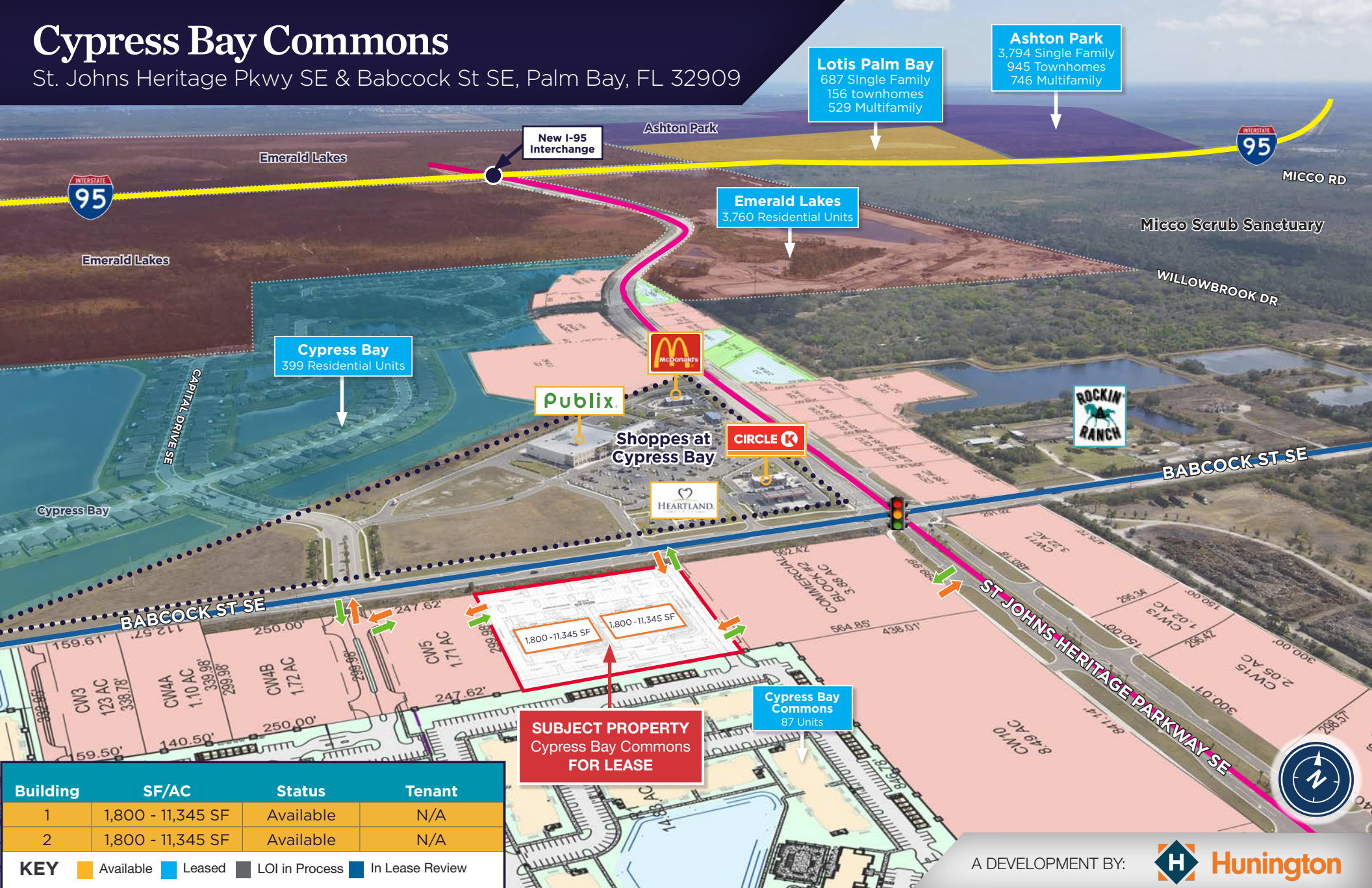


# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909



**Lotis Palm Bay**  
687 Single Family  
156 townhomes  
529 Multifamily

**Ashton Park**  
3,794 Single Family  
945 Townhomes  
746 Multifamily

**Emerald Lakes**  
3,760 Residential Units

**Cypress Bay**  
399 Residential Units

**Cypress Bay Commons**  
87 Units

**SUBJECT PROPERTY**  
Cypress Bay Commons  
**FOR LEASE**



J. Jeffery Allman, Jr. | o: +1 772 678 7608 | m +1 772 283 1555 | jeff.allman@cushwake.com

**FOR LEASE: Call for Pricing**

A DEVELOPMENT BY: **Hunington**

# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

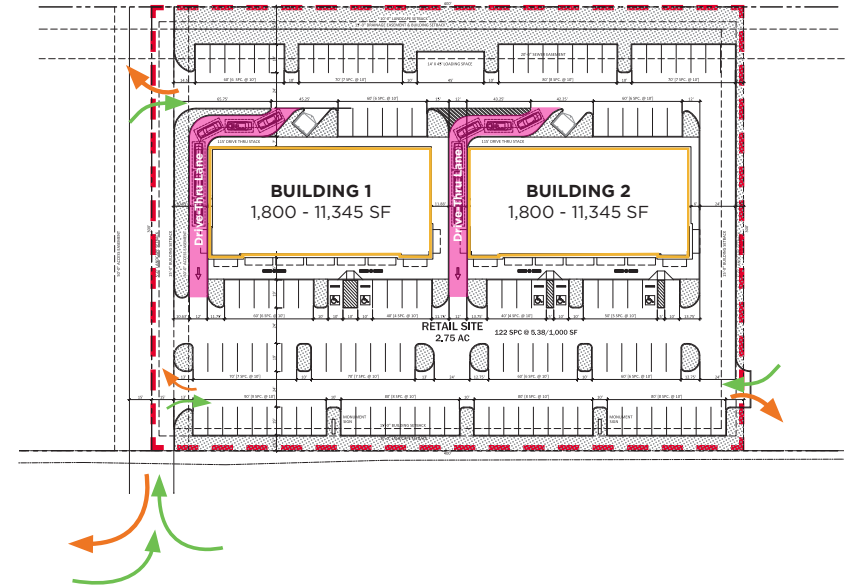
## Property Details

Address: St. Johns Heritage Parkway & Babcock St  
Pricing: Call for Pricing Guidance  
Space Size: 1,800 SF - 11,345 SF  
Two (2) Drive-through End-Caps Available  
Frontage: ±400' on Babcock St  
Estimated Delivery: Q1 2028  
Access: Babcock Street

## Property Overview

- Located in Brevard County's largest city, Palm Bay, which is experiencing massive amounts of residential growth with over 14,000 new homes approved or under construction within 3-miles of this location.
- Nearby the major intersection of the St. Johns Heritage Parkway and Babcock Street, across from Waterstone & Cypress Bay (2,773 residential homes)
- To the North is Bayside Lakes with multiple schools with a student capacity of 2,000+
- The St. Johns Heritage Pkwy was constructed for residents living in this area of southwest Brevard County to easily access the surrounding areas and is the primary route for local residents heading to work which is primarily to the north.
- With minimal commercial opportunities on the St. Johns Heritage Pkwy makes this the premiere commercial opportunity.

