

PALM BAY RETAIL, OFFICE & WAREHOUSE

1950 Palm Bay Road NE, Palm Bay, FL 32905



FOR SALE | \$1,750,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealstatellc.com

Matt Crady
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PROPERTY OVERVIEW

- This well-maintained commercial property offers an exceptional opportunity for owner/users or investors seeking a versatile site in a prime Palm Bay location.
- The front retail/office building features a spacious showroom, multiple administrative offices, a conference room, and a fully renovated restroom with shower. There is also ample parking and a dedicated monument sign.
- The rear 6,000 SF warehouse is subdivided into two units with five 10x12 bay doors, ideal for light industrial, storage, or distribution use.
- Excellent frontage on NE Palm Bay Road at a signalized intersection, just 3 miles from I-95, major retail corridors, and the L3Harris Technologies campus.



SELLER FINANCING AVAILABLE

PRICE	\$1,750,000
BUILDING SIZE (9,601 SF)	3,601 SF (Retail/Office) 6,000 SF (Warehouse)
BUILDING TYPE	Mixed-Use
ACREAGE	1.18 AC
FRONTAGE	132'
TRAFFIC COUNT	34,000 ADT
YEAR BUILT	1965/1988 (recently renovated)
CONSTRUCTION TYPE	Masonry / Steel
PARKING SPACE	Ample
ZONING	CC-Community Commercial
LAND USE	Commercial
PARCEL ID	28-37-22-00-529

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	10,342	1 Mile	\$57,423	1 Mile	41.8
3 Mile	69,737	3 Mile	\$64,432	3 Mile	43.6
5 Mile	138,041	5 Mile	\$73,963	5 Mile	43.8

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	11,332	1 Mile	\$41,562	1 Mile	39.5
3 Mile	76,724	3 Mile	\$48,433	3 Mile	42.9
5 Mile	151,823	5 Mile	\$54,248	5 Mile	44.1



