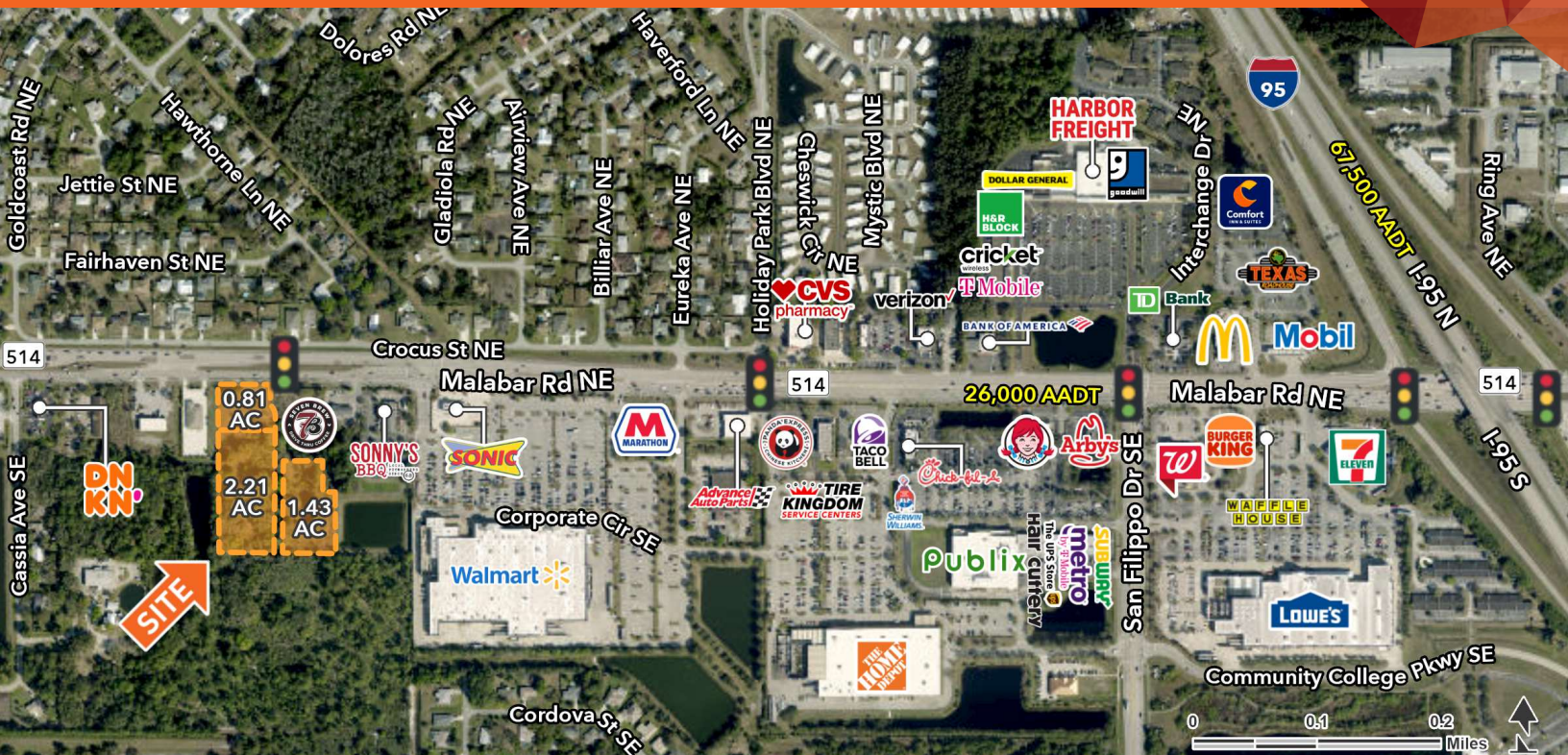


HIGH PROFILE OUTPARCELS AT CROWN SQUARE

110-131 VALOR DRIVE SOUTHEAST, PALM BAY, FL 32909

FOR LEASE

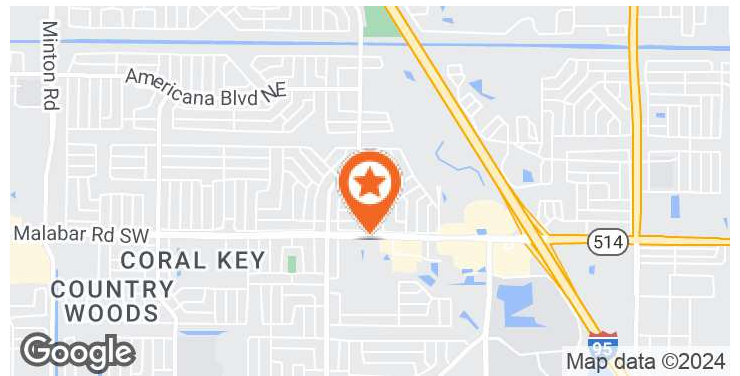


LOCATION DESCRIPTION

Located on Valor Dr & Malabar Rd SW

PROPERTY HIGHLIGHTS

- 3 Outparcels available on Malabar Rd
- .81 – 2.21 AC
- Signalized access and excellent visibility
- Adjacent to Walmart Supercenter