## Building Plan



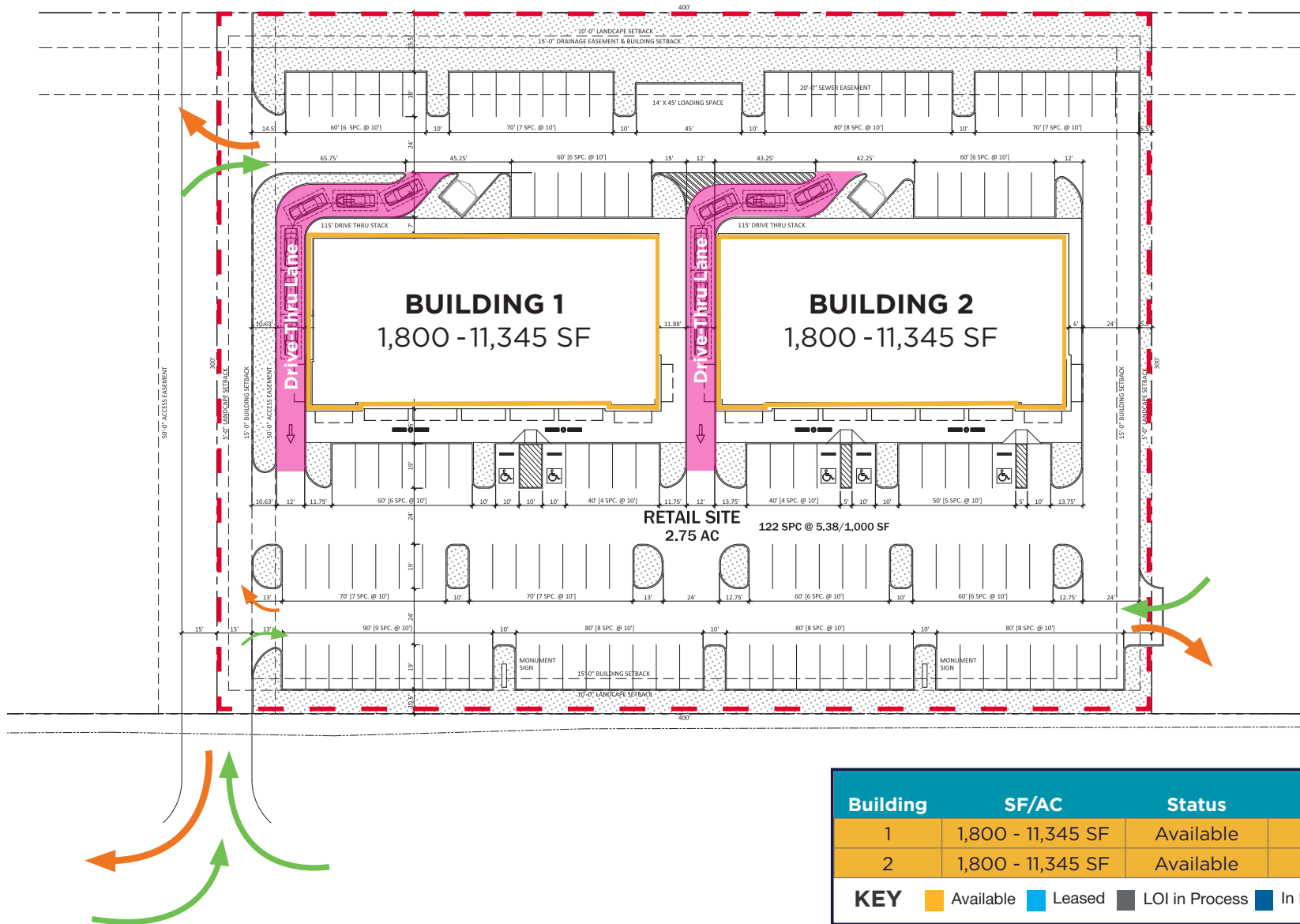
## Demographic Highlights

	Average Household Income	Median Age
2 Mile	\$174,891	50.1
3 Miles	\$150,840	43.7
5 Miles	\$131,668	44.3

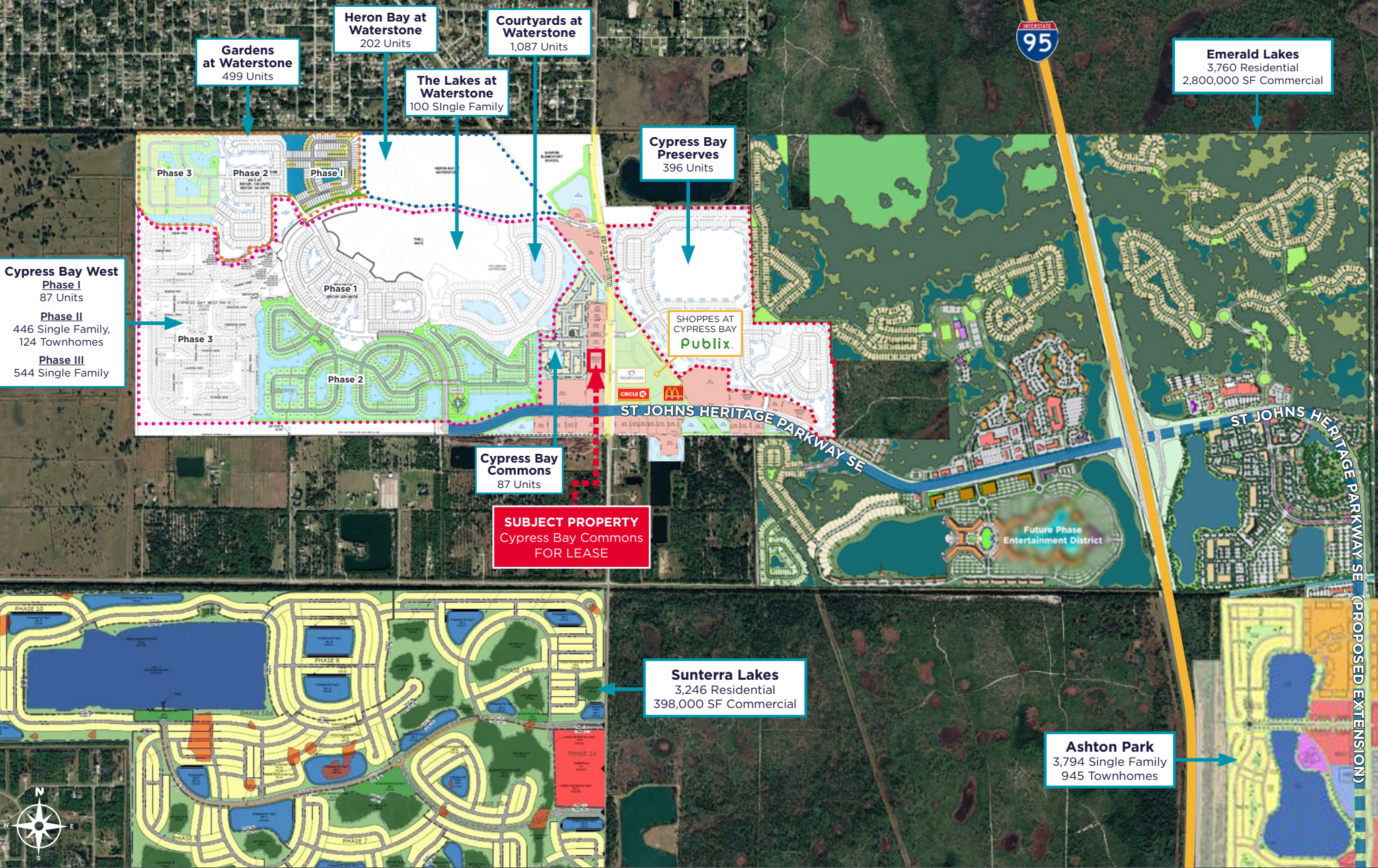
# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

