

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES



PROPERTY HIGHLIGHTS

- 3,703 SF 2nd gen restaurant, 1,398 SF inline, 891 SF former salon, 6,548 SF endcap and 6,801 SF inline spaces available
- Anchored by Dollar General
- Seeking various restaurant, retail, & medical users
- Direct frontage to US-1
- Recent improvements made; new roof & repaved parking lot
- 150 parking spaces available
- Monument signage available
- Traffic Counts: US-1/Dixie HWY NE | +20,000 AADT

[CLICK HERE FOR GOOGLE/AERIAL MAP](#)

[CLICK TO ACCESS VIRTUAL TOUR - SUITE 10](#)

[CLICK TO ACCESS VIRTUAL TOUR - SUITE 1](#)

OFFERING SUMMARY

| | |
|----------------|----------------|
| Lease Rate: | Negotiable |
| Available SF: | 891 - 6,801 SF |
| Lot Size: | 3.27 Acres |
| Building Size: | 34,984 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,473 | 15,016 | 40,310 |
| Total Population | 5,666 | 33,905 | 92,192 |
| Average HH Income | \$75,647 | \$79,782 | \$79,599 |

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY PHOTOS



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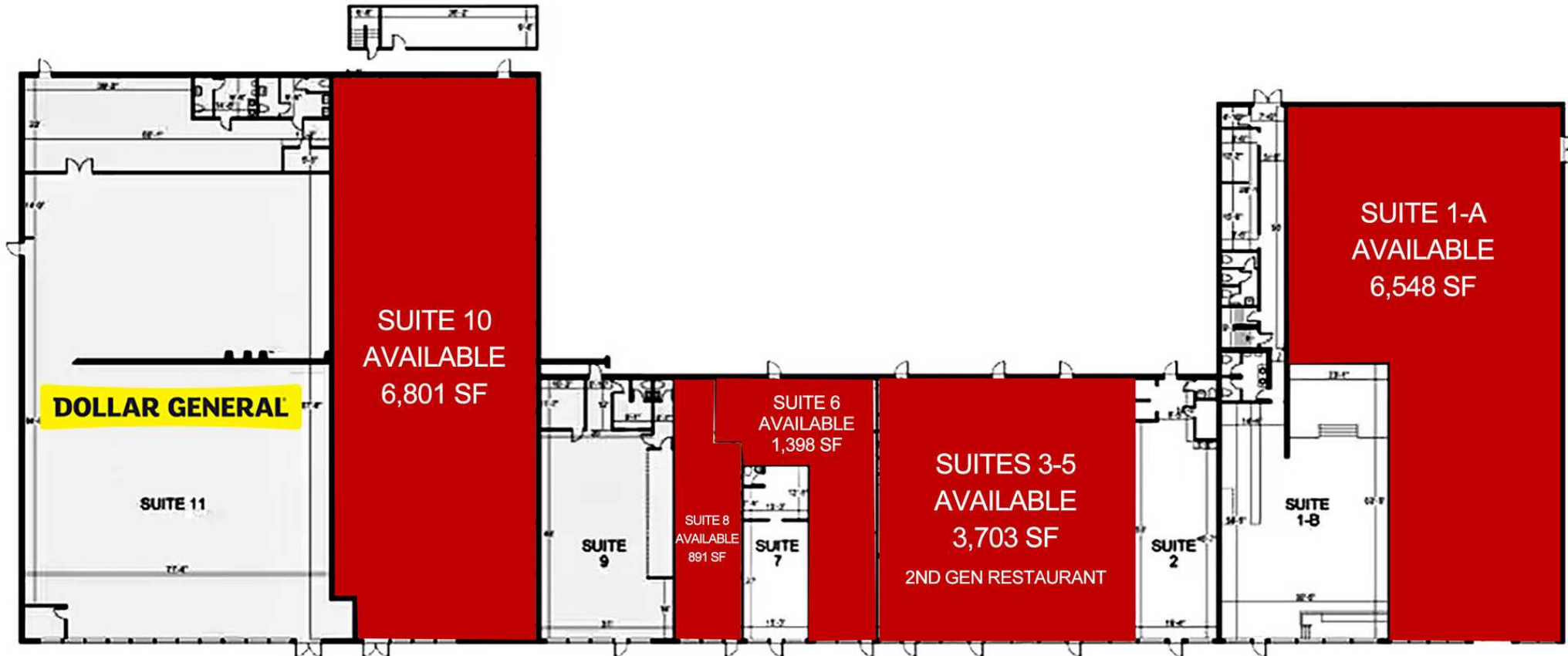
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SITE PLAN



