

**NEW PRIME RETAIL
OPPORTUNITIES
AVAILABLE**

HERITAGE SQUARE

NWC OF MALABAR ROAD & ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL 32905



Dan Coyle | Dan.Coyle@Stiles.com
954-627-9272

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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Licensed Real Estate Broker

HERITAGE SQUARE

NW CORNER OF MALABAR ROAD &
ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL



Residential Housing Developments Under Construction

- | | | |
|-----|--------------------------------|----------------------------|
| 1. | St. Johns Preserve Multifamily | 138 new homes |
| 2. | St. Johns Preserve SFR | 177 new homes |
| 3. | St. Johns Preserve South View | |
| 4. | St. Johns Preserve Phase II | 165 new home sites |
| 5. | Edgewood at Everlands | 162 lots under development |
| 6. | The Timbers at Everlands | |
| 7. | Palm Vistas Phase 3 | |
| 8. | Parkside West | 250 fully developed homes |
| 9. | Kolter Development | 885 new home sites |
| 10. | Tillman Lakes | |

Drive Times

I-95	15 min.
Florida Institute of Technology	25 min.
Melbourne Orlando International Airport	25 min.
Melbourne Beach	35 min.
Port Canaveral	45 min.

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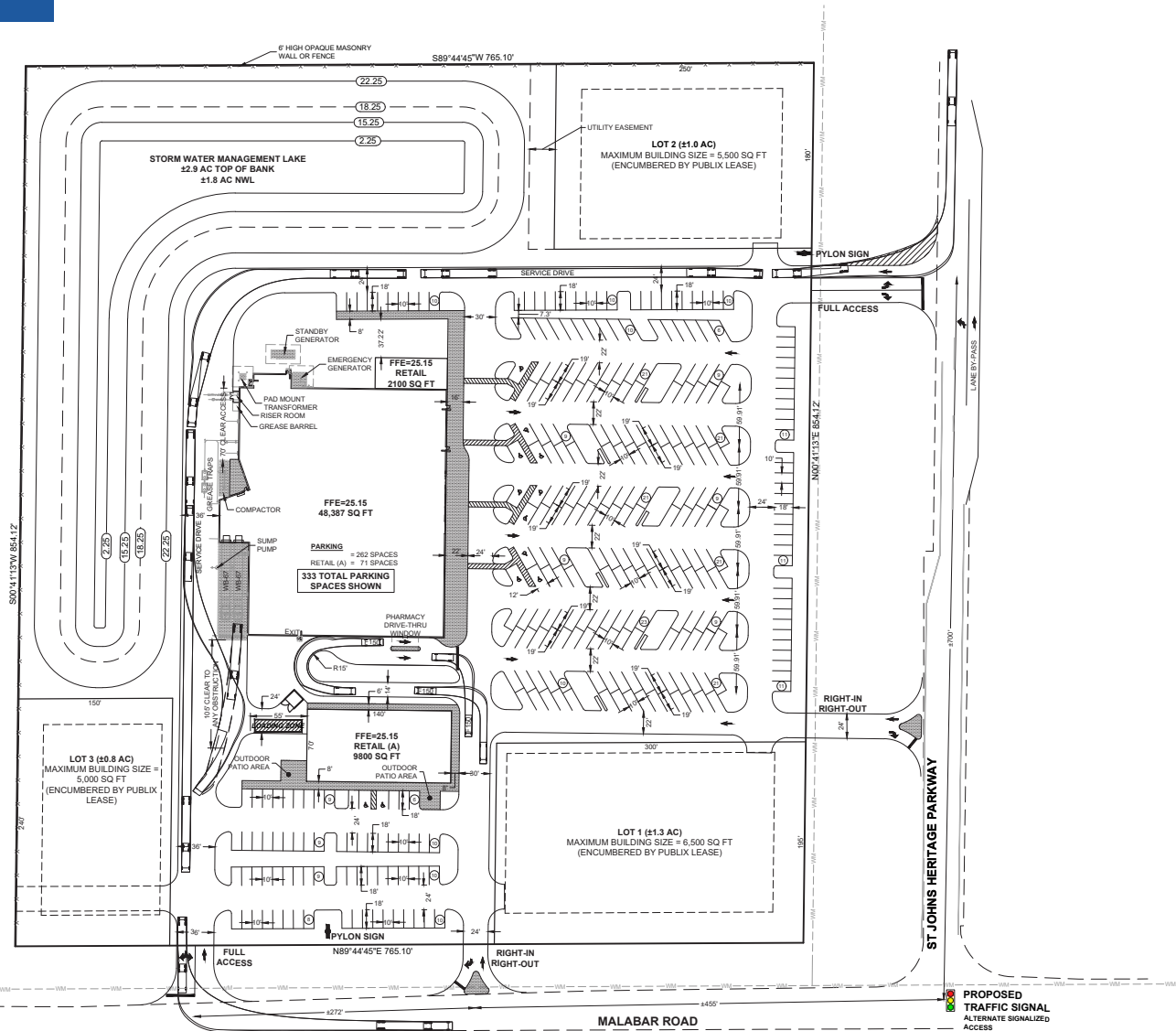
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STILES
RETAIL GROUP
Invest-Build-Manage