## Concept Site Plan



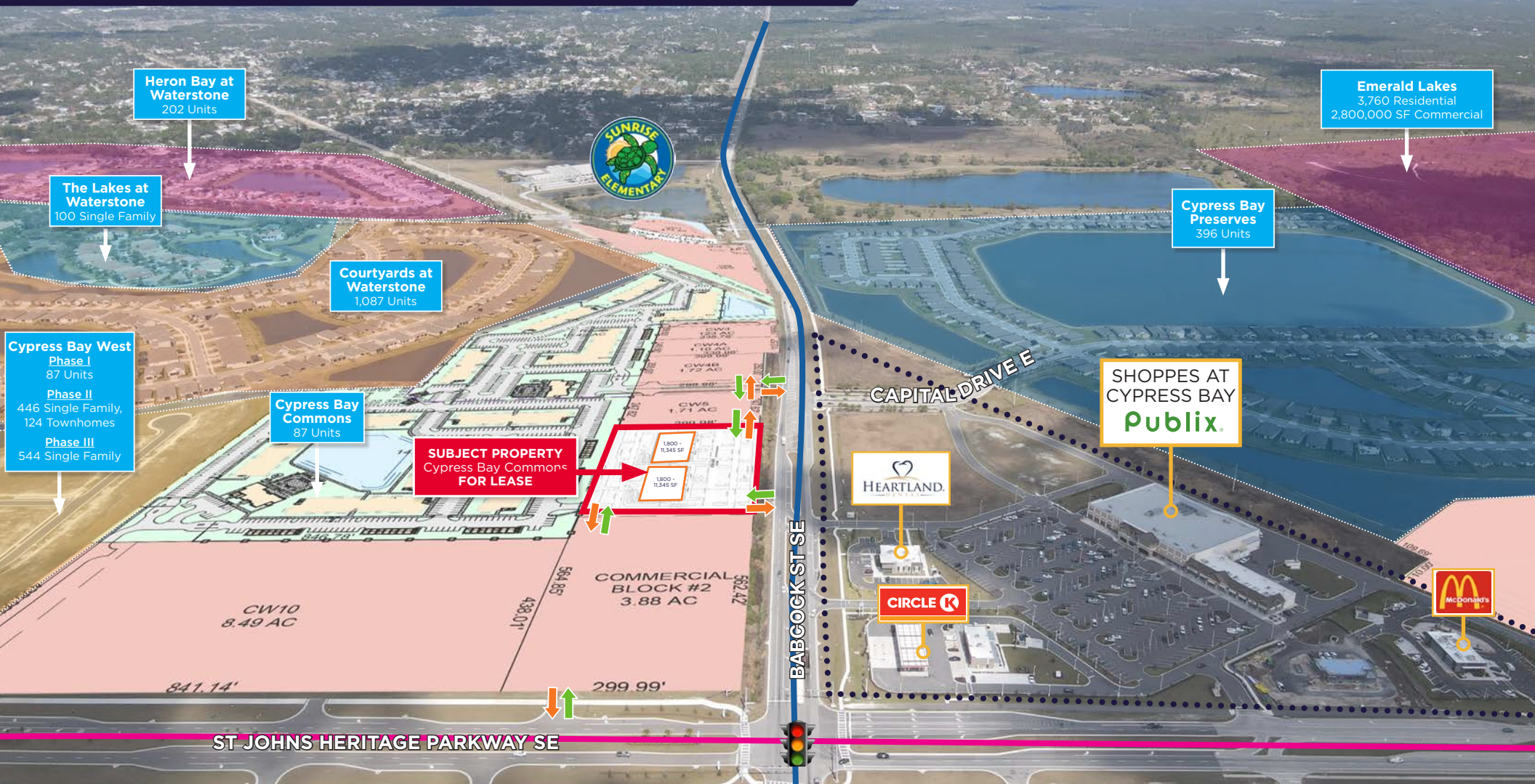
# MASTER DEVELOPMENT SITE PLAN



# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Looking North



Building	SF/AC	Status	Tenant
1	1,800 - 11,345 SF	Available	N/A
2	1,800 - 11,345 SF	Available	N/A

**KEY**    Available    Leased    LOI in Process    In Lease Review

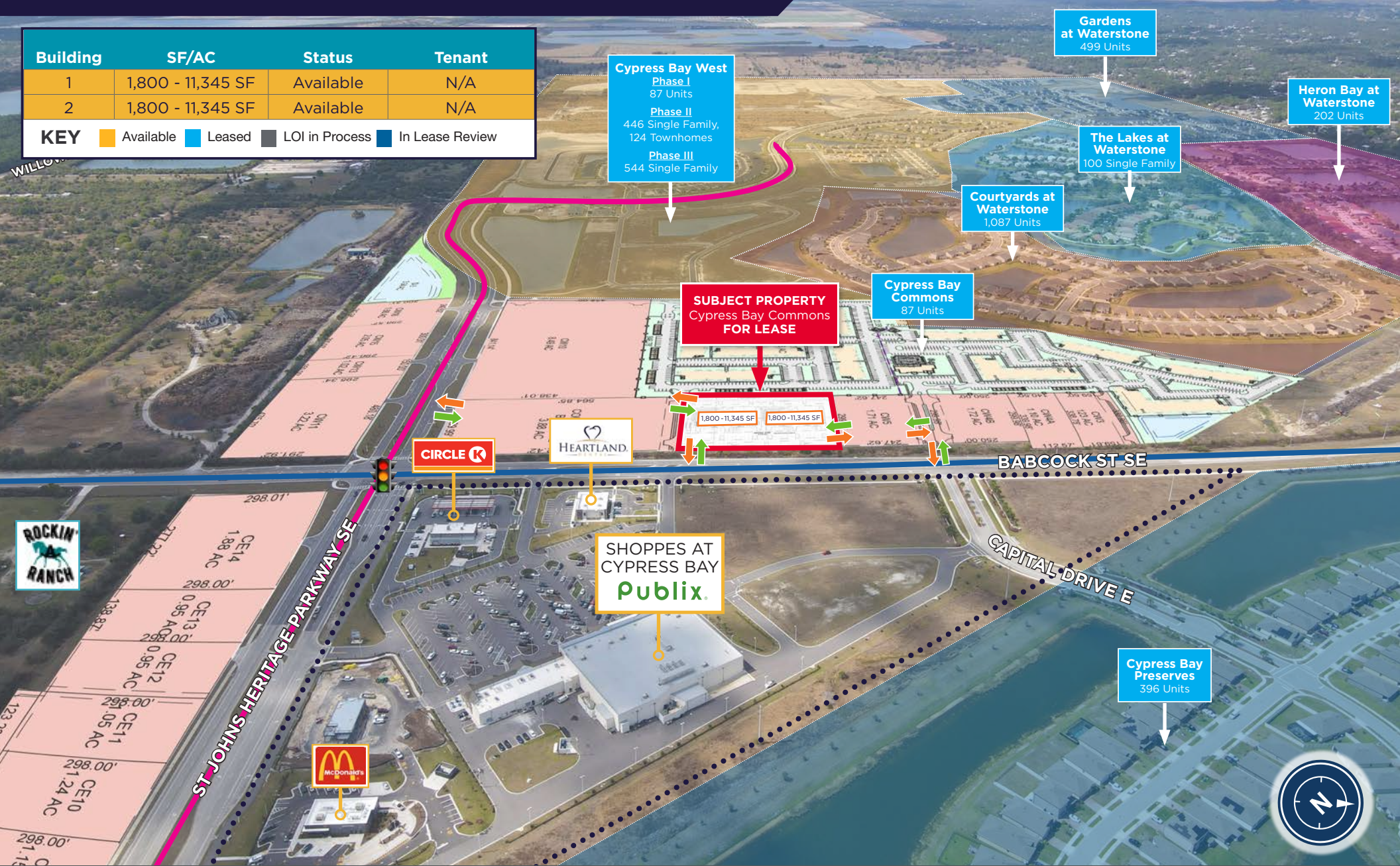
# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Looking West

