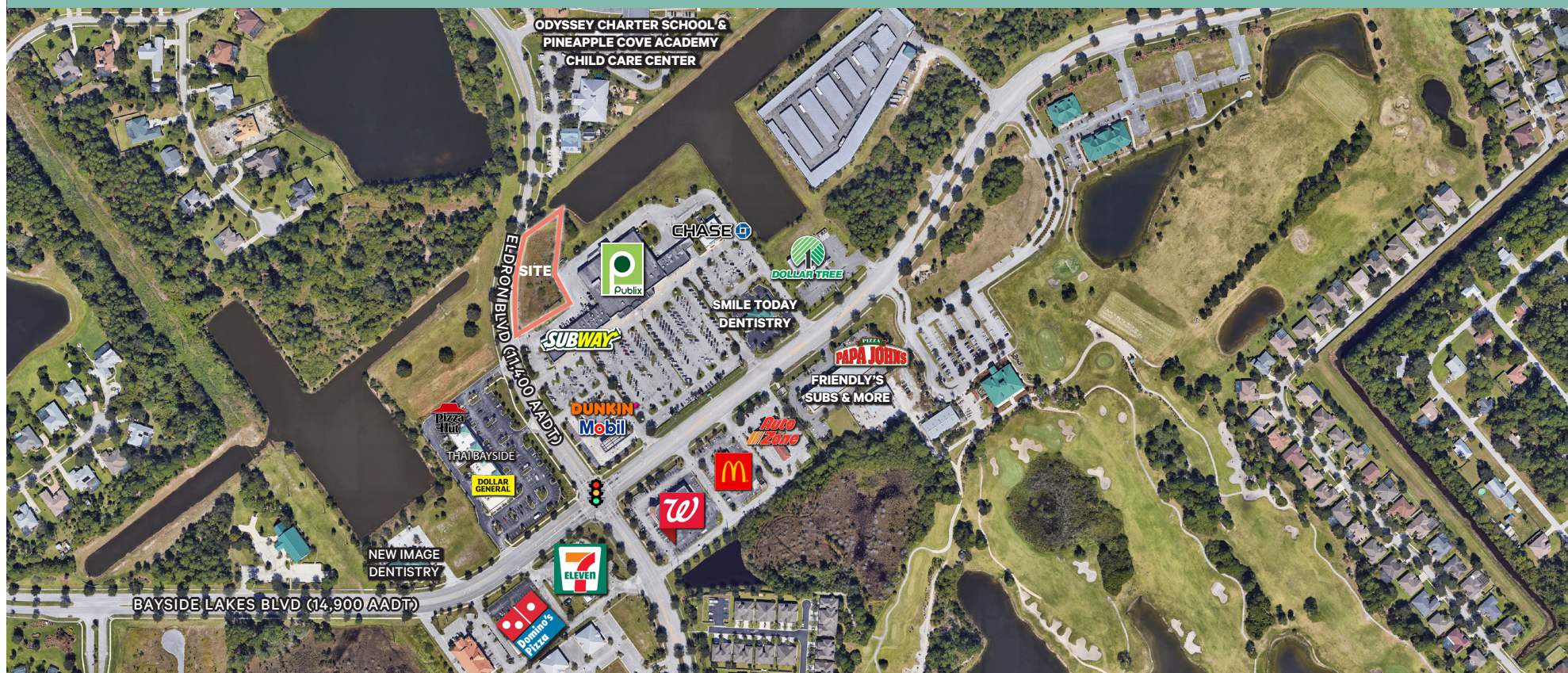


Bayside Lakes

1805 Eldron Boulevard SE,
Palm Bay, FL 32909
www.cbre.com/orlando

1.04± AC For Sale or Ground Lease



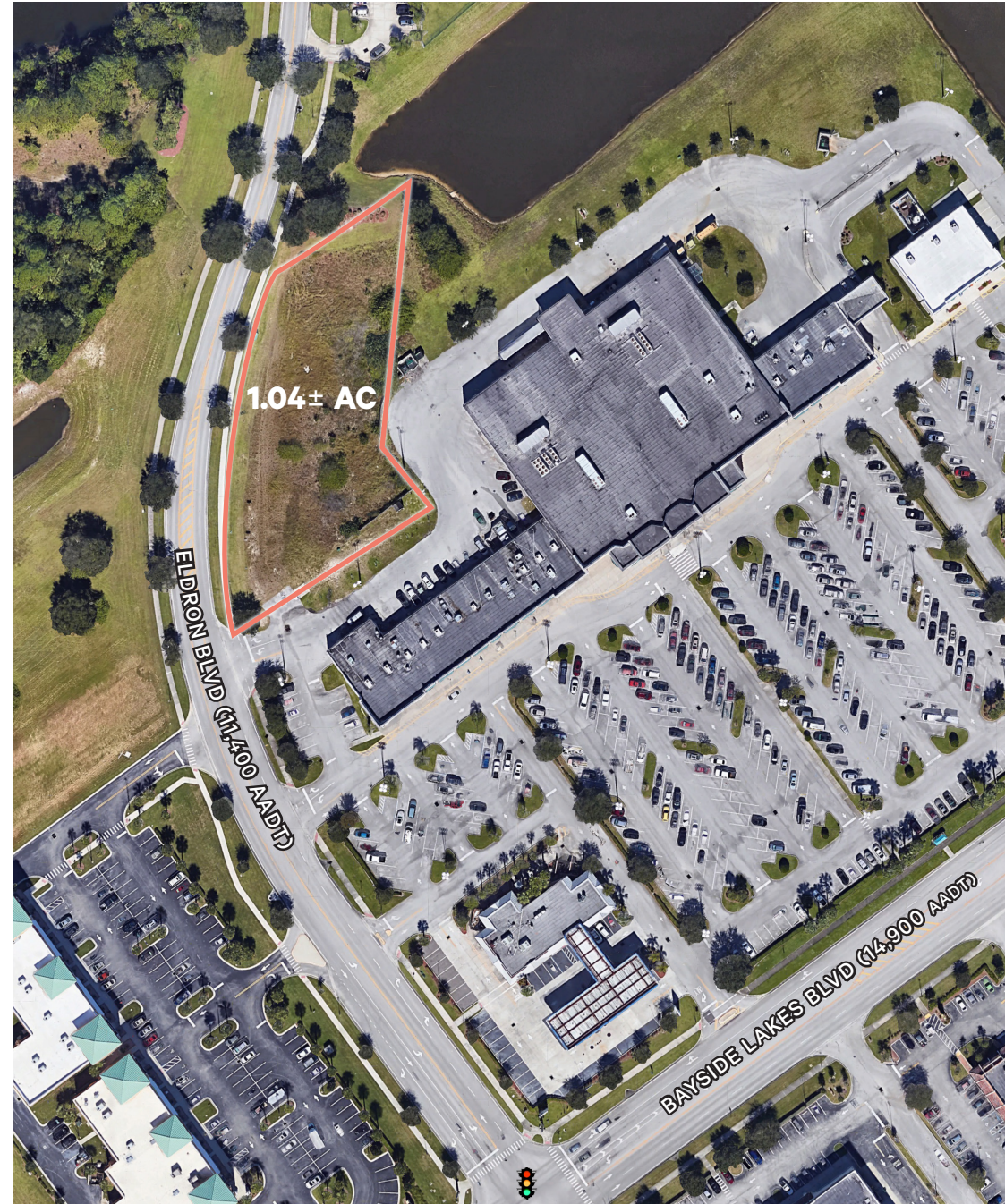
Bayside Lakes

1805 Eldron Boulevard SE | Palm Bay, FL 32909

For Sale or GL

Property Details

- + Outparcel For Sale or Ground Lease
- + Bayside Lakes Commercial Center
- + Land Size: 1.04± AC
- + List Price: \$600,000
- + Zoning: PUD
- + Located in Bayside Lakes Commercial Center, PH 2. Publix anchored center with tenants including Subway, Chase Bank, H&R Block, Beef O'Bradys, Mobil Gas on outparcel, and Dollar Tree next door.
- + Property is adjacent to Pineapple Cove Academy Child Care Center and Odyssey Charter School (elementary school).
- + Traffic Counts:
 - Eldron Blvd SE: 11,400 AADT
 - Bayside Lakes Blvd SE: 14,900 AADT



