

EPLER PARK

An aerial photograph of a commercial area. In the center, there is a large white-roofed industrial building surrounded by a parking lot. To the north of this building, a white callout box with a pointer indicates a specific site. The surrounding area includes residential houses, other commercial buildings, and a major road.

SITE
.83 AC

190 PALM BAY RD NE, PALM BAY, FL 32904

PROPERTY OVERVIEW

PROPERTY NAME EPLER PARK

ADDRESS 190 PALM BAY RD NE, PALM BAY, FL 32904

LOT SIZE 0.83 AC

TRAFFIC COUNTS PALM BAY RD: 65,550 VPD
MINTON RD: 36,500 VPD
I-95: 64,500 VPD

NEARBY RETAILERS KOHL'S, PUBLIX, ROSS, CHASE BANK, CHIPOTLE,
SPACE COAST CREDIT UNION, PANERA

CONTACT BROKER FOR LEASE RATES:

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PROPERTY HIGHLIGHTS

1. Positioned on the high-traffic, morning-drive side of Palm Bay Rd, maximizing eastbound exposure and commuter visibility.
2. Flexible ground lease opportunity, ideal for retail, medical, QSR, automotive, and service-based concepts
3. Located within a strong retail corridor and growing market, surrounded by national tenants and dense residential neighborhoods
4. Superior access and convenient ingress/egress, with quick connectivity to I-95, major employment centers, and key Palm Bay amenities.



