



FranklinStreet

Offering Memorandum



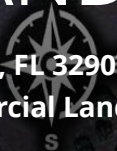
Lift Station which
services the parcel

Malabar Rd AADT: 15,000

SUBJECT
2.44 AC

2.44 ACRES COMMERCIAL LAND

2351 Malabar Rd SW, Palm Bay, FL 32907
2.44 Acres Commercial Land



CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

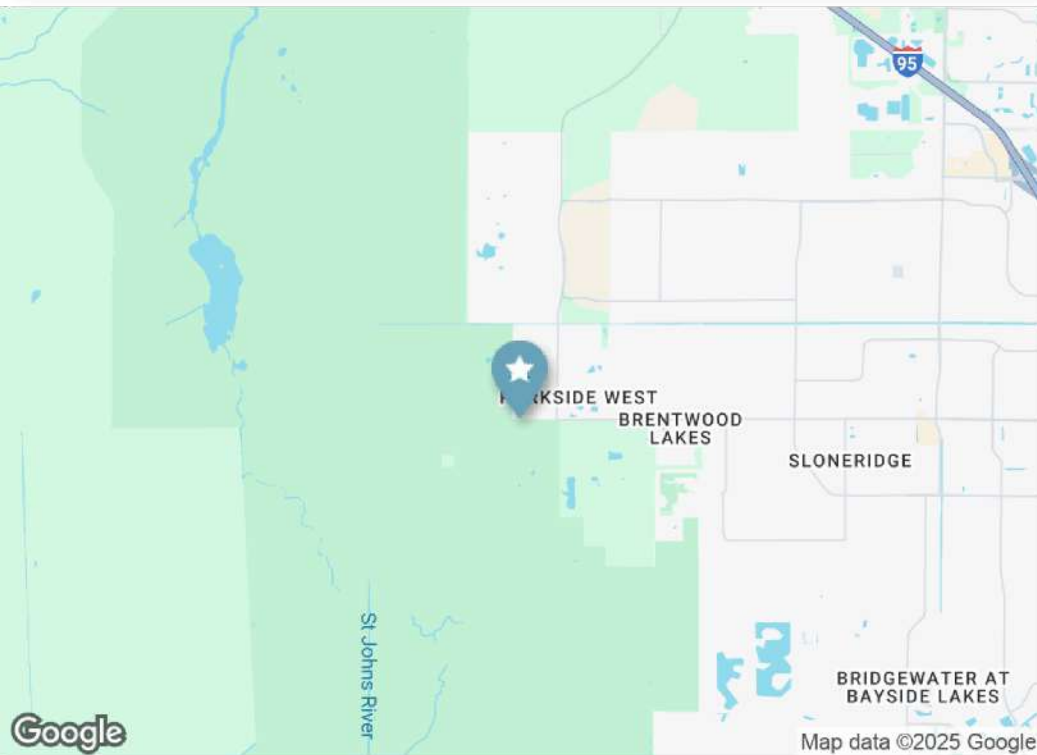
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