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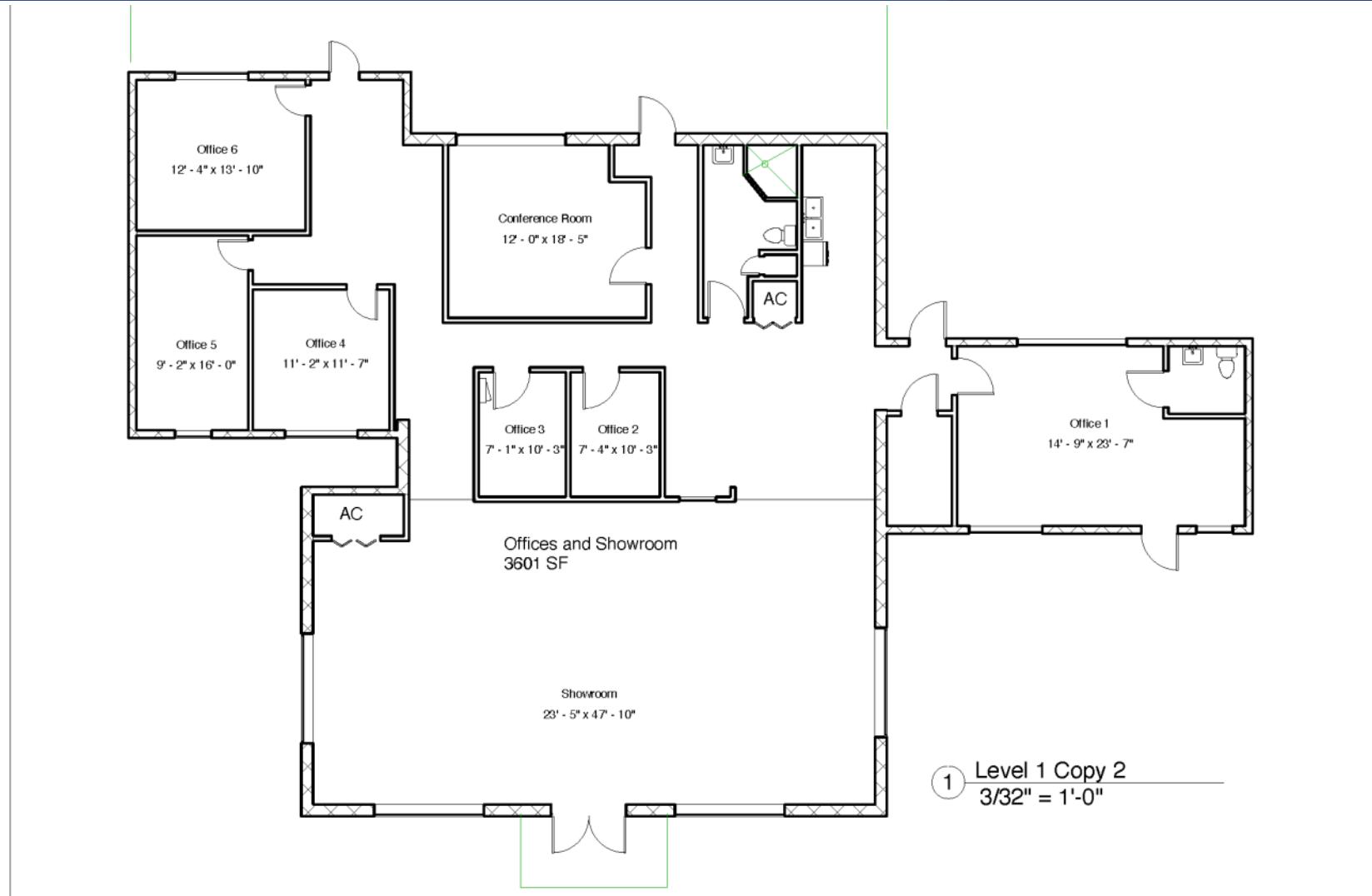
ZONING INFORMATION

USE	See Section	OP	RC	NC	CC
COMMERCIAL - RETAIL USES					
Brewpub					
Drinking establishments	174.039				P
Drive-through establishments			P	C(3)	P
Equipment sales, rental, leasing					
Fuel stations	174.041			C	C
Plant nurseries and green houses	174.010		C(5)	C	P
Restaurants/eating establishments	174.009 & 174.039		P(5)	P(2)	P
Retail establishment	174.010		P(5)	P(2)	P
Vehicle, major recreational equipment, and mobile home sales, rental, leasing, and storage	174.049				P
COMMERCIAL - SERVICE USES					
Banks and financial institutions		P	P(5)	P(1)	P
Car wash (principal use)					C
Contractors' offices	174.036		P(5)		
Funeral homes			P(5)	P(1)	P
General offices		P	P	P(2)	P
Medical and dental labs					P
Pet day care	174.044			P(1)	P
Service establishments, business			P(5)	P(1)	P
Service establishments, intensive			C(5)		C

ZONING INFORMATION

Service establishments, personal			P(5)	P(1)	P
Tattoo parlors				P(1)	P
Vehicle and major recreational equipment repair, heavy	174.049				C
Vehicle and major recreational equipment repair, light	174.049				P
Veterinarians and veterinary clinics (no boarding of animals)		C	P(5)	P(1)	P
INDUSTRIAL WAREHOUSING USES					
Assembly of components manufactured off-site					
Self-storage facilities	174.047				C
INSTITUTIONAL USES					
Childcare facilities			P(3, 5)	P(2)	P
Churches		C(4)		P(2)	P
Convention centers					
Corrections facilities	174.037				
Crematoriums	174.038				C
Educational institutions (3,4,6)			C		C
Government establishments		C	P	P	P
Hospitals			C(5)	C	P
Urgent care center				P(1)	

