

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:

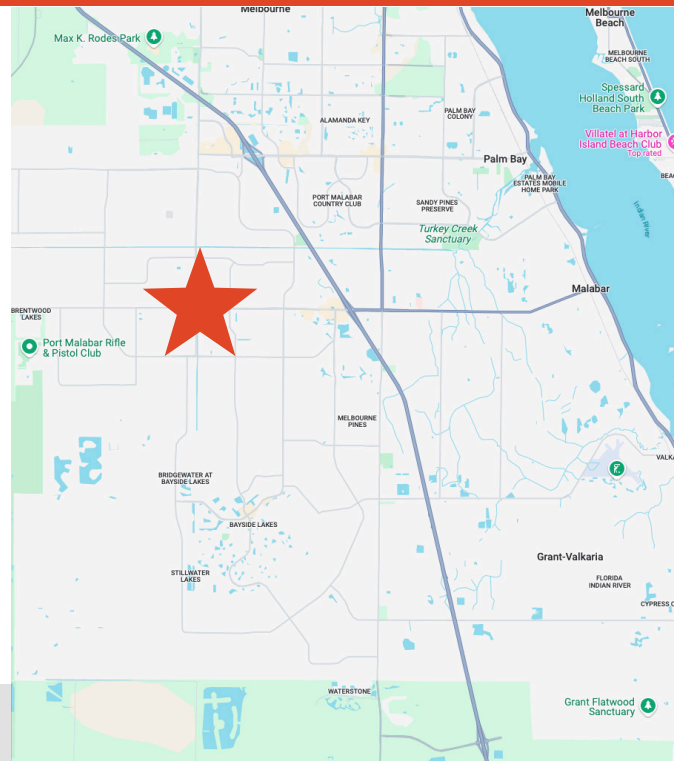
SUITE 102 - 1,300 SF	SUITE 106 - 1,550 SF
SUITE 103 - 2,000 SF	SUITE 113 - 1,050 SF
SUITE 105 - 7,200 SF	SUITE 126 - 1,600 SF

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

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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

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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

160 Malabar Road SW	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
190 Malabar Road SW	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



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

APPROX. 40,000 CPD AT THIS CORNER LOCATION!



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LOCATION PHOTOS