Building	SF/AC	Status	Tenant
1	1,800 - 11,345 SF	Available	N/A
2	1,800 - 11,345 SF	Available	N/A

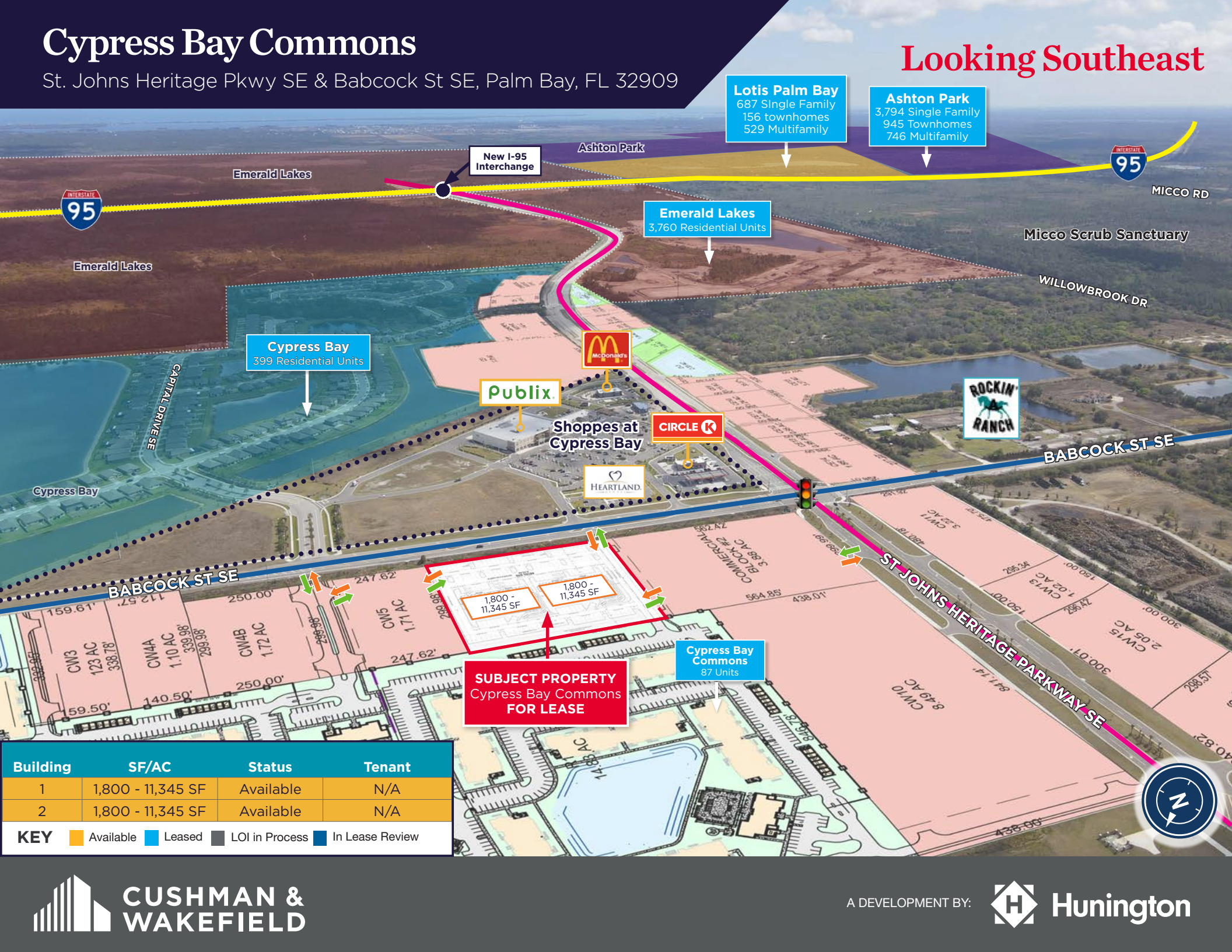
**KEY** ■ Available ■ Leased ■ LOI in Process ■ In Lease Review



# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Looking Southeast



**Lotis Palm Bay**  
687 Single Family  
156 townhomes  
529 Multifamily

**Ashton Park**  
3,794 Single Family  
945 Townhomes  
746 Multifamily

**Emerald Lakes**  
3,760 Residential Units

**Cypress Bay**  
399 Residential Units

**SUBJECT PROPERTY**  
Cypress Bay Commons  
**FOR LEASE**

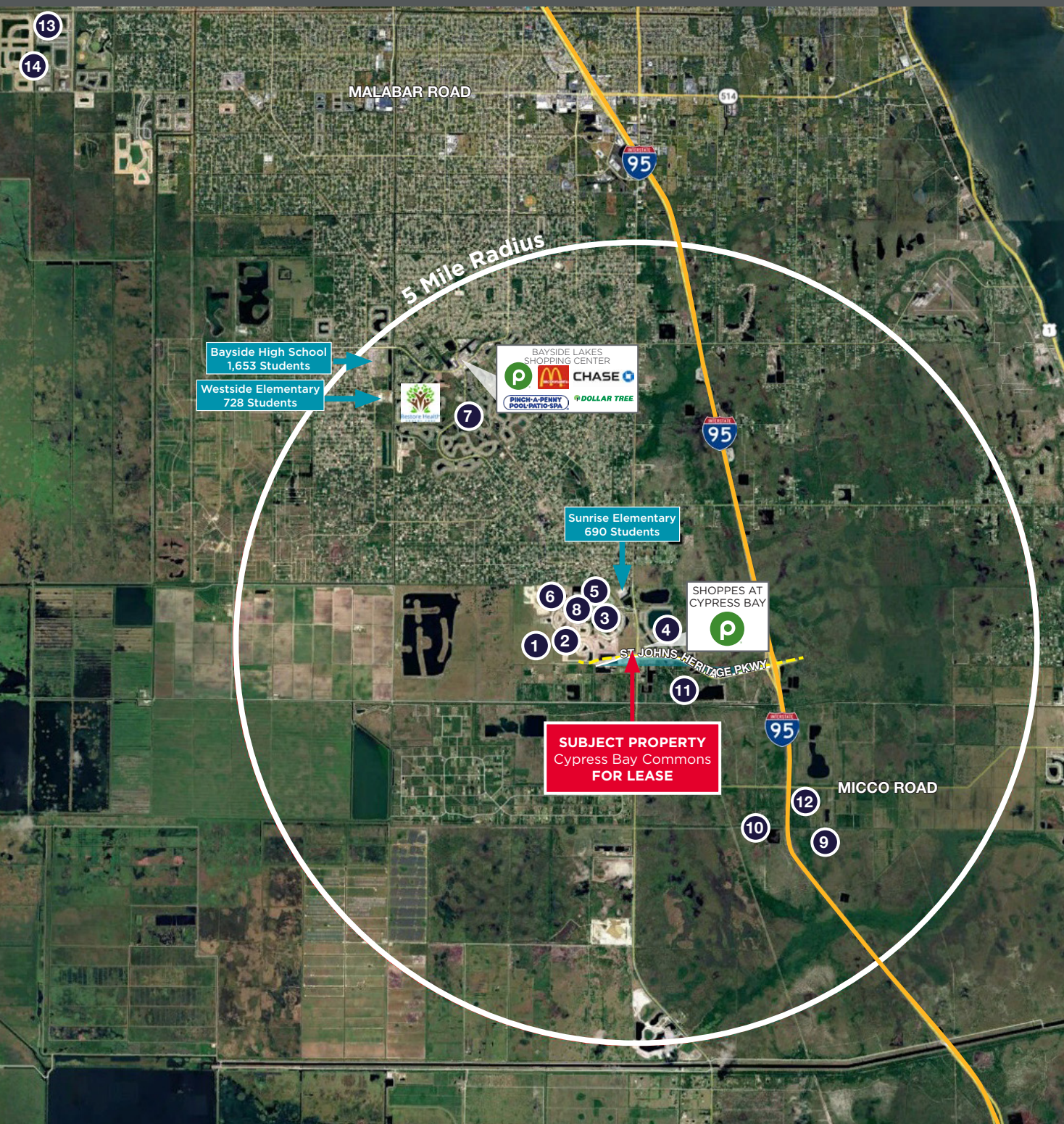
**Cypress Bay Commons**  
87 Units

Building	SF/AC	Status	Tenant
1	1,800 - 11,345 SF	Available	N/A
2	1,800 - 11,345 SF	Available	N/A

**KEY** Available Leased LOI in Process In Lease Review

# RESIDENTIAL PROJECT KEY

**★ SUBJECT**  
 Cypress Bay Commons  
 St Johns Heritage Parkway SE & Babcock St SE  
 Palm Bay, FL 32909



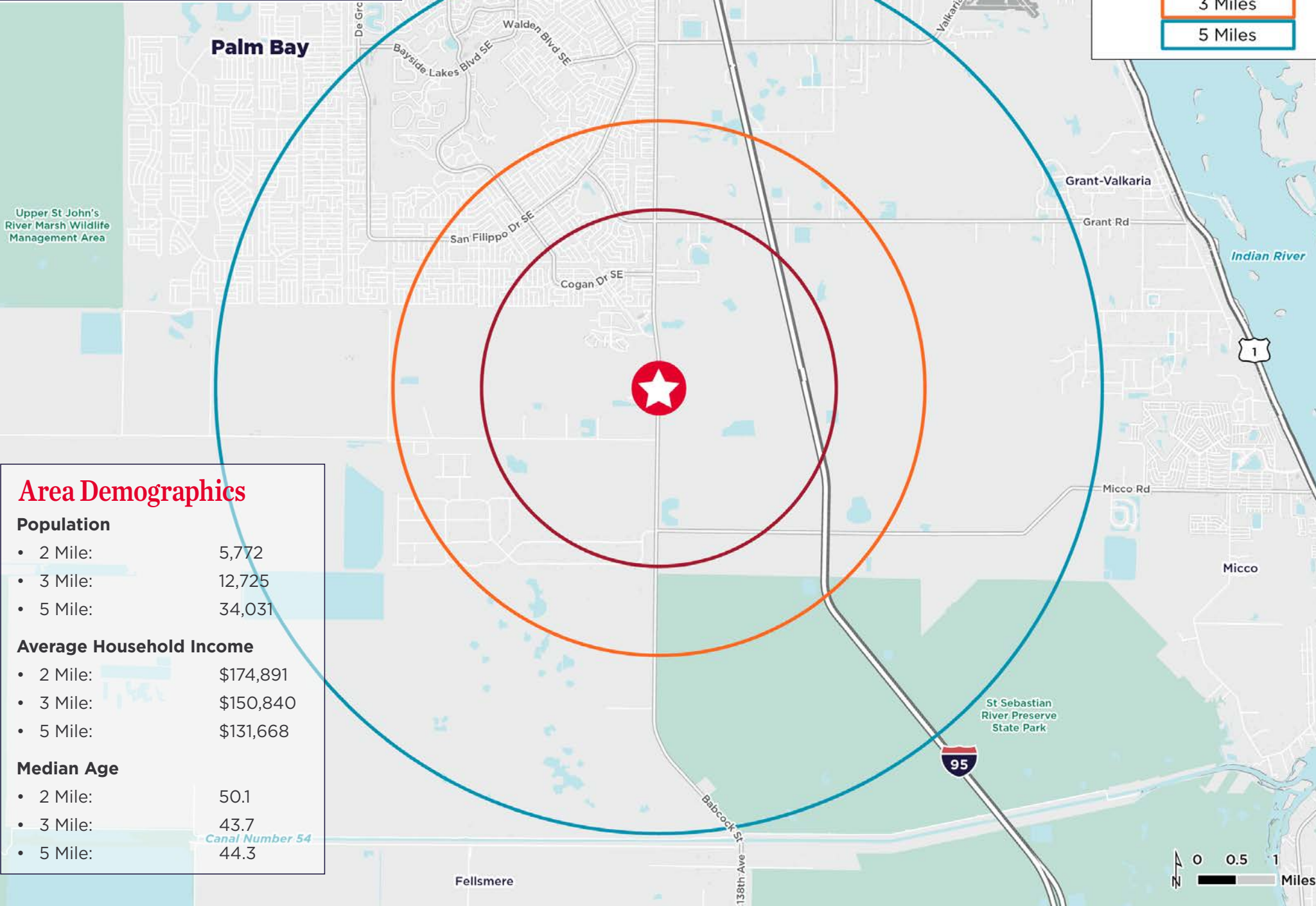
Site #	Project Name	Total Units
1	Cypress Bay West Phase II	446 Single Family, 124 Townhomes
2	Cypress Bay West Phase III	544 Single Family
3	Courtyards at Waterstone	1,087 Units
4	Cypress Bay Preserves	396 Units
5	Heron Bay at Waterstone	202 Units
6	Gardens at Waterstone	499 Units
7	Stonebriar at Bayside Lakes	229 Single Family
8	The Lakes at Waterstone	100 Single Family
9	Ashton Park	3,794 Single Family 945 Townhomes 746 Multifamily
10	Sunterra Lakes	3,246 Residential 398,000 SF Commercial
11	Emerald Lakes	3,760 Residential 2,800,000 SF Commercial
12	Lotis Palm Bay	687 Single Family 156 Townhomes 529 Multifamily
13	Palm Vista	4,000 Residential
14	Malabar Springs	653 Single Family 232 Townhomes

