

# PALM BAY WEST CENTER

MULTIPLE SPACES AVAILABLE | PALM BAY

OWNER INCENTIVES AVAILABLE/INTRODUCTORY RENT RATE



160 - 190 MALABAR ROAD SW | PALM BAY, FL 32907

## AVAILABLE:

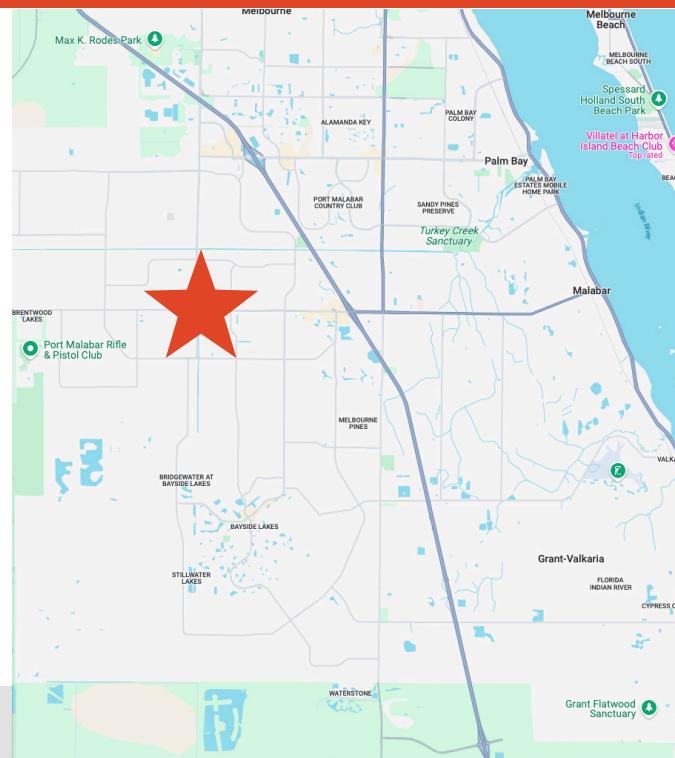
SUITE 102 - 1,300 SF	SUITE 106 - 1,550 SF
SUITE 103 - 2,000 SF	SUITE 113 - 1,050 SF
SUITE 105 - 7,200 SF	SUITE 126 - 1,600 SF

LEASE RATE: \$19.50 - \$24.00/SF NNN

## PROPERTY HIGHLIGHTS

- Ollies Bargain Outlet, Winn-Dixie anchored center, & movie theater
- Join Dollar Tree, Rent-a-Center, Planet Fitness, Roses Discount Store, Leslie's Pools, GNC, & more!
- Out parcels include McDonald's, Space Coast Credit, Amscot, & PNC Bank
- Signalized entrance

JOE POIRIER | 321-537-7996 | [joe@v3capital.com](mailto:joe@v3capital.com)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr., 103B

Melbourne, FL 32940

407-848-1663

[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,499	61,303	133,849
Households	3,034	22,674	51,929
Avg. HH Income	\$49,783	\$53,324	\$54,372

100	Ollie's Bargain Outlet	26,479
101	Roses Discount Store	60,000
102	Leslie's Pools	3,000
103	AVAILABLE	2,000
104	El Amate	2,000
105	Complete Care Center	3,000
107	Planet Fitness	17,000
110	Lee's Nails	1,400
111	Smoothie Social	1,050
112	Pack and Ship	1,050
113	AVAILABLE	1,050
114	Wing Stop	1,400
115	Kalea Kava	1,400
116	JamRock Grill	1,071
119	JamRock Grill	2,260
120	NCG Palm Bay Cinema	28,118
180	H&R Block	1,625
102	AVAILABLE	1,300
103	Great Clips	1,425
105	AVAILABLE	7,200
106	AVAILABLE	1,550
109	Rent-A-Center	3,000
250	Winn-Dixie	56,000
111	Florida Wine & Spirits	1,795
114	Dollar Tree	10,961
115	Little Caesars	1,400
116	Lucky Garden	1,400
117	Discount Tobacco	1,400
118	Cash Advance America	1,400
119	Mash Hoagies	1,400
120	Kuman Learning	1,210
121	Internet Arcade	1,910
122	Clover Insurance	600
123	Sun Clean Dry Cleaners	1,350
124	Mauricio's Barbershop	750
125	Boost Mobile	750
126	AVAILABLE	1,600
129	Remedy Pawn & Jewelry	7,206
130	Ross Laundry	1,600

160 Malabar Road SW

190 Malabar Road SW



CONVENIENTLY LOCATED AT THE BUSY  
INTERSECTION OF MALABAR & MINTON ROADS IN  
WEST PALM BAY.

APPROX. 40,000 CPD AT THIS CORNER LOCATION!



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr, 103B  
Melbourne, FL 32940  
407-848-1663

[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## LOCATION PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.