

RETAIL SPACE FOR LEASE

PALM BAY PLAZA

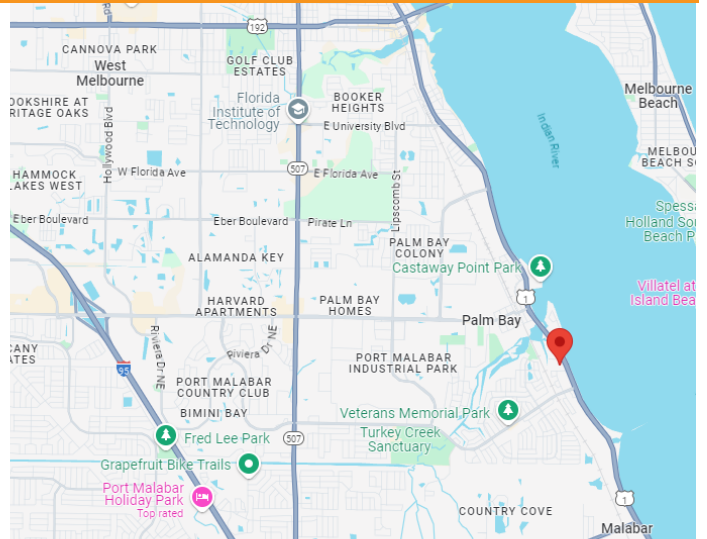
4500 DIXIE HIGHWAY NE, PALM BAY, FL 32905

FOR LEASE



HIGH TRAFFIC US 1 LOCATION

- Located on Highly Visible US 1 in Palm Bay!
- This Retail Center is Slated for an Extensive Renovation Beginning in Q1, 2025
- Full Façade Facelift, New Parking Lot, Updated Signage, Fresh Landscaping and More!
- Large Parking Lot for Busy Retailers
- Adjacent to New Construction Port Malabar Apartment Complex with 318 Apartments & 18,000 SF of Retail to be Completed August, 2026
- CC - Community Commercial Zoning
- Leasing Incentives Available!



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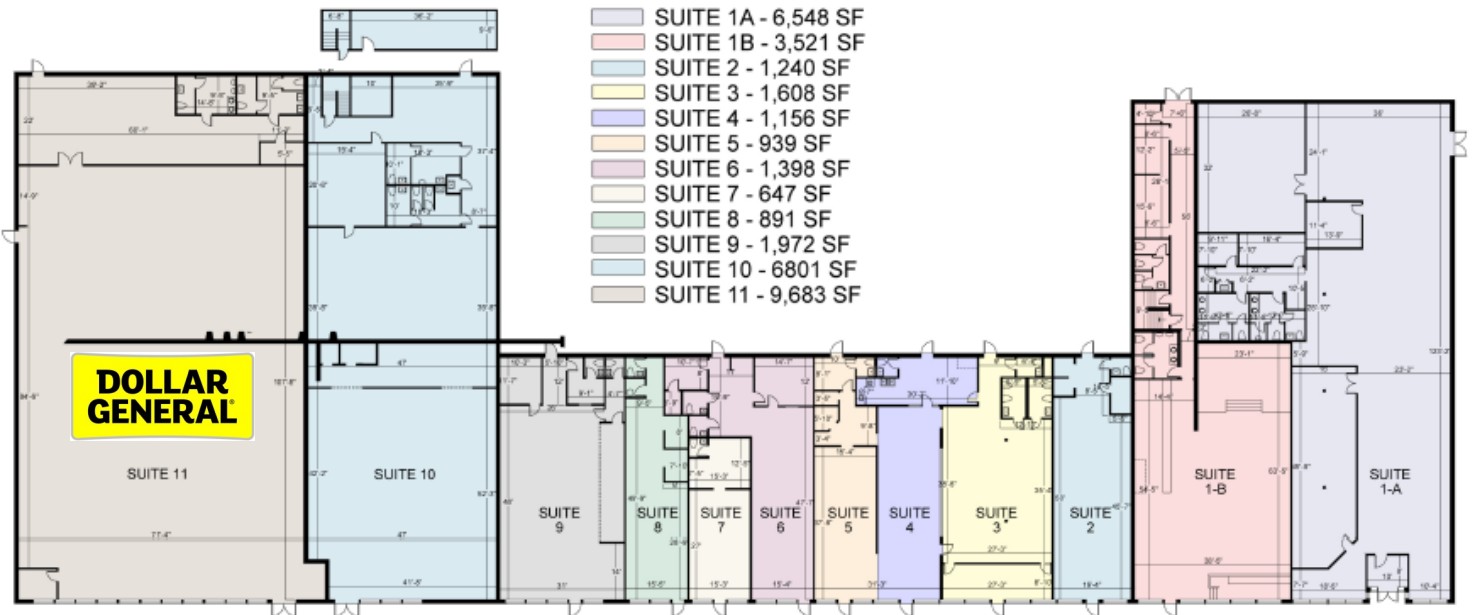
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CC - Community Commercial Zoning Code

