

# RIVER'S EDGE

4400 NE DIXIE HWY, PALM BAY, FL 32905  
6.36 ACRE WATERFRONT CAMPUS FOR SALE



For those  
ready for  
what's next

**\$4,995,000**

ASKING PRICE

39,234

(2) BULDINGS (SF)

6.36

LOT SIZE (AC)

LEVEL

TOPOGRAPHY

595

FRONTAGE (FT)

## OFFICE LOCATION

417 Fifth Avenue  
Indialantic, Florida 32903



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## Prime Waterfront Redevelopment Opportunity

### Property Highlights

This 6.36-acre waterfront property is a standout investment opportunity in Palm Bay. Featuring over 850 feet of scenic frontage along the Indian River Lagoon and 530 feet along the highly visible US Hwy 1 corridor, the site is perfectly positioned for redevelopment.

### Key Features:

- **Two Buildings Totaling 39,234 SF**
  - **Main Building:** 29,617 SF, recently renovated to include 70% finished office space and 30% shell space ready for customization.
  - **Secondary Building:** 9,257 SF shell structure currently utilized as storage.
- **Dual Access & Ample Parking:** Two entrances and two dedicated parking lots ensure ease of access and convenience for future tenants and visitors.
- **Approved Uses:** High-density multifamily, corporate or medical offices, retail, and hospitality, offering diverse potential for developers and investors.

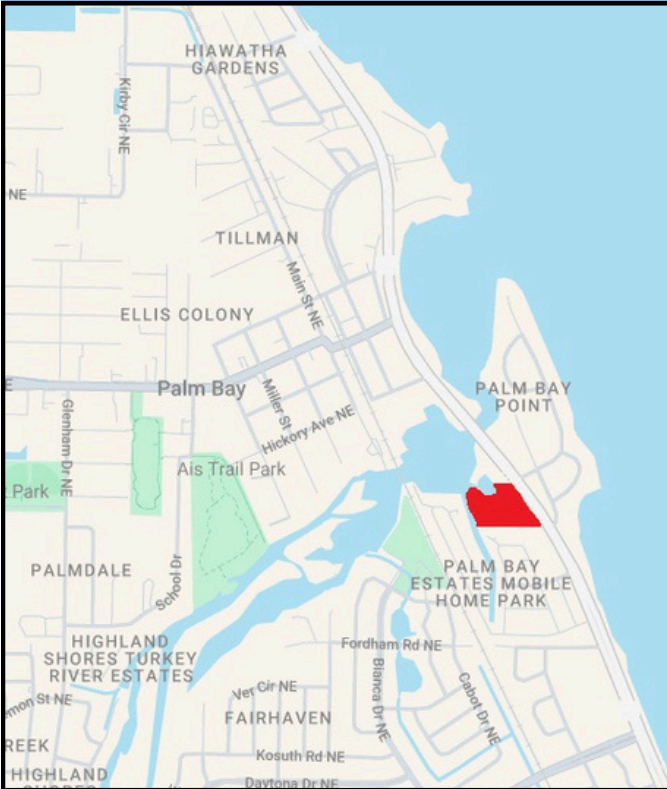
The property is ideal for developers seeking to capitalize on its prime location and redevelopment potential within the flourishing Bayfront Village.



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## PROPERTY FEATURES

- 6.36 acres of Waterfront Campus
- Approx 595 ft direct US 1 frontage
  - 22,000 Vehicles per day
- 2 Buildings, totaling 39,234 SF
- Approx 505 fet of deeded waterfront, and 850 ft of waterfront frontage to west and north
- Central Bayfront Village redevelopment corridor
  - Hub of new development and recent sales
- Ideal for a school, mixed use, or student housing
- Room to expand
- 2 parking lots