FLOOR PLAN

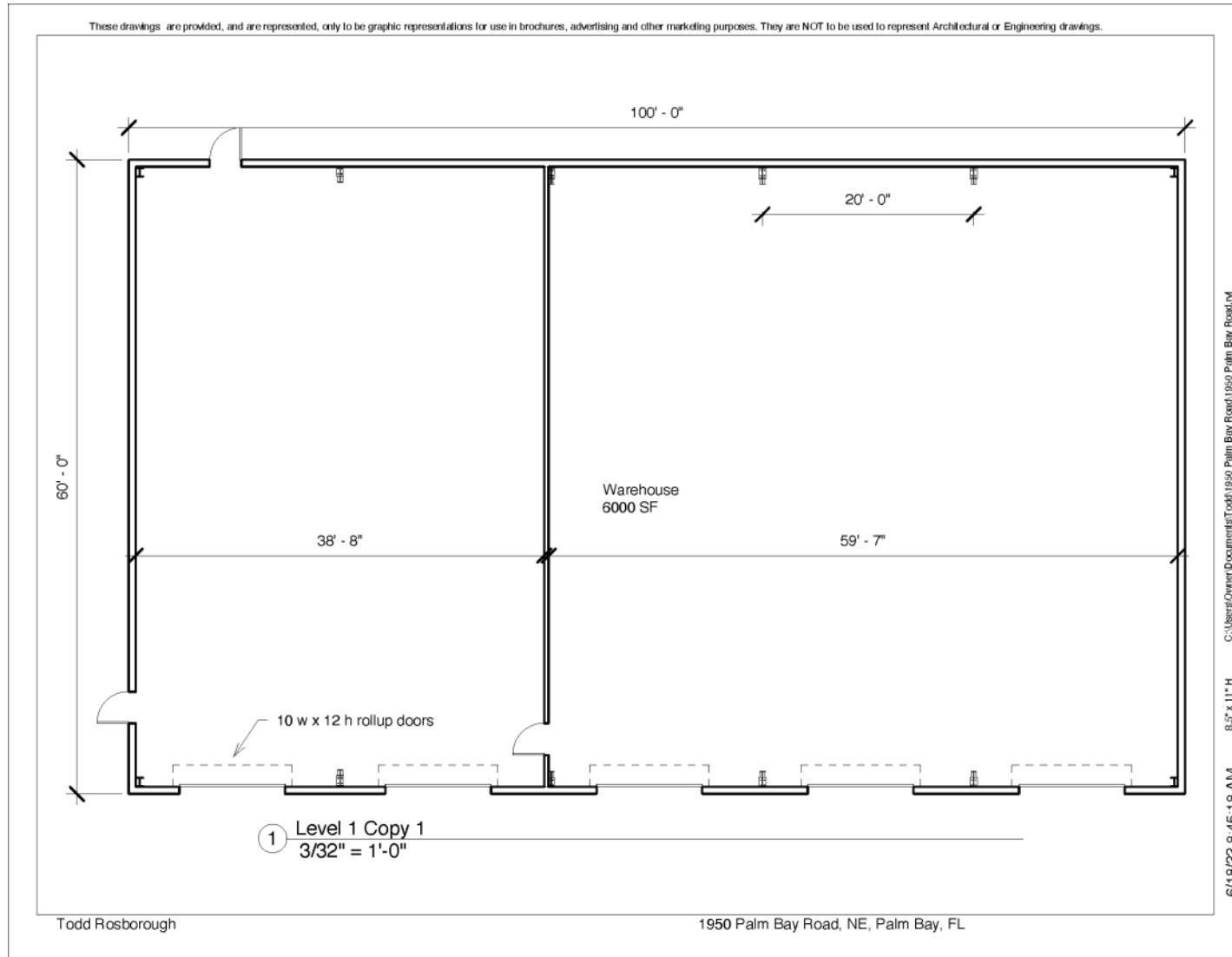


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TRADE AREA MAP

