



2495 PORT MALABAR BLVD NE PALM BAY FL

RETAIL SPACE FOR LEASE

PROPERTY FEATURES

- Brevard County
- Parcel ID: 28-37-25-01-*-AA
- Frontage: 845.05 Feet
- Built: 2025
- Traffic Count: 30,050 (2024)

- Mixed Use Community
- 318 Apartment Units
- 6 Townhomes
- 19,000 Square Feet Commercial Space
- Club house with living room, gaming areas, state of the art fitness center and 2 story sky lounge overlooking Indian River Lagoon.
- Resort Style amenity pool deck, outdoor living room, summer grilling areas, dog park, and EV charging parking spaces.



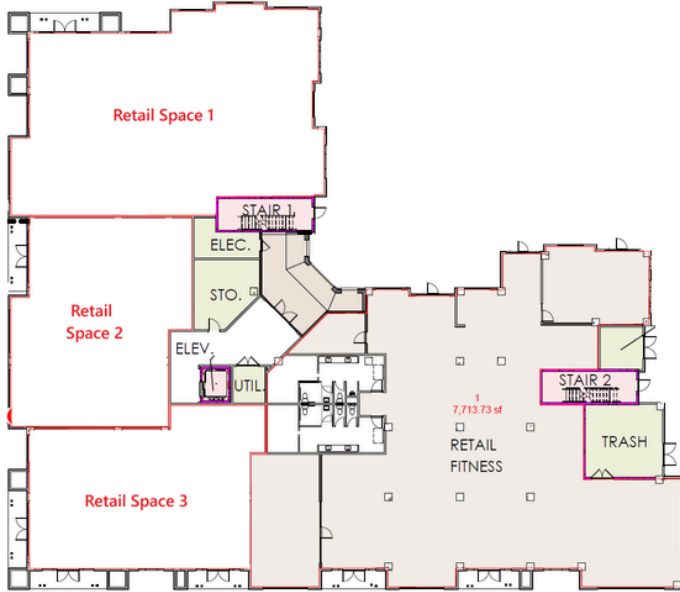
ITG
Realty.com



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All information deemed reliable but not guaranteed. Tenant is responsible for verifying all measurements, features, and other property details.

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LEASABLE SPACE

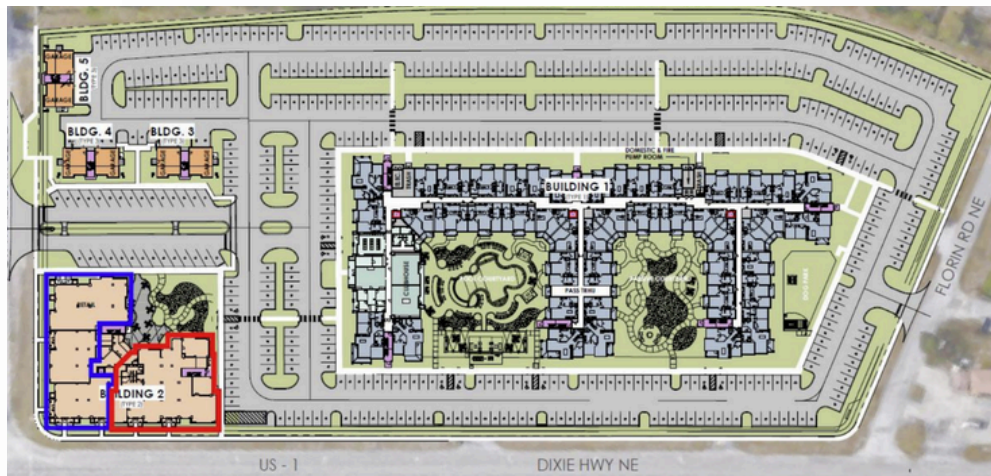
- Space 1 4,082 Sq Ft
- Space 2 2,494 Sq Ft
- Space 3 2,431 Sq Ft