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SPACES AVAILABLE

LEASE INFORMATION

Lease Type: NNN

Total Space: 891 - 6,801 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|----------------------|-----------|------------|------------|--------------------|
| Suite 1-A | Available | 6,548 SF | NNN | Negotiable | Endcap |
| Suite 1-B | Exhale Arcade | 3,521 SF | NNN | Negotiable | - |
| Suite 2 | Barbecue 24-7 | 1,240 SF | NNN | Negotiable | - |
| Suites 3-5 | Available | 3,703 SF | NNN | Negotiable | 2nd Gen Restaurant |
| Suite 6 | Available | 1,398 SF | NNN | Negotiable | Inline |
| Suite 7 | Riverside Barbershop | 647 SF | NNN | Negotiable | - |
| Suite 8 | Available | 891 SF | NNN | Negotiable | Former salon |
| Suite 9 | Barbershop | 1,972 SF | NNN | Negotiable | - |
| Suite 10 | Available | 6,801 SF | NNN | Negotiable | Inline |
| Suite 11 | Dollar General Corp. | 9,683 SF | NNN | Negotiable | - |

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EQUITY
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RETAILER MAP



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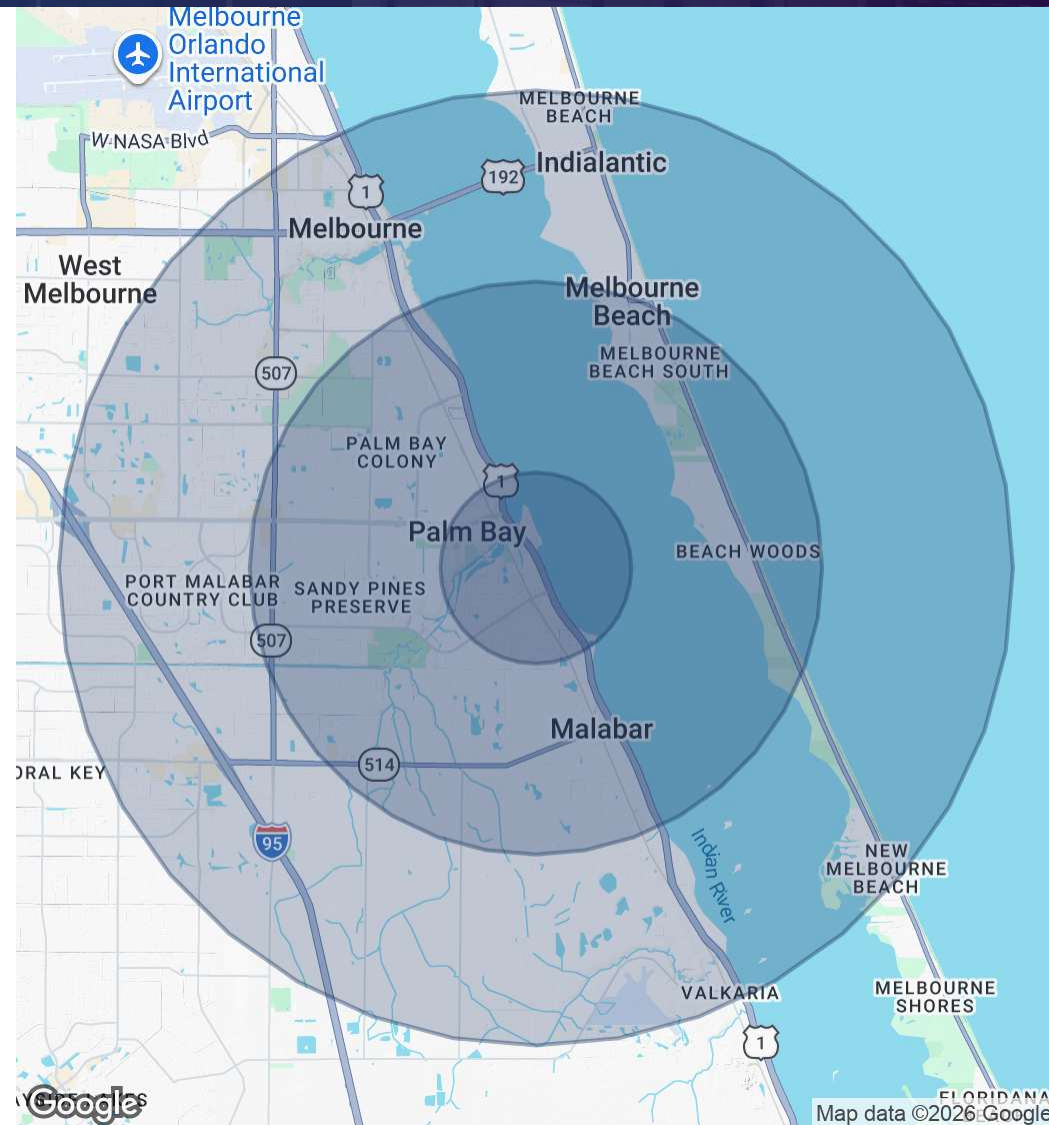
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 5,666 | 33,905 | 92,192 |
| Average Age | 47 | 48 | 47 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,473 | 15,016 | 40,310 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$75,647 | \$79,782 | \$79,599 |
| Average House Value | \$285,958 | \$334,588 | \$326,512 |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 4,154 | 23,065 | 61,676 |
| Total Population - Black | 610 | 4,803 | 12,411 |
| Total Population - Asian | 93 | 717 | 2,841 |
| Total Population - Hawaiian | 0 | 16 | 43 |
| Total Population - American Indian | 27 | 111 | 328 |
| Total Population - Other | 240 | 1,474 | 4,529 |



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