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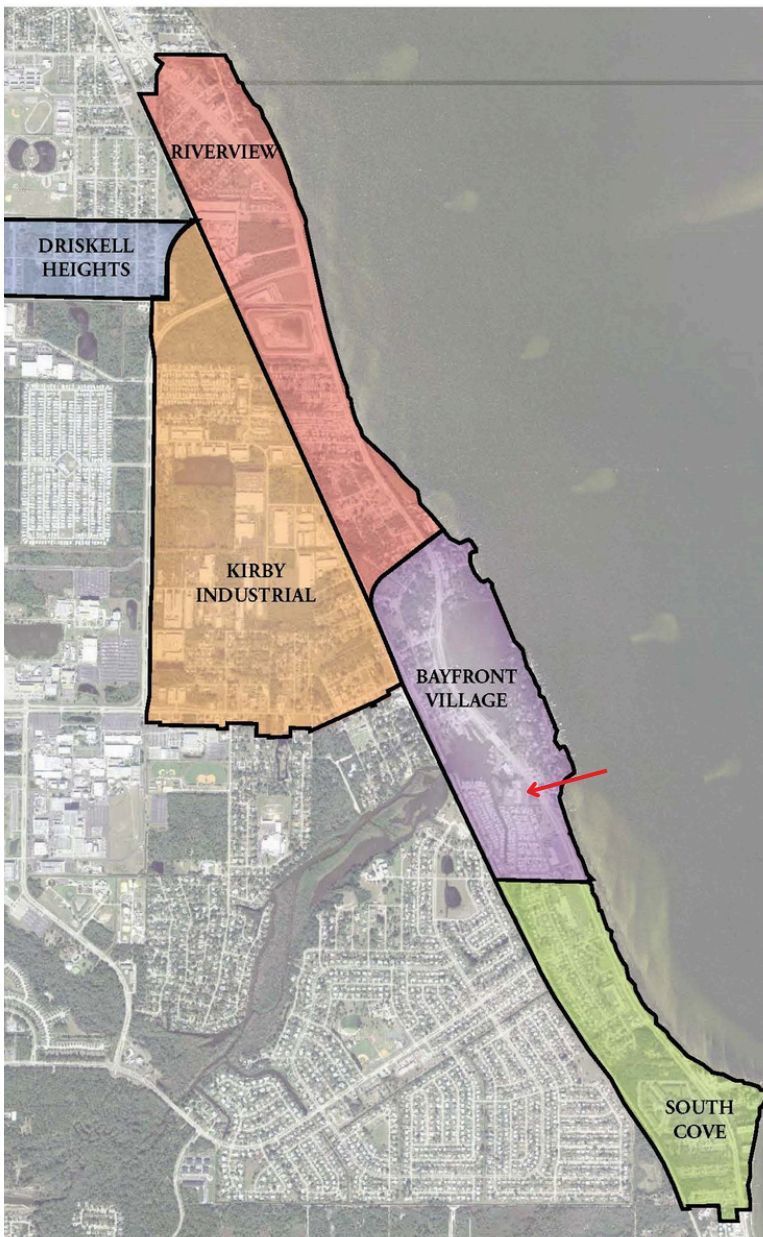
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## Bayfront Village

Bayfront Village is the centerpiece of the City of Palm Bay's ambitious redevelopment plan within the Bayfront Community Redevelopment District (BCRD). Covering 1,071 acres along the Indian River Lagoon, this district is designed to transform the area into an environmentally sustainable, economically vibrant, and pedestrian-friendly community. Click on the title above for more information.



### Key Features of Bayfront Village:

- **A Mixed-Use Destination:** Focused on creating a Mainstreet Village atmosphere, combining residential, retail, and commercial spaces.
- **Waterfront-Centric Vision:** Highlights include improved narrow streets, pedestrian pathways, waterfront parks, and public spaces offering stunning views and recreational opportunities.
- **Strategic Location:** The district stretches from Melbourne's city limits to the Town of Malabar, flanking US Hwy 1 and the Florida East Coast Railroad.

### Ongoing & Planned Developments in the Area:

- **Aqua Development:** A state-of-the-art, 24-acre apartment and commercial complex.
- **Future Multifamily Projects:** A planned 370-unit multifamily community on 12 acres, located less than half a mile south of the property.
- **Castaway Point Park & Cape Malabar:** Nearby attractions and residential communities enhance the district's appeal.