Contiguous Lease Space 1,200 - 9,007

- Triple Net lease
- Raw Shell
- Tenant Improvements Negotiable

Surrounding Employment Base

- L3 Harris HQ
- Rogue Valley Micro Devices
- BRP - Bombardier Recreation Products
- Applied Innovation HUB
- Florida Institute of Technology
- Raytheon Technologies
- Leonardo DRS
- MC Assembly
- Northrop Grumman

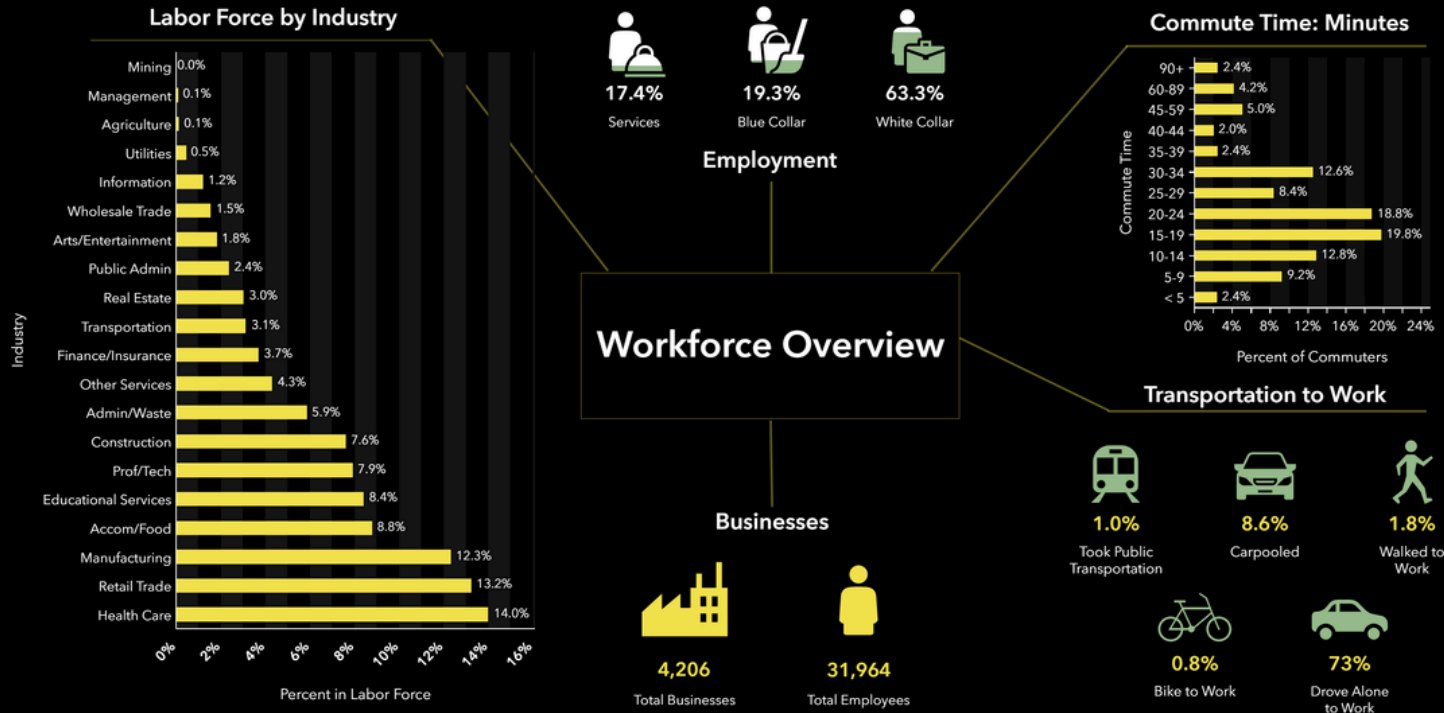