- Excellent QSR opportunity
- Signage available
- Traffic Count (AADT) - Malabar Rd SW - 26,000
I-95 - 67,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,245	66,316	157,964
Daytime Population	8,539	54,163	123,462
Average HH Income	\$75,856	\$84,568	\$90,351
Total Households	3,671	26,435	62,894



GAVIN WALSH

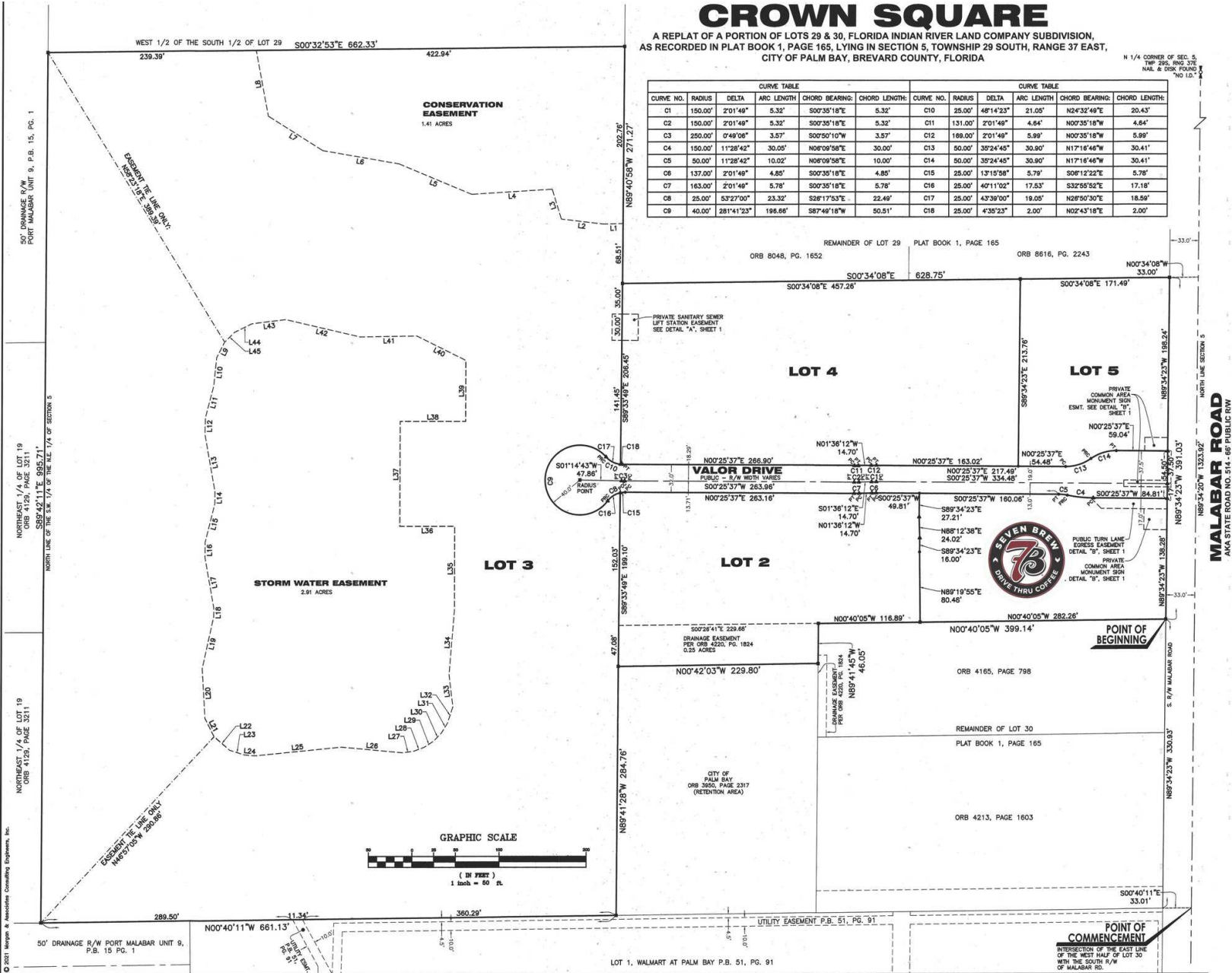
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