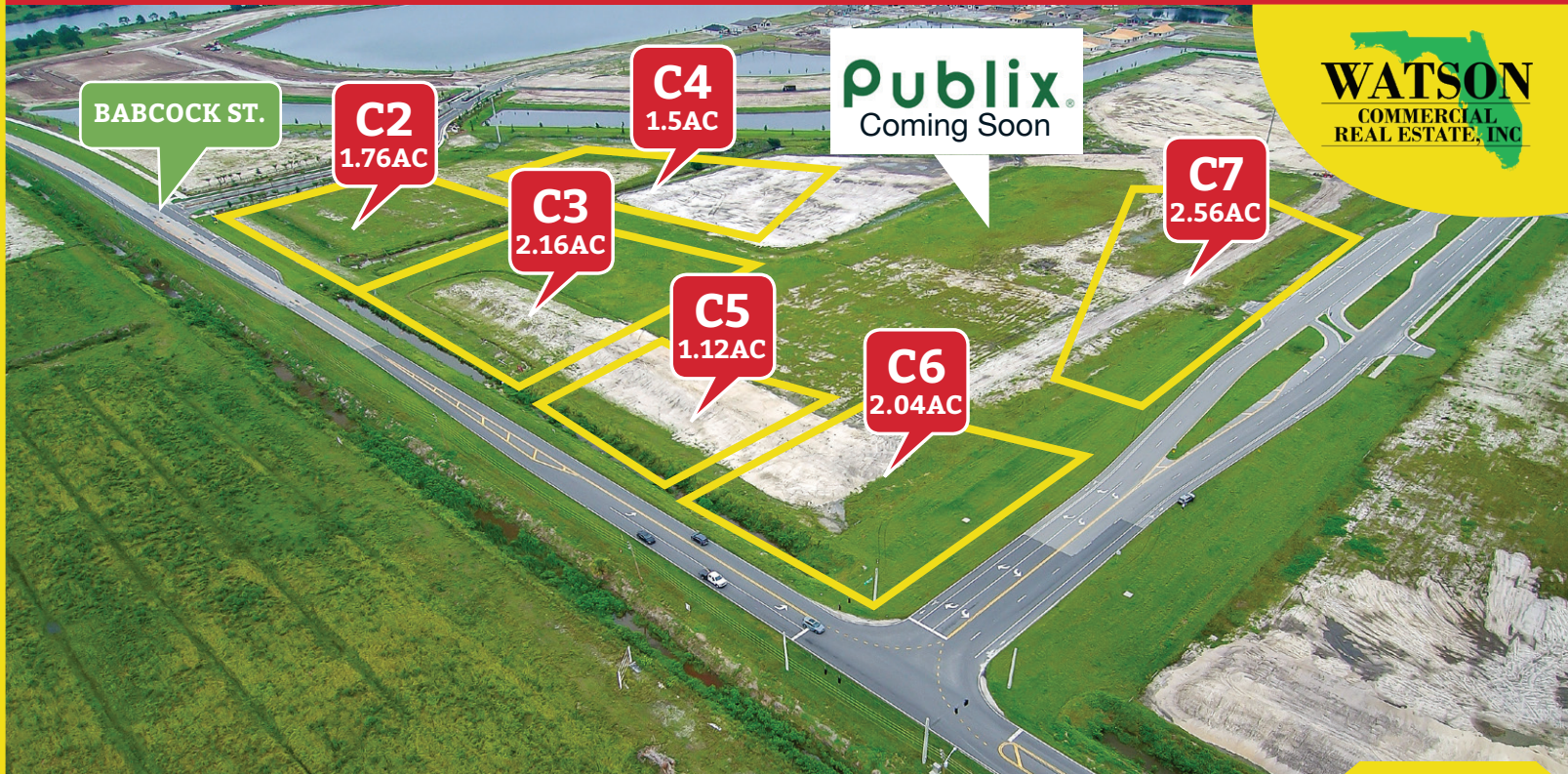


New Publix Grocery Shopping Center

Coming soon at Cypress Bay, Palm Bay, FL



Publix
Coming Soon

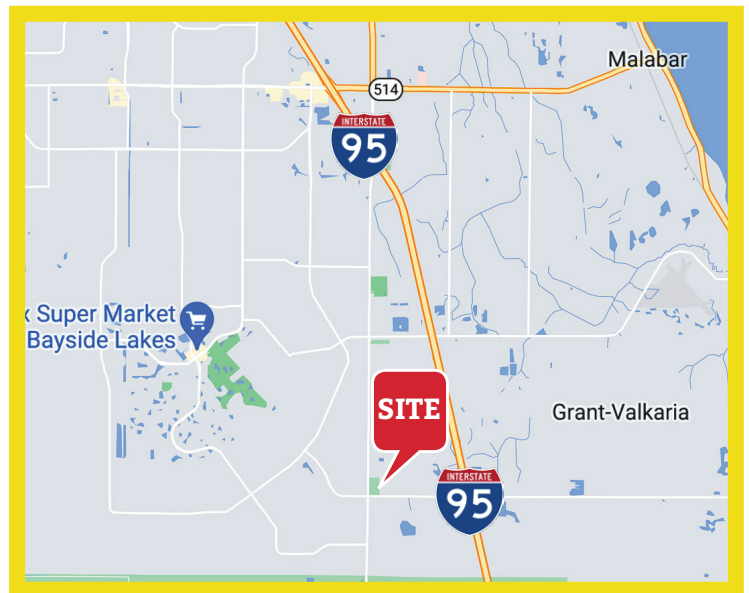


ADDRESS	SIZE	TYPE	ZONING	PRICE
Cypress Bay Commercial Center	1.1 to 2.5 ACRES	LOTS BUILD TO SUIT	PUD ZONING	Call for Pricing

Property Highlights:

- ✔ Approved major grocery shopping center
- ✔ Waterstone & Cypress Bay 2,773 residential homes being built
- ✔ Cypress Bay Preserve 395 Units under construction
- ✔ 1.6 miles to new I-95/ St John Heritage Pkwy Interchange
- ✔ Utilities stubbed to site

[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson

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335 S. Plumosa Street Merritt Island, FL. 32952

Cypress Bay Commercial Center



Summary

PRICE:	Call for Pricing
TYPE:	Lots for sale
ZONING:	PUD
LOT SIZE:	1.1 to 2.5 ACRES

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection	5,287	34,385	168,395
Avg Household Income	\$109,765	\$91,157	\$56,639
2029 Household Projection	1,946	12,399	66,957