# 2025 DEMOGRAPHICS

 **St Johns Heritage Pkwy & Babcock St SE, Palm Bay, FL**

**DISTANCE**

-  2 Miles
-  3 Miles
-  5 Miles



## Area Demographics

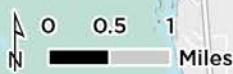
Population	
• 2 Mile:	5,772
• 3 Mile:	12,725
• 5 Mile:	34,031

Average Household Income	
• 2 Mile:	\$174,891
• 3 Mile:	\$150,840
• 5 Mile:	\$131,668

Median Age	
• 2 Mile:	50.1
• 3 Mile:	43.7
• 5 Mile:	44.3



# 2025 DRIVE TIME

 St Johns Heritage Pkwy & Babcock St SE, Palm Bay, FL

**DISTANCE**

- 0 - 5 Minutes**
- 5 - 10 Minutes**
- 10 - 15 Minutes**

**5 MINUTE**

5,244  
POPULATION

\$147,077  
AVG HH INCOME

**10 MINUTE**

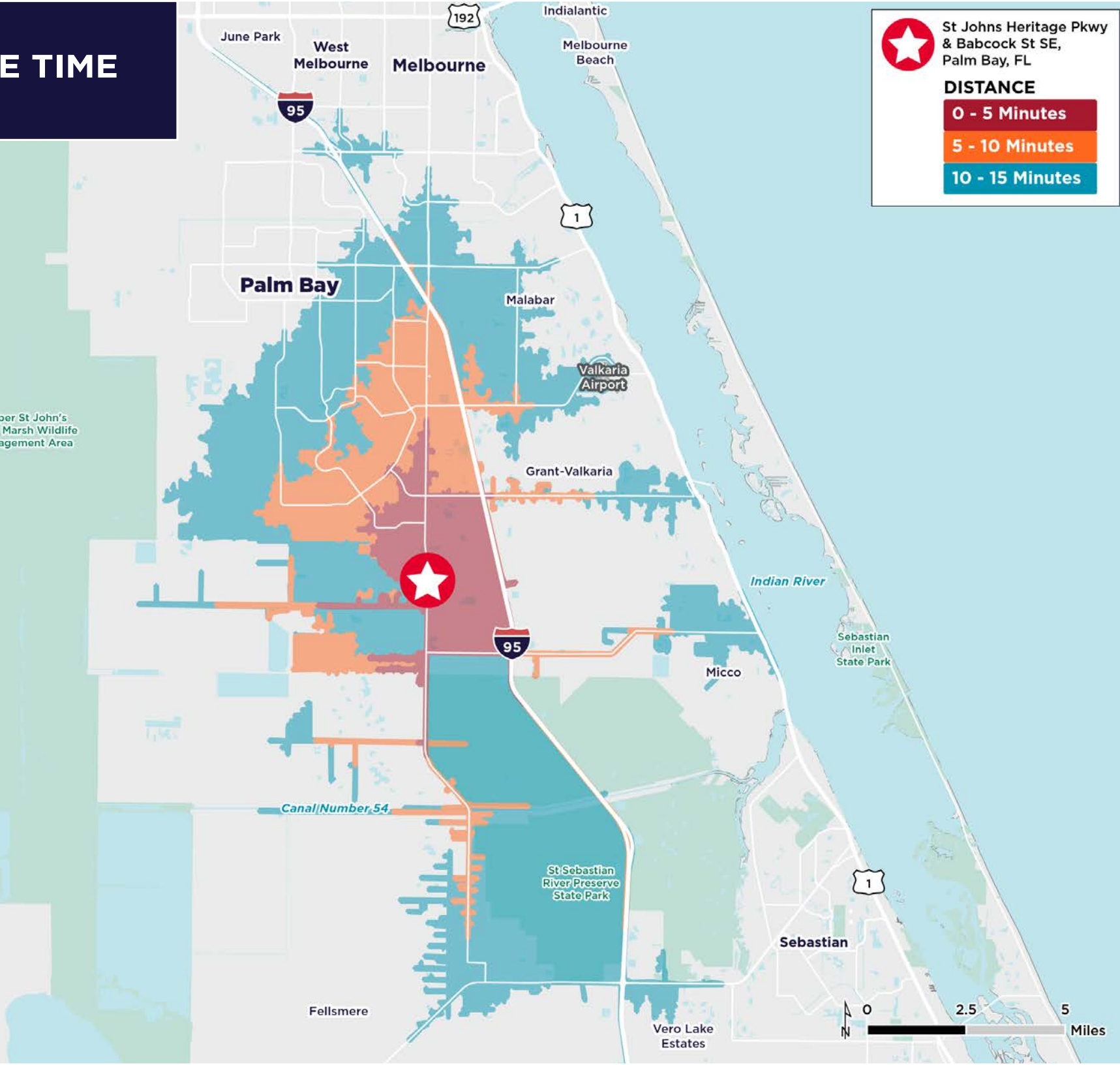
23,795  
POPULATION

\$129,615  
AVG HH INCOME

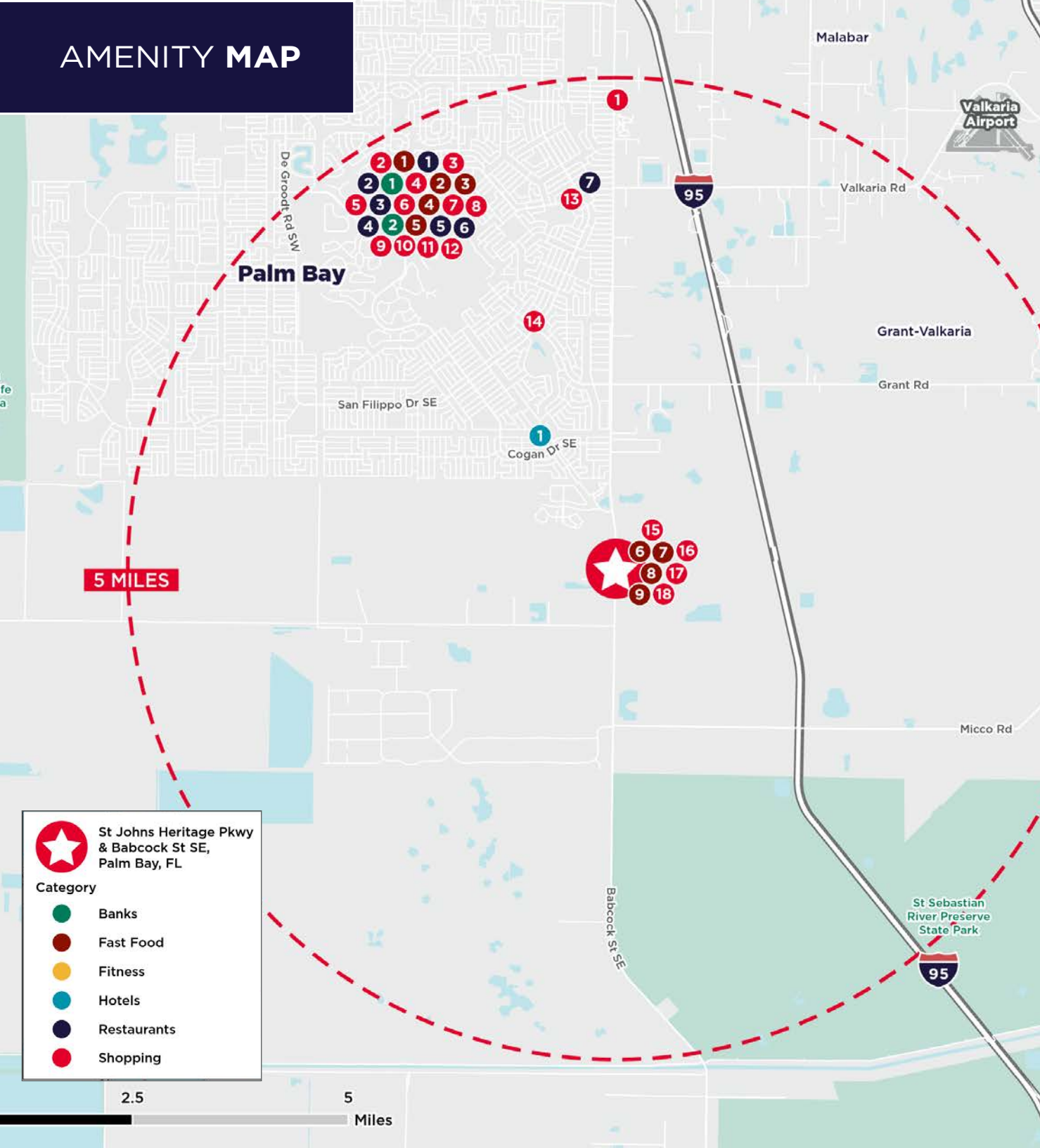
**15 MINUTE**

74,092  
POPULATION

\$102,769  
AVG HH INCOME



# AMENITY MAP



 St Johns Heritage Pkwy & Babcock St SE, Palm Bay, FL

**Category**

-  Banks
-  Fast Food
-  Fitness
-  Hotels
-  Restaurants
-  Shopping

#	Name	Category
1	Chase Bank	Bank
2	Space Coast Credit Union	Bank
1	Papa Johns Pizza	Fast Food
2	Pizza Hut	Fast Food
3	Starbucks Coffee Company	Fast Food
4	Subway	Fast Food
5	Dunkin'	Fast Food
6	Domino's Pizza	Fast Food
7	Jersey Mike's Subs	Fast Food
8	McDonald's	Fast Food
9	ZENSHI Handcrafted Sushi	Fast Food