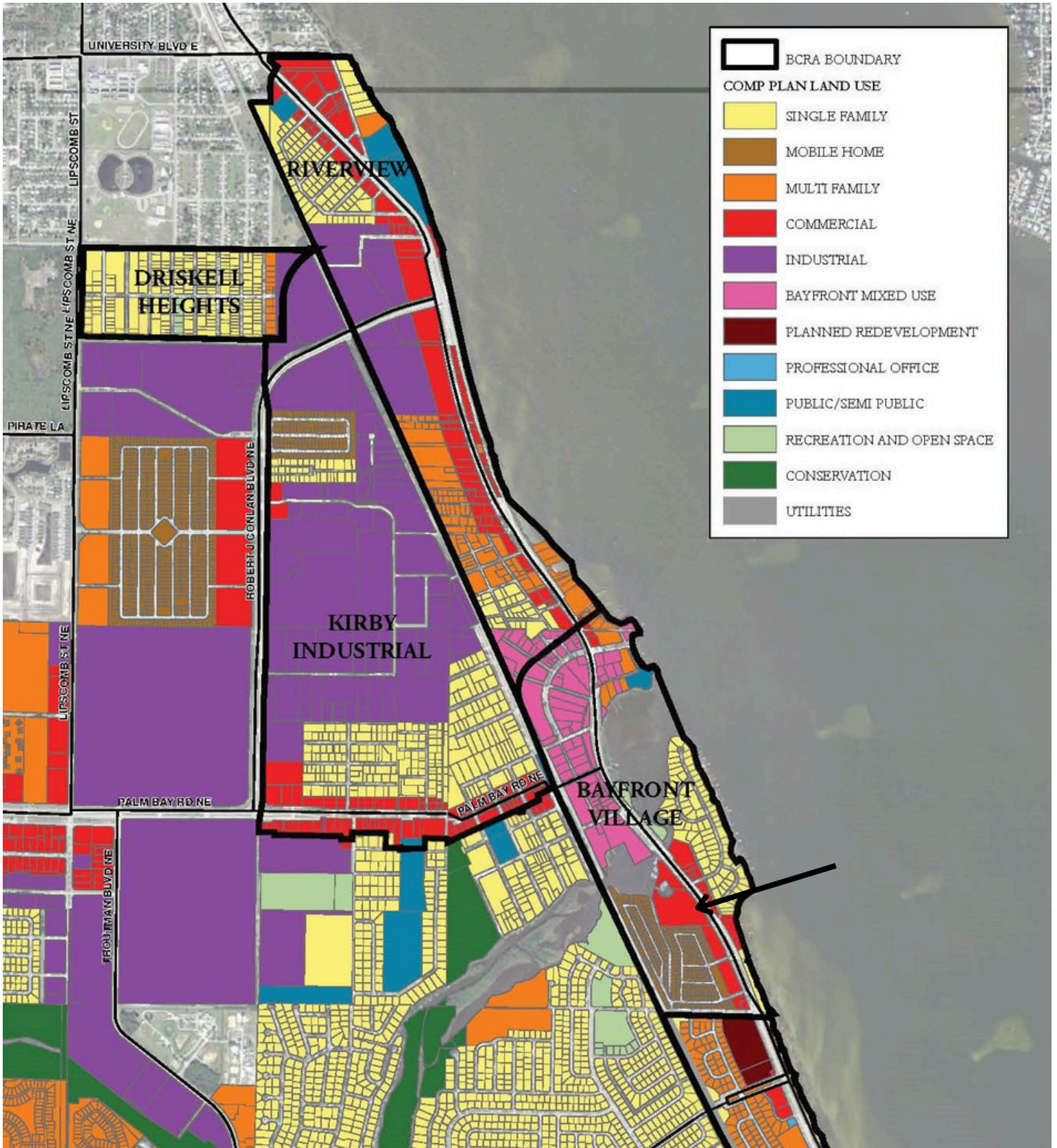
The Bayfront Village aims to re-establish the area as a dynamic hub for commerce and living, leveraging its prime waterfront location to create an attractive destination for residents and businesses alike.