SITE PLAN

HERITAGE SQUARE

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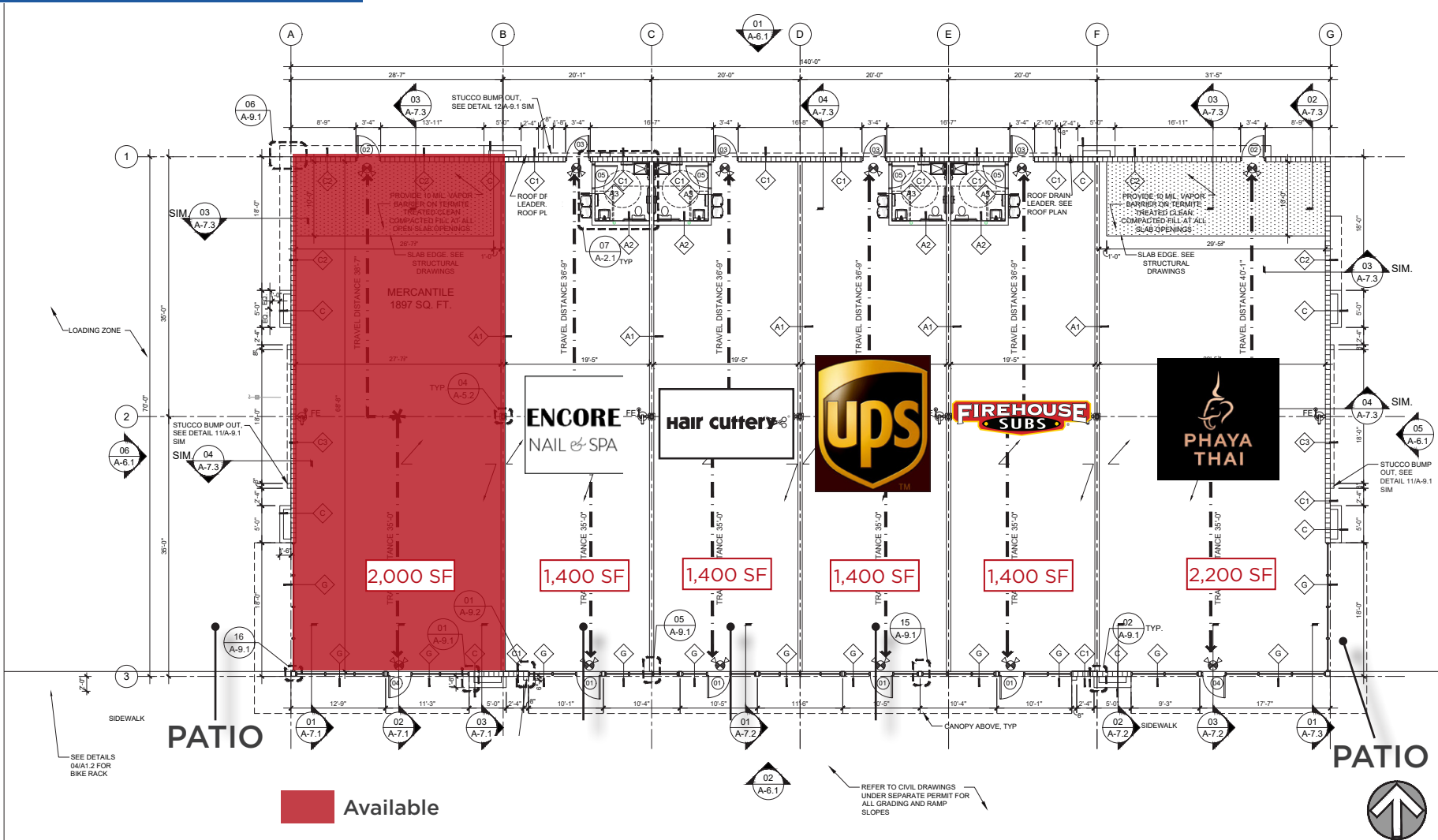
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SITE PLAN RETAIL A

HERITAGE SQUARE

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REGIONAL AERIAL

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The **Palm Bay** area continues to see tremendous growth and is the 18th hottest housing market in the nation currently. This is bolstered by the fact that AGI in this market is \$79,649 on average—higher than all other Central Florida counties by a significant margin. High paying jobs in tech, space exploration, and defense bring in new residents from all over Florida, but also the west coast and north east. Kennedy Space Center’s transition to allow multiple users to launch means they have 90 private sector relationships with various businesses and government contractors. This has led to Brevard County’s continued growth in real GDP.

Real GDP of Brevard County 2001-2021 (\$)

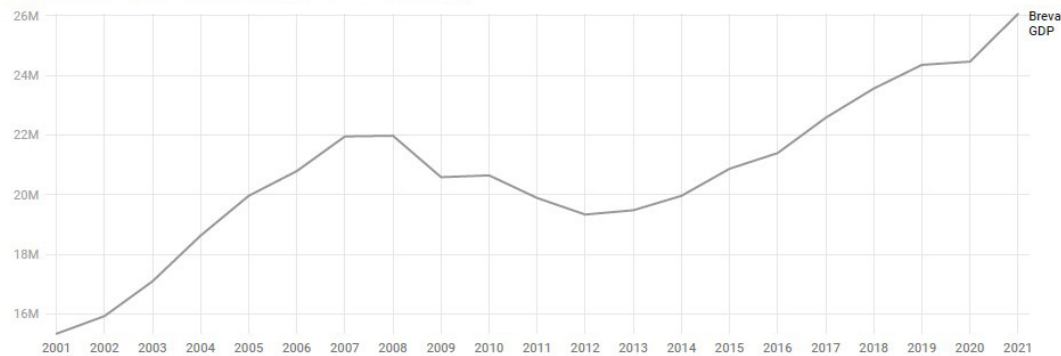


Chart: Logan Dragone, Orlando Business Journal • Source: Bureau of Economic Analysis • Created with Datawrapper

Housing has continued to trend west in a long, narrow county. New homes along St. John’s are being built at a rapid pace to provide a place for new workers. The Heritage Square Publix will sit at a prominent intersection to serve the current Malabar Road community and ample new developments to the north along St. Johns Heritage Pkwy.



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