Retail Trade Aerial



Bayside Lakes

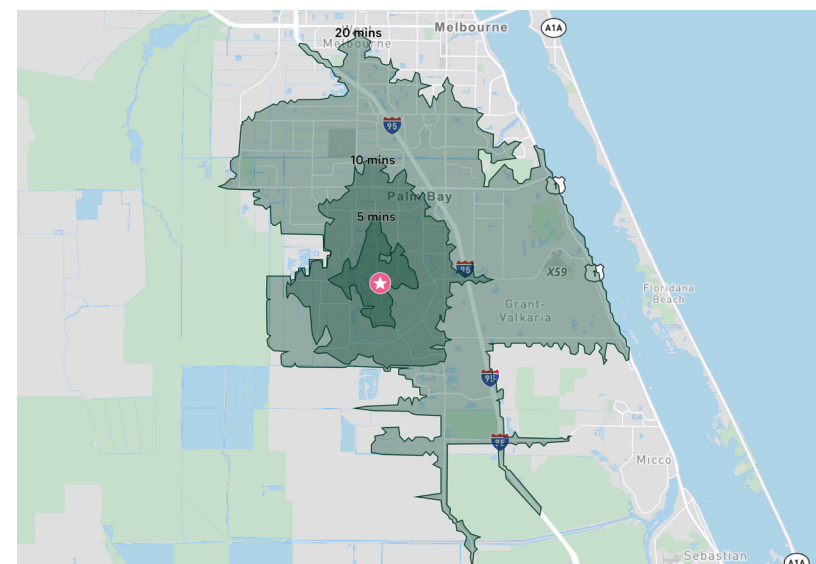
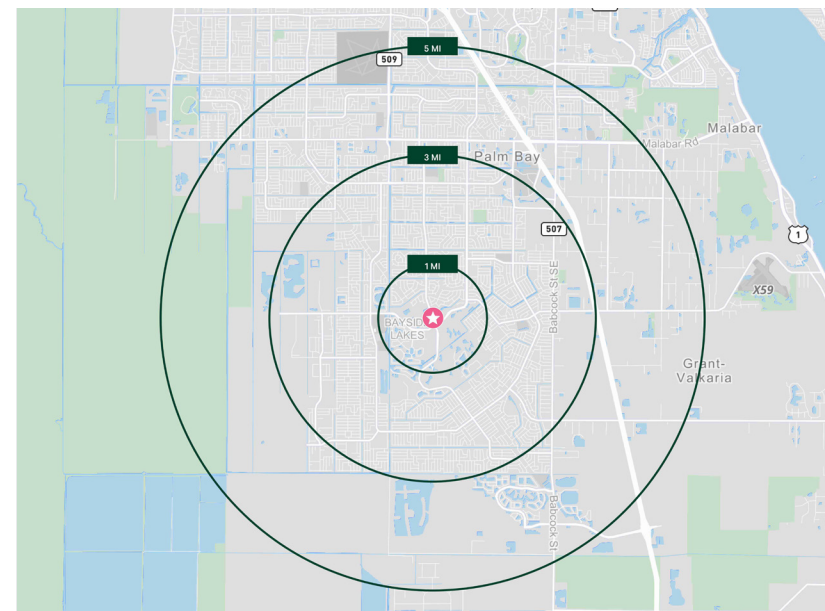
1805 Eldron Boulevard SE | Palm Bay, FL 32909

Demographics

For Sale or GL

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	6,861	48,436	88,152
2025-2030 Annual Population Growth Rate	0.62%	1.84%	1.68%
Households	2,826	17,586	32,909
Average Household Income	\$117,892	\$106,478	\$105,809
Median Household Income	\$83,483	\$80,520	\$80,593
Daytime Population	5,407	32,754	63,867

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	20,259	64,535	178,527
2025-2030 Annual Population Growth Rate	1.32%	1.61%	1.32%
Households	7,588	23,609	70,497
Average Household Income	\$107,387	\$101,359	\$101,255
Median Household Income	\$80,612	\$78,060	\$78,619
Daytime Population	13,544	45,310	139,251



For more information contact:

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