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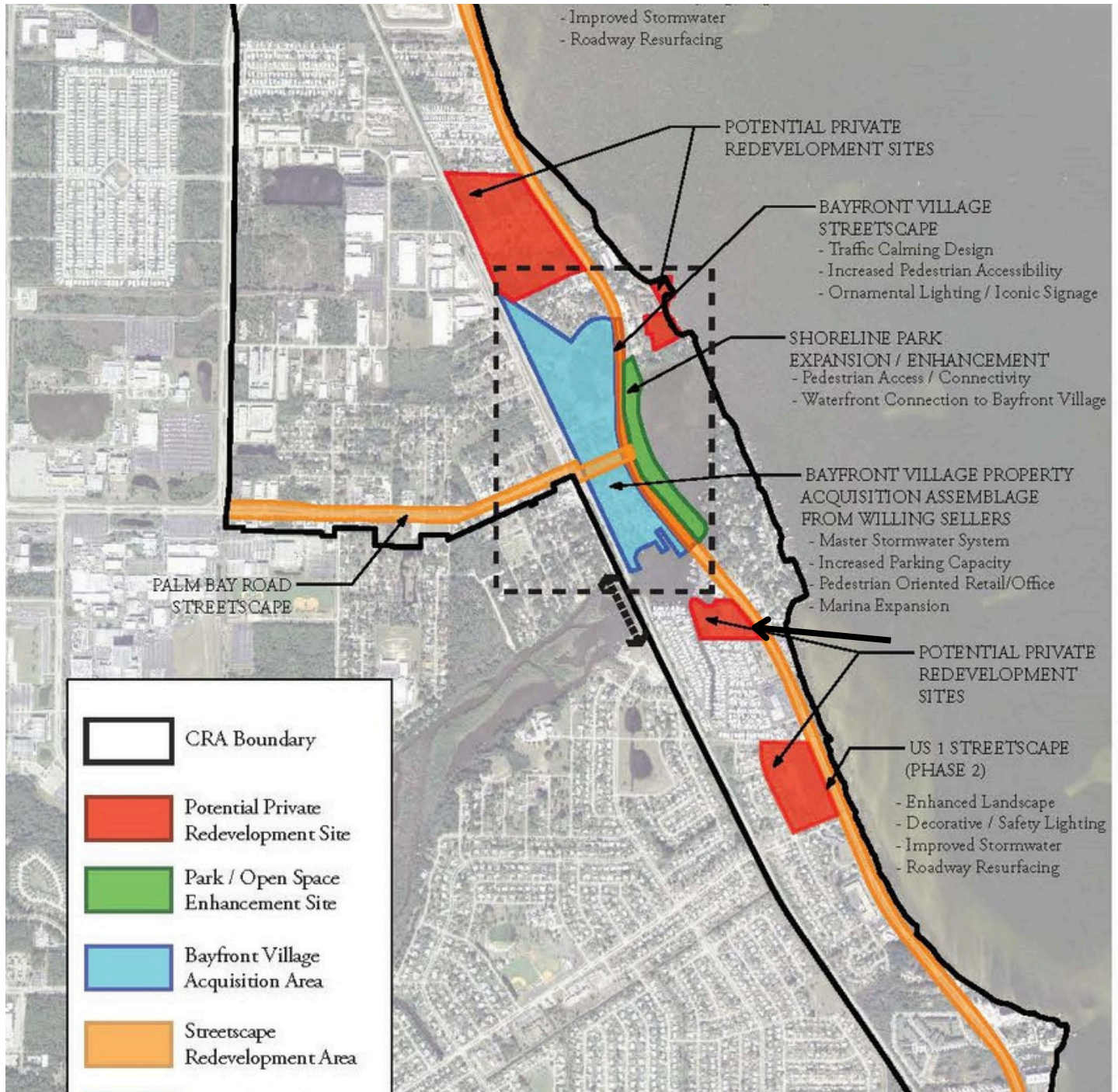