Demographic Summary Report

Cypress Bay Commercial Center

Babcock St & St Johns Her Pky, Palm Bay, FL 32909

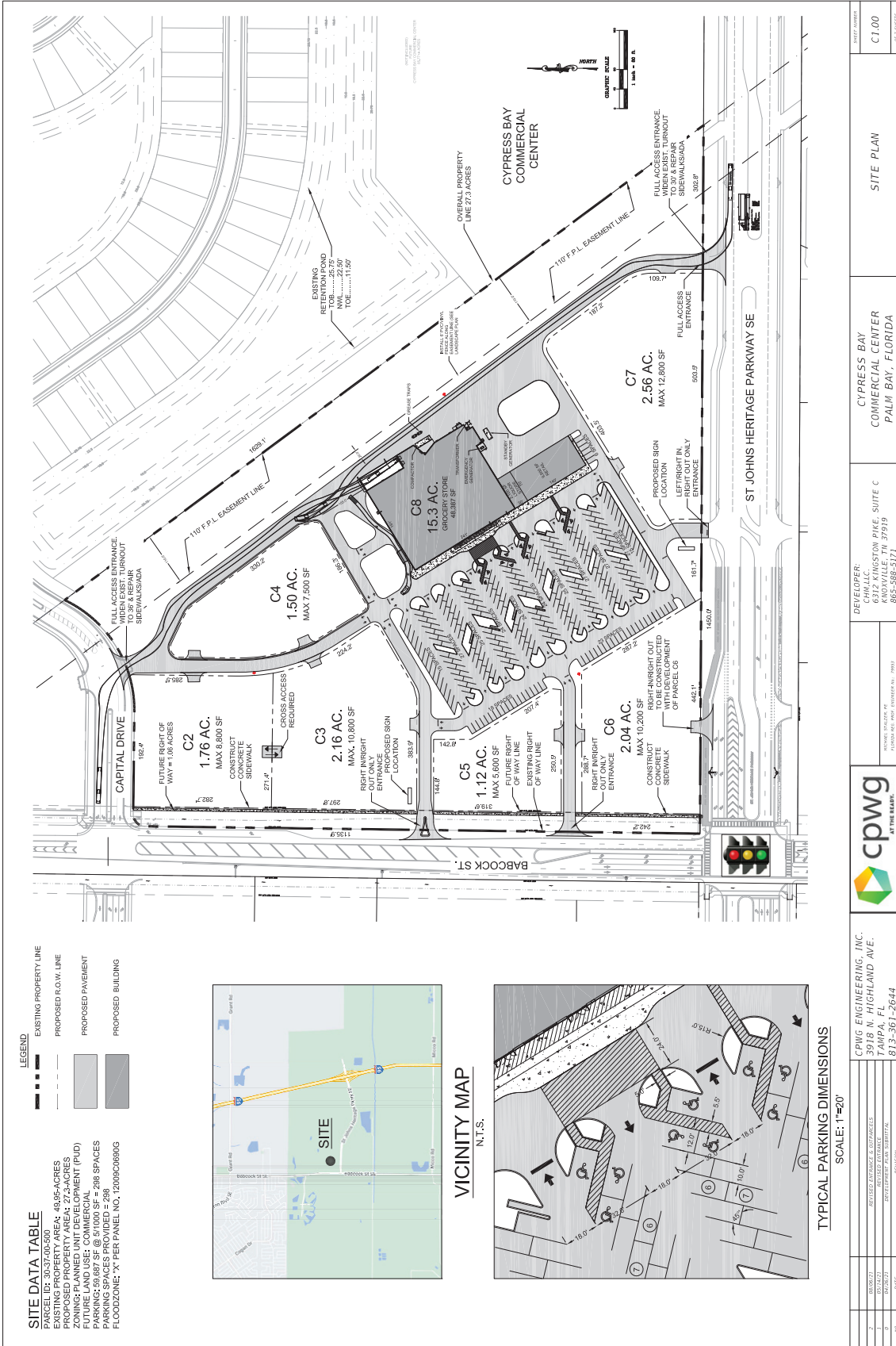
Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	5,287	34,385	168,395
2024 Estimate	4,712	30,835	152,435
2020 Census	3,841	26,268	139,211
Growth 2024 - 2029	12.20%	11.51%	10.47%
Growth 2020 - 2024	22.68%	17.39%	9.50%
2024 Population by Hispanic Origin	649	5,258	28,247
2024 Population	4,712	30,835	152,435
White	3,279 69.59%	19,418 62.97%	100,292 65.79%
Black	646 13.71%	5,372 17.42%	20,743 13.61%
Am. Indian & Alaskan	17 0.36%	156 0.51%	617 0.40%
Asian	79 1.68%	493 1.60%	2,655 1.74%
Hawaiian & Pacific Island	4 0.08%	32 0.10%	96 0.06%
Other	686 14.56%	5,363 17.39%	28,033 18.39%
U.S. Armed Forces	2	48	405
Households			
2029 Projection	1,946	12,399	66,957
2024 Estimate	1,735	11,143	60,725
2020 Census	1,405	9,589	55,791
Growth 2024 - 2029	12.16%	11.27%	10.26%
Growth 2020 - 2024	23.49%	16.21%	8.84%
Owner Occupied	1,556 89.68%	9,568 85.87%	46,493 76.56%
Renter Occupied	179 10.32%	1,575 14.13%	14,232 23.44%
2024 Households by HH Income	1,734	11,143	60,725
Income: <\$25,000	235 13.55%	1,277 11.46%	11,848 19.51%
Income: \$25,000 - \$50,000	250 14.42%	2,380 21.36%	15,129 24.91%
Income: \$50,000 - \$75,000	201 11.59%	2,432 21.83%	11,324 18.65%
Income: \$75,000 - \$100,000	272 15.69%	1,585 14.22%	7,550 12.43%
Income: \$100,000 - \$125,000	259 14.94%	1,282 11.50%	5,912 9.74%
Income: \$125,000 - \$150,000	170 9.80%	748 6.71%	2,893 4.76%
Income: \$150,000 - \$200,000	146 8.42%	557 5.00%	2,898 4.77%
Income: \$200,000+	201 11.59%	882 7.92%	3,171 5.22%
2024 Avg Household Income	\$109,765	\$91,157	\$76,779
2024 Med Household Income	\$91,635	\$68,404	\$56,639