1	Aspire at Palm Bay	Hotels
1	Lin's Garden	Restaurants
2	Kobe Express Bayside Lakes	Restaurants
3	Family Tradition Cafe	Restaurants
4	Thai Bayside Restaurant	Restaurants
5	Beef 'O' Brady's	Restaurants
6	Mimmo's Pizza & Ristorante	Restaurants
7	Copper Chimney Grill and Bar	Restaurants
1	Dollar General	Shopping
2	7-Eleven	Shopping
3	Shoppes at Bayside Crossing	Shopping
4	Bayside Lakes Family Pharmacy	Shopping
5	Total Health Pharmacy	Shopping
6	Walgreens	Shopping
7	Dollar General	Shopping
8	Qwik Pack & Ship	Shopping
9	Publix (Bayside Lakes)	Shopping
10	Bayside Lakes Shopping Center	Shopping
11	Dollar Tree	Shopping
12	AutoZone Auto Parts	Shopping
13	Chevron	Shopping
14	Dollar General	Shopping
15	Circle K	Shopping
16	The Shoppes at Cypress Bay	Shopping
17	Publix Liquors	Shopping
18	Publix (Cypress Bay)	Shopping

# RETAIL MAP

7 MILES

St Johns Heritage Parkway & Babcock St SE, Palm Bay, FL

Little Caesars Pizza  
DOLLAR TREE  
McDonald's  
Winn-Dixie  
Winn-Dixie  
Rita's  
Olive Garden

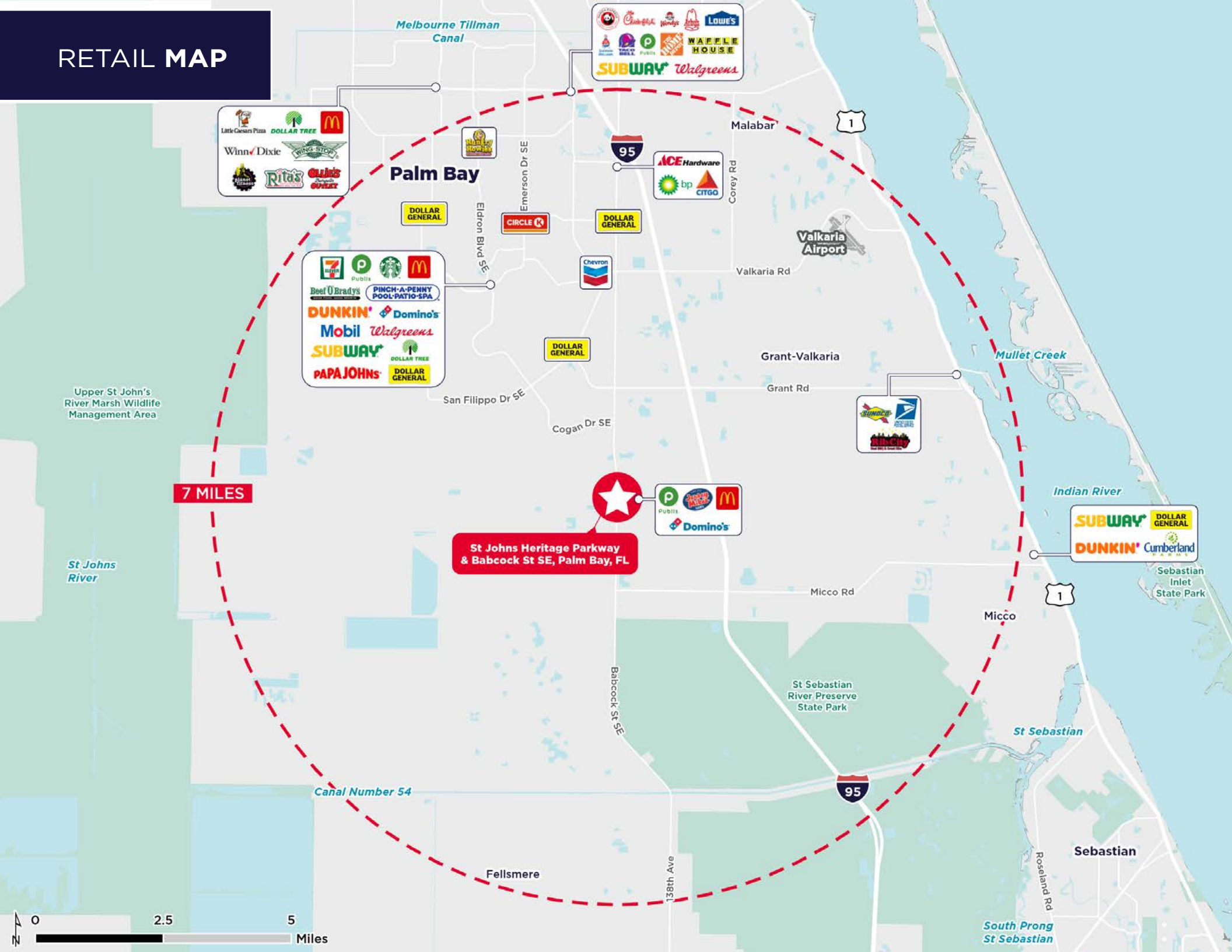
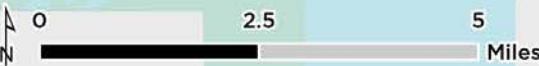
7-Eleven  
Publix  
Starbucks  
McDonald's  
Beef 'O Bratys  
PINCH-A-PENNY POOL-PATIO-SPA  
DUNKIN'  
Domino's  
Mobil  
Walgreens  
SUBWAY  
PAPA JOHN'S  
DOLLAR TREE  
DOLLAR GENERAL