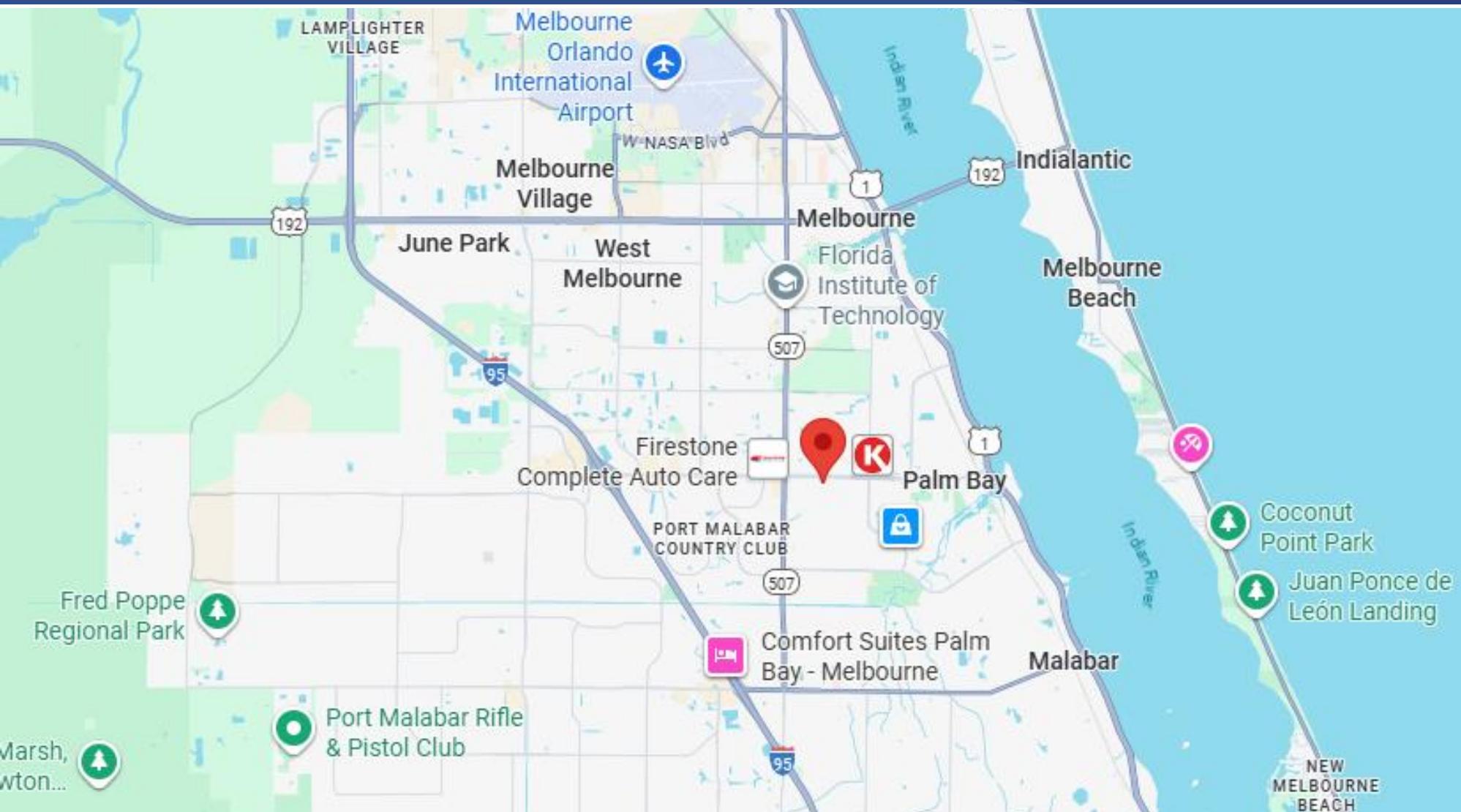


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REGIONAL MAP



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