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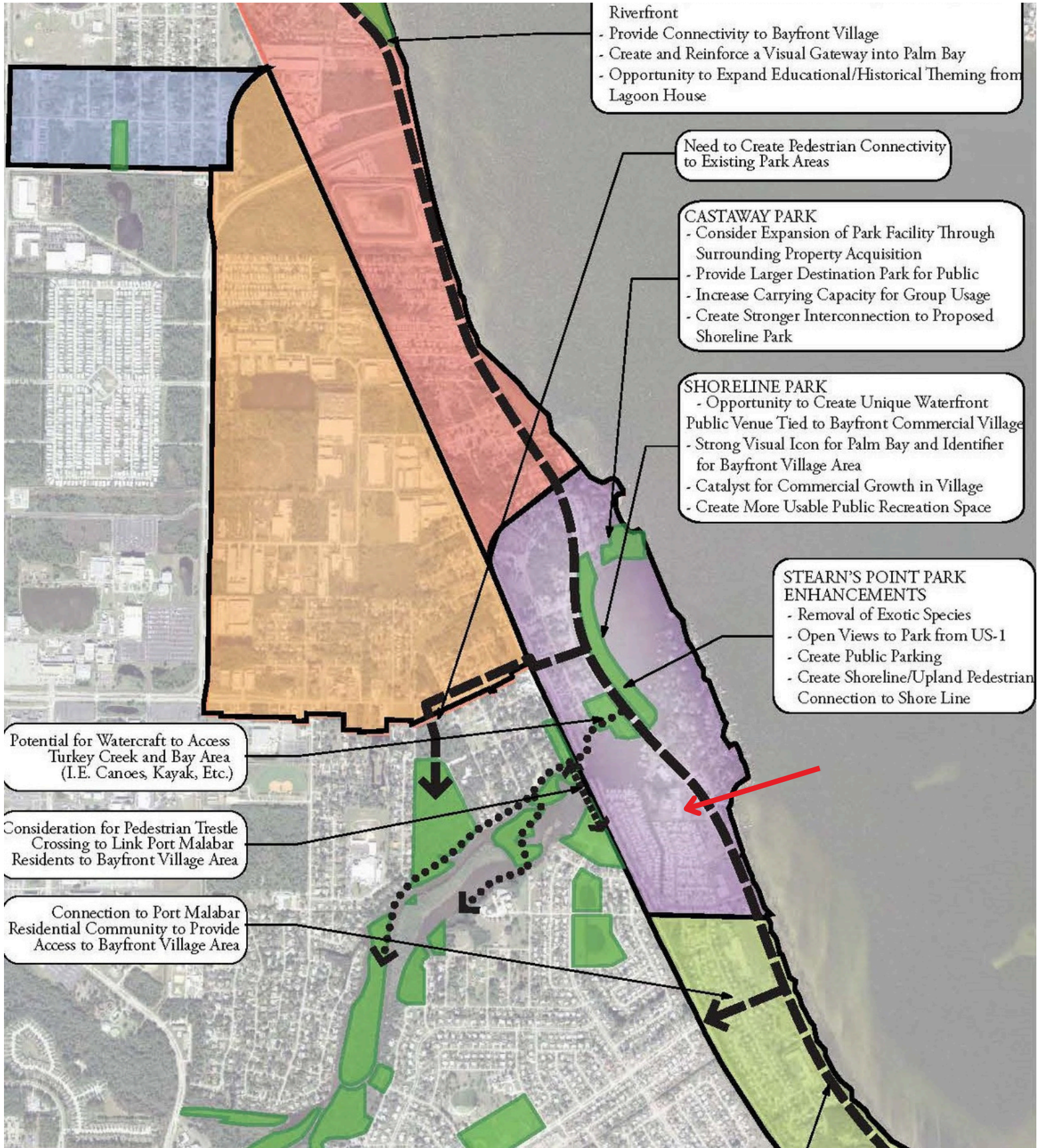
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**NATIONAL REALTY**  
COMMERCIAL ASSOCIATES