Crabapple  
Wendy's  
Lowe's  
SUBWAY  
Walgreens  
Waffle House

ACE Hardware  
bp  
CITGO

Publix  
Domino's  
McDonald's

SUBWAY  
DOLLAR GENERAL  
DUNKIN'  
Cumberland Farms



# City Overview

City of Palm Bay, Florida



Palm Bay, Florida, situated along the picturesque eastern coast of the state, is a vibrant city that seamlessly blends natural beauty with urban development. As the largest city in Brevard County, Palm Bay offers residents and visitors a diverse array of attractions, stunning landscapes, and a thriving community spirit.

The city's claim to fame lies in its stunning waterfront areas, with the Indian River Lagoon to the west and the Atlantic Ocean to the east. These bodies of water not only provide breathtaking views but also offer recreational opportunities such as boating, fishing, and water sports. The Turkey Creek Sanctuary, a nature reserve within the city, further enhances Palm Bay's commitment to preserving its rich ecological diversity.

Palm Bay is home to a mix of residential neighborhoods, each with its own unique character. From family-friendly communities with top-rated schools to upscale waterfront properties, the city caters to a diverse range of lifestyles. The housing market reflects the city's growth, with a combination of modern developments and established neighborhoods, providing a range of options for prospective residents.

The city's commitment to education is evident through its well-regarded schools and educational institutions. Palm Bay is served by the Brevard County School District, ensuring quality education for students at all levels. Higher education opportunities are also available with the nearby Florida Institute of Technology, offering a range of academic programs.

Palm Bay's economic landscape is shaped by a mix of industries, including aerospace and technology. The presence of major employers in these sectors has contributed to the city's economic stability and job growth. Additionally, the city's strategic location along major transportation routes facilitates commerce and trade.

Residents and visitors alike can enjoy a variety of recreational activities in Palm Bay. The city boasts numerous parks, sports facilities, and cultural venues. Fred Poppe Regional Park, for example, offers sports fields, playgrounds, and picnic areas, providing a space for community gatherings and outdoor enjoyment.

Palm Bay, Florida, stands out as a city that harmoniously blends natural beauty, a diverse community, and economic opportunities. With its stunning waterfront, educational excellence, and recreational offerings, Palm Bay has become a sought-after destination for those seeking a balanced and fulfilling lifestyle on Florida's Space Coast.

# Regional Overview

Brevard County, FL

Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

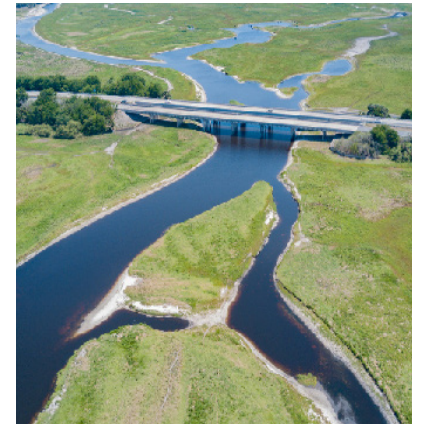
The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.



A DEVELOPMENT BY:



# OFFERING SUMMARY FOR LEASE

## Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Presented by

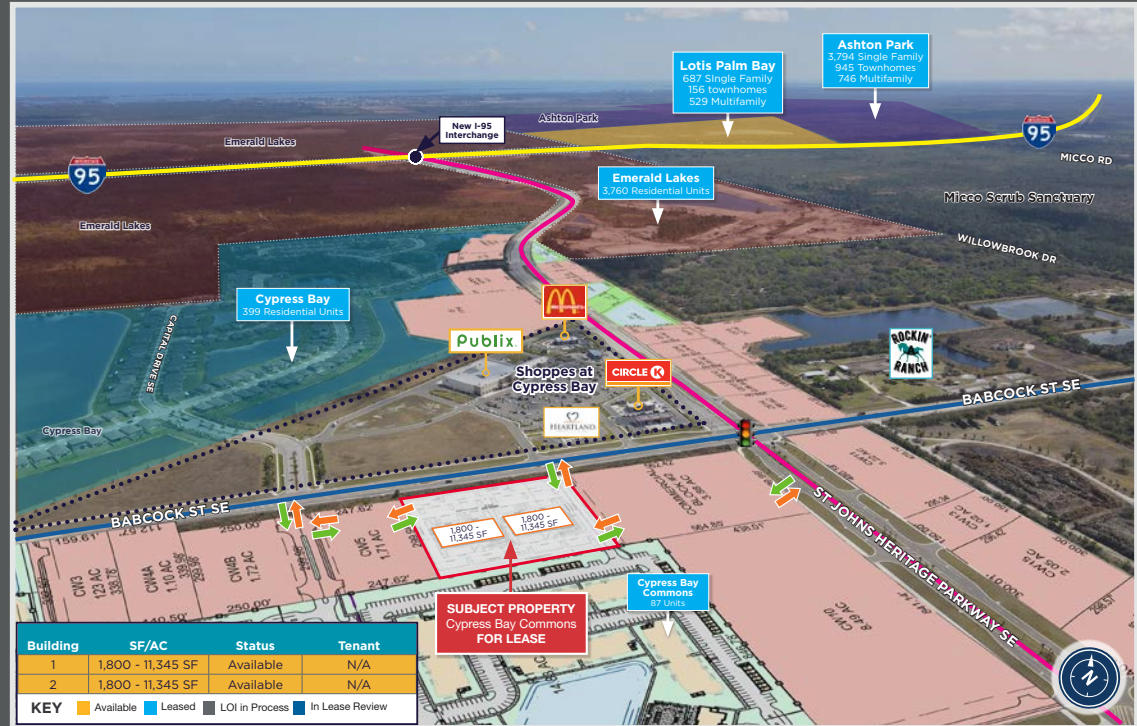


**J. Jeffery Allman, Jr.**

o: +1 772 678 7608

m +1 772 283 1555

jeff.allman@cushwake.com



**FOR LEASE:**  
CALL FOR PRICING

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.