SUITE	SF	BASE RATE	NNN	TERM
1A	6,548	\$8.00	\$5.50	NEGOTIABLE
3	1,608	\$15.00	\$5.50	NEGOTIABLE
10	6,801	\$8.00	\$5.50	NEGOTIABLE

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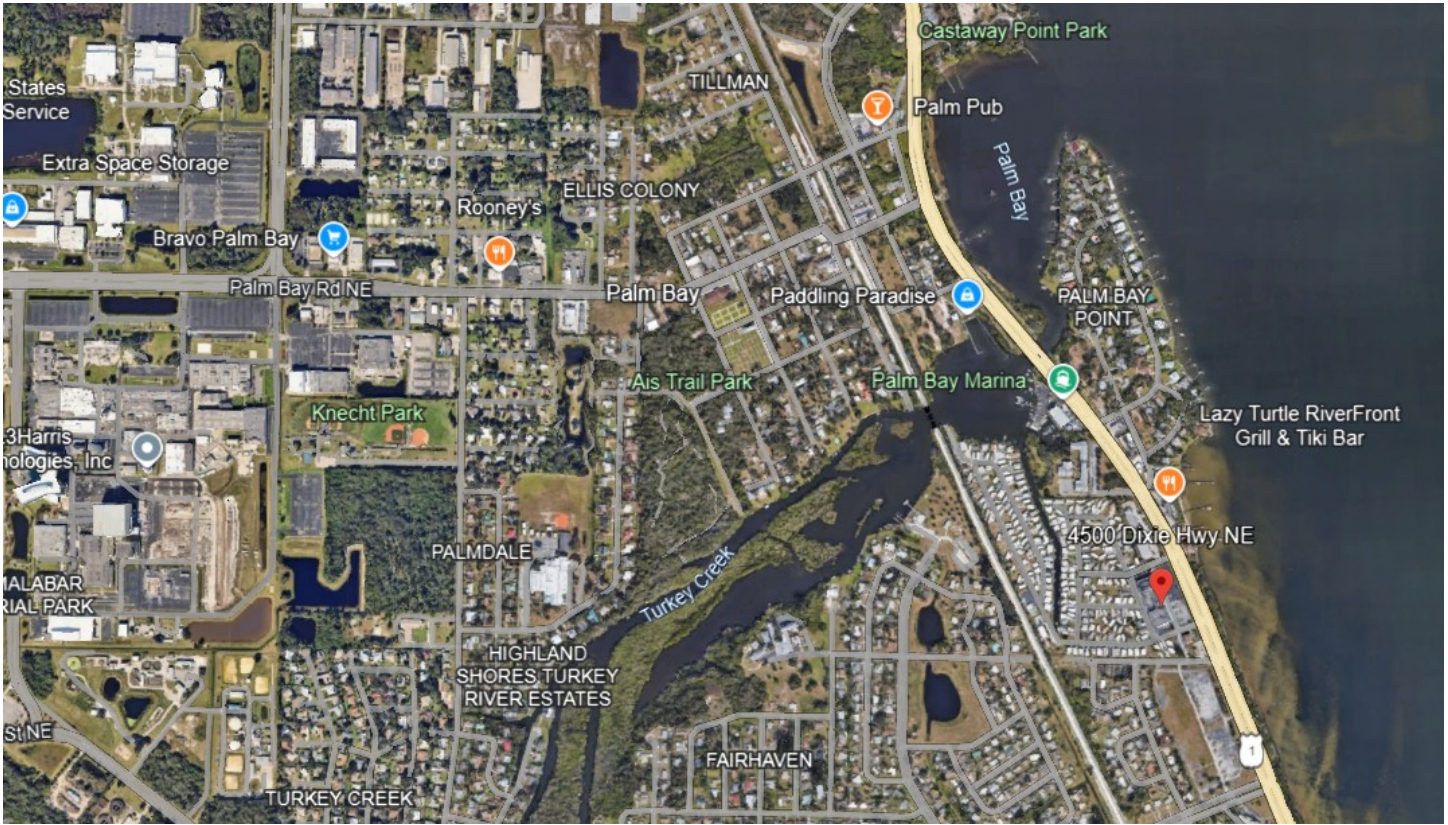
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	5,330	36,234	91,508
2029 Pop Projection	5,788	39,964	100,831
Annual Growth 2024	1.7%	2.1%	2.0%
Median Age	44.9	47.2	45.6
Bachelor's or Higher	15%	28%	29%
Avg HH Income	\$66,947	\$69,954	\$75,424



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COMING RENOVATIONS:



EXISTING BUILDING:



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