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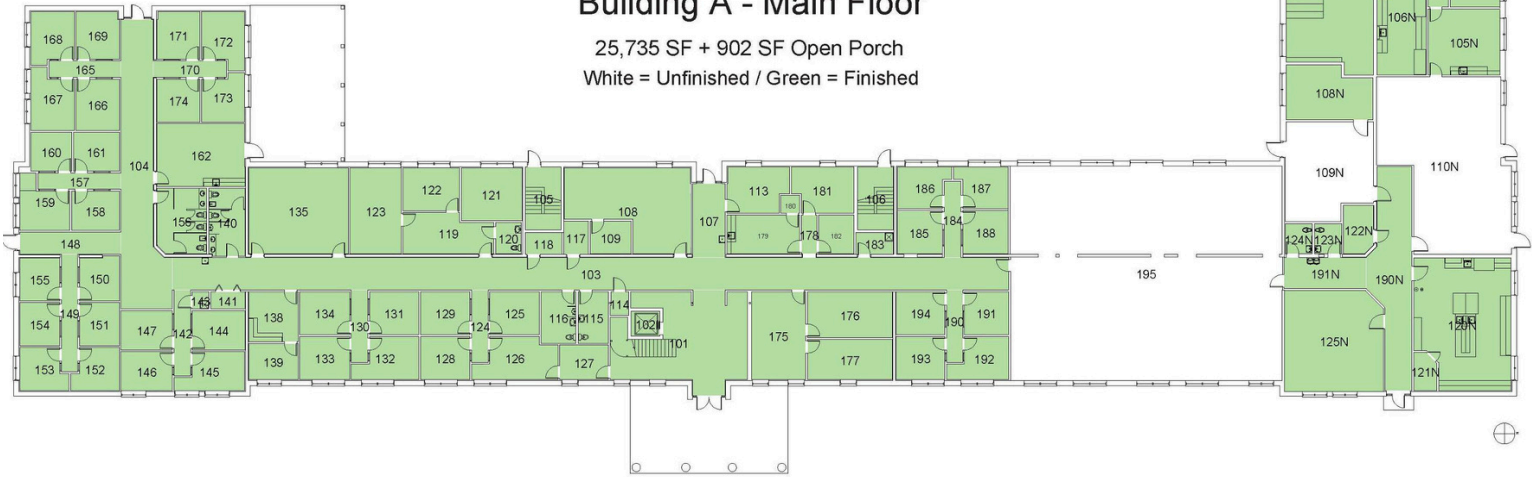
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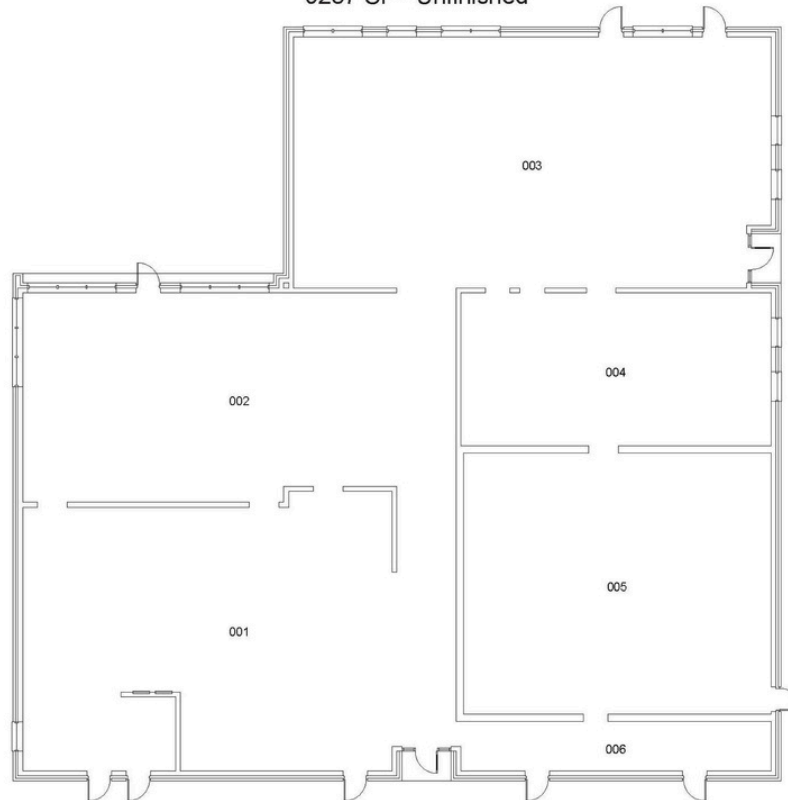
## Building A - Main Floor

25,735 SF + 902 SF Open Porch  
White = Unfinished / Green = Finished



## Building B

9257 SF - Unfinished





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