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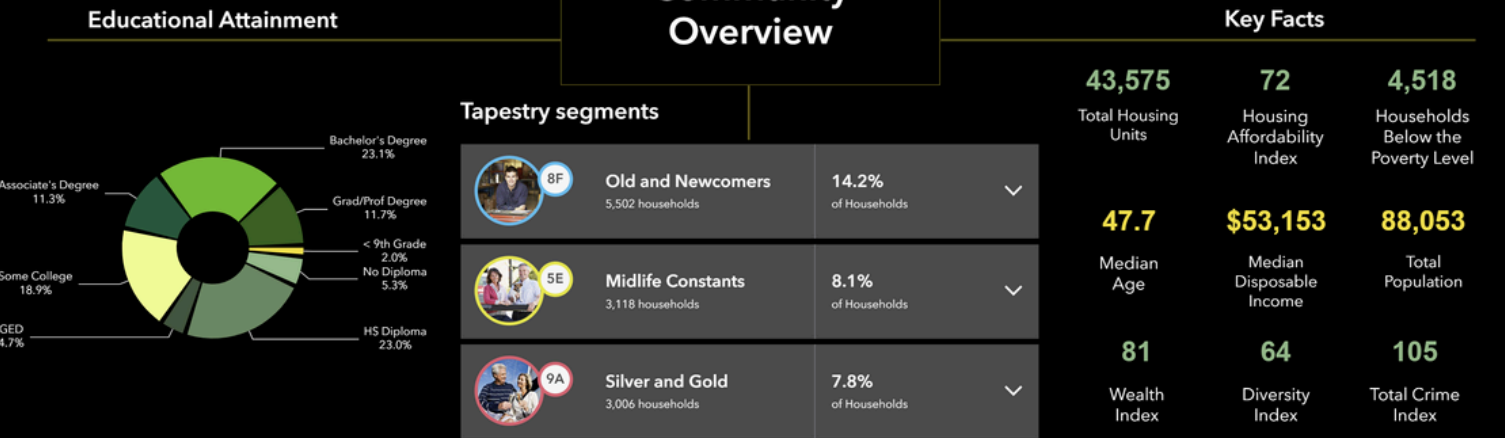
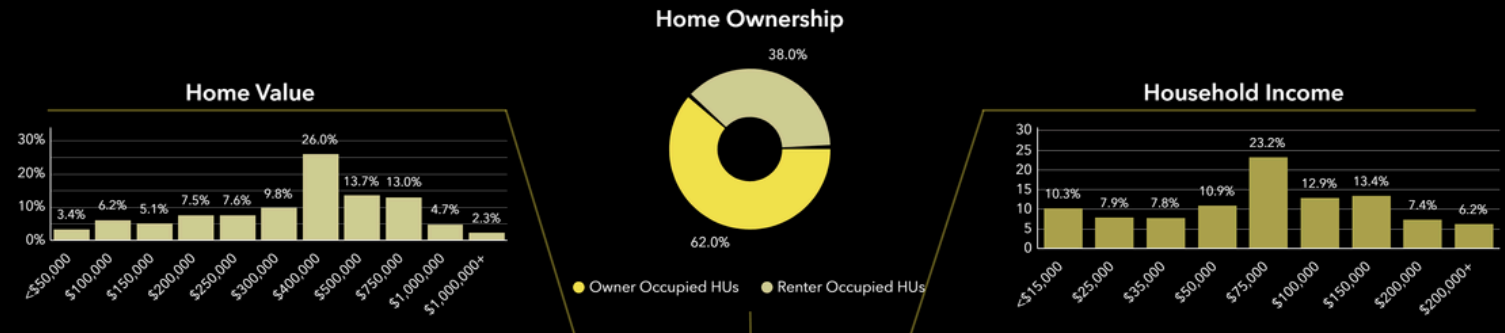
Economic Development Profile

1121-1157 Cable Ln NE, Palm Bay, Florida, 32905

Ring: 5 mile radius



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).



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