PALM BAY RD

65,500 VPD



SITE
.83 AC

14 EXCLUSIVE
OFFSITE PARKING SPACES



HealthFirst

PROPERTY AERIALS



0.83 AC
AVAILABLE



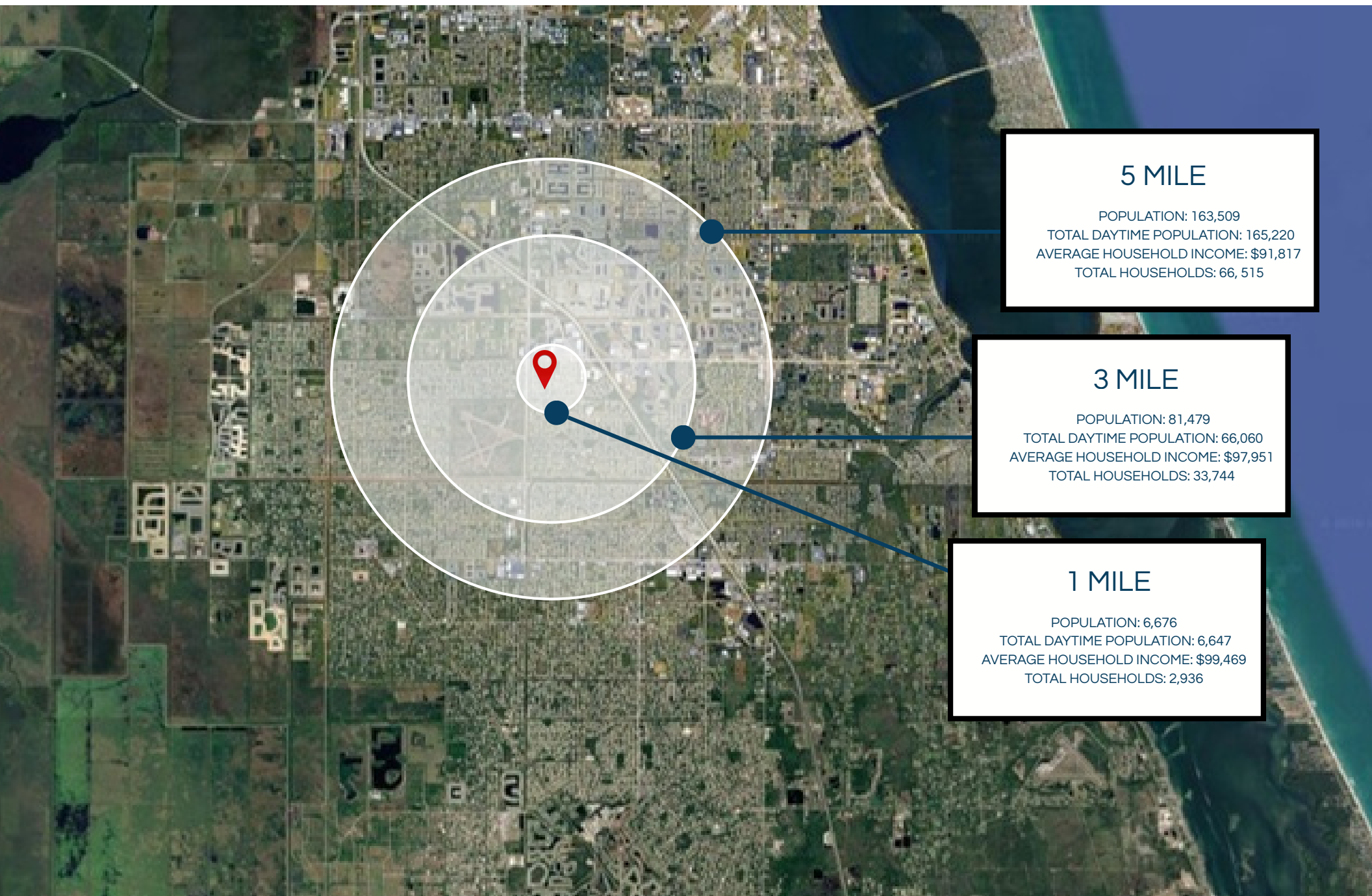
PROPERTY AERIALS



SURROUNDING RETAILERS



AREA DEMOGRAPHICS



5 MILE

POPULATION: 163,509
TOTAL DAYTIME POPULATION: 165,220
AVERAGE HOUSEHOLD INCOME: \$91,817
TOTAL HOUSEHOLDS: 66, 515

3 MILE

POPULATION: 81,479
TOTAL DAYTIME POPULATION: 66,060
AVERAGE HOUSEHOLD INCOME: \$97,951
TOTAL HOUSEHOLDS: 33,744

1 MILE

POPULATION: 6,676
TOTAL DAYTIME POPULATION: 6,647
AVERAGE HOUSEHOLD INCOME: \$99,469
TOTAL HOUSEHOLDS: 2,936

PALM BAY, FL

3-MILE RADIUS FROM SITE

81,479

POPULATION

\$97,951

AVERAGE HH
INCOME

40.7

MEDIAN AGE

PALM BAY, FLORIDA IS THE LARGEST CITY IN BREVARD COUNTY AND ONE OF THE BIGGEST BY LAND AREA IN THE ENTIRE STATE, THOUGH IT STILL HAS A DISTINCTLY SUBURBAN, SPREAD-OUT FEEL RATHER THAN A DENSE URBAN CORE. IT SITS ON FLORIDA'S SPACE COAST, ROUGHLY 15 MILES SOUTH OF MELBOURNE, BORDERED BY THE INDIAN RIVER LAGOON TO THE EAST — GIVING RESIDENTS EASY ACCESS TO FISHING, KAYAKING, AND WATERFRONT PARKS LIKE CASTAWAYS POINT.

THE CITY HAS GROWN QUICKLY OVER THE LAST TWO DECADES, BECOMING A POPULAR LANDING SPOT FOR PEOPLE PRICED OUT OF NEARBY MELBOURNE, AS WELL AS WORKERS CONNECTED TO THE REGION'S AEROSPACE AND DEFENSE INDUSTRY, SINCE KENNEDY SPACE CENTER AND CAPE CANAVERAL ARE WITHIN COMMUTING DISTANCE. THAT GROWTH HAS BROUGHT A STEADY WAVE OF NEW SUBDIVISIONS, SHOPPING PLAZAS, AND FAMILY AMENITIES, WHILE POCKETS OF THE CITY RETAIN A QUIETER, MORE RURAL FEEL, ESPECIALLY TOWARD THE SOUTH.

PALM BAY IS KNOWN FOR ITS NETWORK OF PARKS AND NATURAL SPACES — TURKEY CREEK SANCTUARY IS A LOCAL HIGHLIGHT, WITH BOARDWALK TRAILS WINDING THROUGH A NATURE PRESERVE HOME TO GOPHER TORTOISES AND TURTLES. FRED POPPE REGIONAL PARK AND INSPIRATION PARK ROUND OUT A STRONG LINEUP OF FAMILY-FRIENDLY RECREATION, WITH PLAYGROUNDS, DOG PARKS, AND SPORTS FIELDS.

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EXCLUSIVELY LISTED BY:

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