Cypress Bay Commercial Center

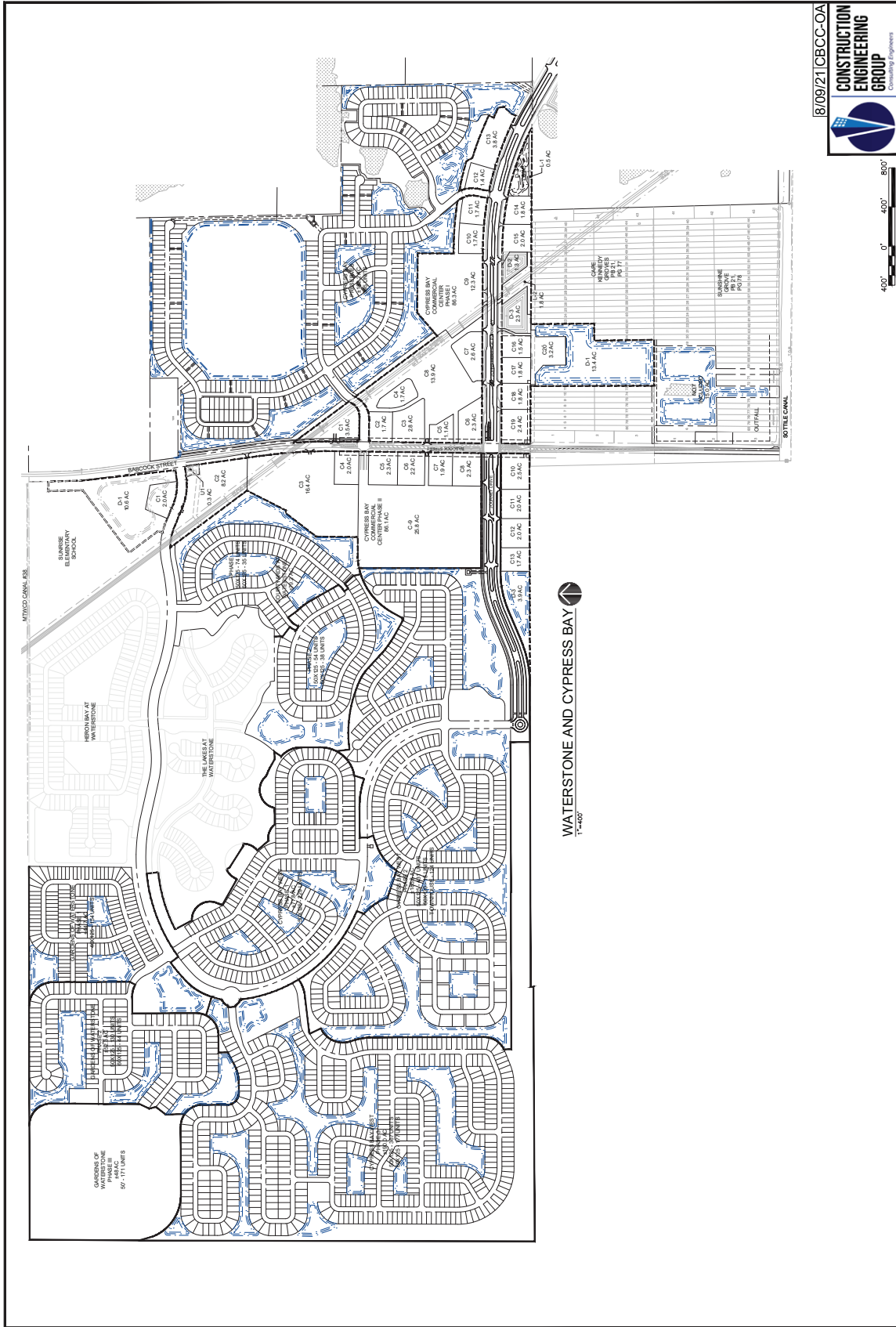


DATE: 04/11/2019	PROJECT: CYPRESS BAY COMMERCIAL CENTER	DEVELOPER: CHALL, LLC 6312 KINGSTON PIKE, SUITE C PALM BAY, FL 32919 888-588-5177	SHEET NUMBER: C1.00
DESIGNED BY: [REDACTED]	DATE: 04/11/2019	PROJECT: CYPRESS BAY COMMERCIAL CENTER	SHEET: 1 OF 1 SHEETS
DRAWN BY: [REDACTED]	DATE: 04/11/2019	PROJECT: CYPRESS BAY COMMERCIAL CENTER	
CHECKED BY: [REDACTED]	DATE: 04/11/2019	PROJECT: CYPRESS BAY COMMERCIAL CENTER	
APPROVED BY: [REDACTED]	DATE: 04/11/2019	PROJECT: CYPRESS BAY COMMERCIAL CENTER	



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Site Plan for Cypress Bay & Water Stone



8/09/21 CBCC-0A
CONSTRUCTION ENGINEERING GROUP
 Consulting Engineers



Cypress Bay Commercial Center



FRONT PUBLIX ELEVATION

SIGNAGE: THE MAXIMUM ALLOWABLE AGGREGATE SIGN SURFACE AREA FOR ALL WALL SIGNS ON ANY STRUCTURE SHALL NOT EXCEED ONE SQFT. PER LINEAR FT. OF BUILDING FRONTAGE.
 ALLOWED: PUBLIX: 241 SQFT PUBLIX LIQUOR: 20 SQFT PROVIDED: PUBLIX 151.01 SQFT PUBLIX LIQUOR: 19.12 SQFT



EAST BUILDING FRONT ELEVATION

PUBLIX LIQUOR: CURRENT SIGN SHOWN 19.12 SQFT.

PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL	PANEL
PAVILION WHITE	CASTLE	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION	PAVILION
PAVILION WHITE	CASTLE BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN	PAVILION BROWN



CYPRESS BAY PUBLIX AND RETAIL
 DESIGN DEVELOPMENT OPTION 1

PALM BAY, FL
 03.16.2021