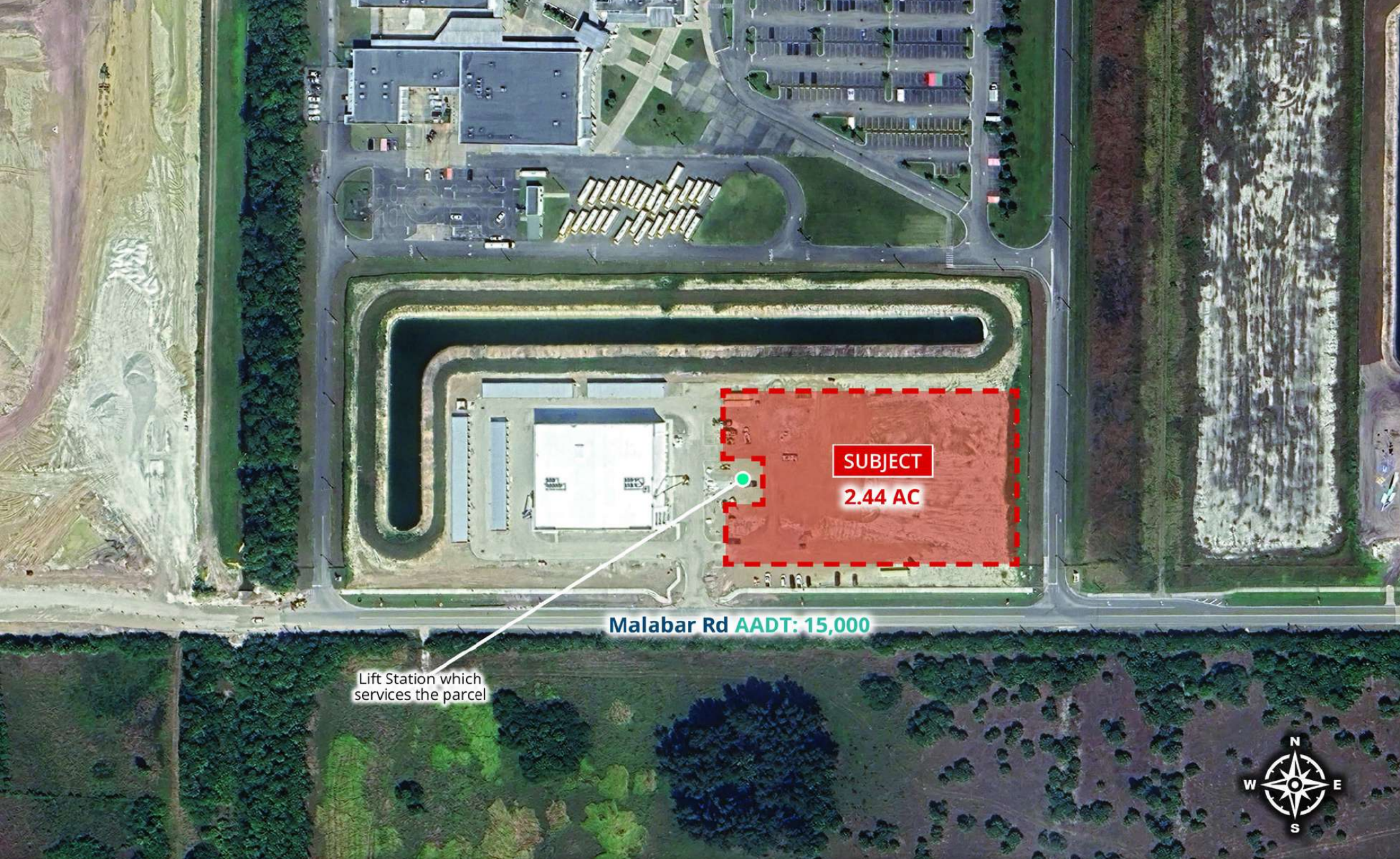
Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

TABLE OF CONTENTS

| | |
|----------|----------------------------------|
| 4 | PROPERTY INFORMATION |
| | Offer Summary 5 |
| | PARCEL VIEW 6 |
| | Immediate Area Overview 7 |
| | RETAILER MAP 8 |

| | |
|----------|-----------------------------------|
| 9 | MARKET OVERVIEW |
| | Location Overview 10 |
| | Area Demographics 11 |
| | Drive Time Demographics 12 |
| | Back Page 13 |





4

PROPERTY INFORMATION

2.44 acres Commercial Land | Palm Bay, FL



FranklinStreet

OFFERING MEMORANDUM

2.44 ACRES COMMERCIAL LAND

2351 Malabar Rd SW, Palm Bay, FL 32907

2.44 Acres Commercial Land

| | |
|---------------------|------------------------|
| Price: | \$1,830,000 |
| Lot Size: | 2.44 Acres |
| Property Use: | Vacant Commercial Land |
| County: | Brevard |
| Ownership Interest: | Fee Simple |
| Price Per AC: | \$750,000 |
| Price Per SF: | \$17.22 |

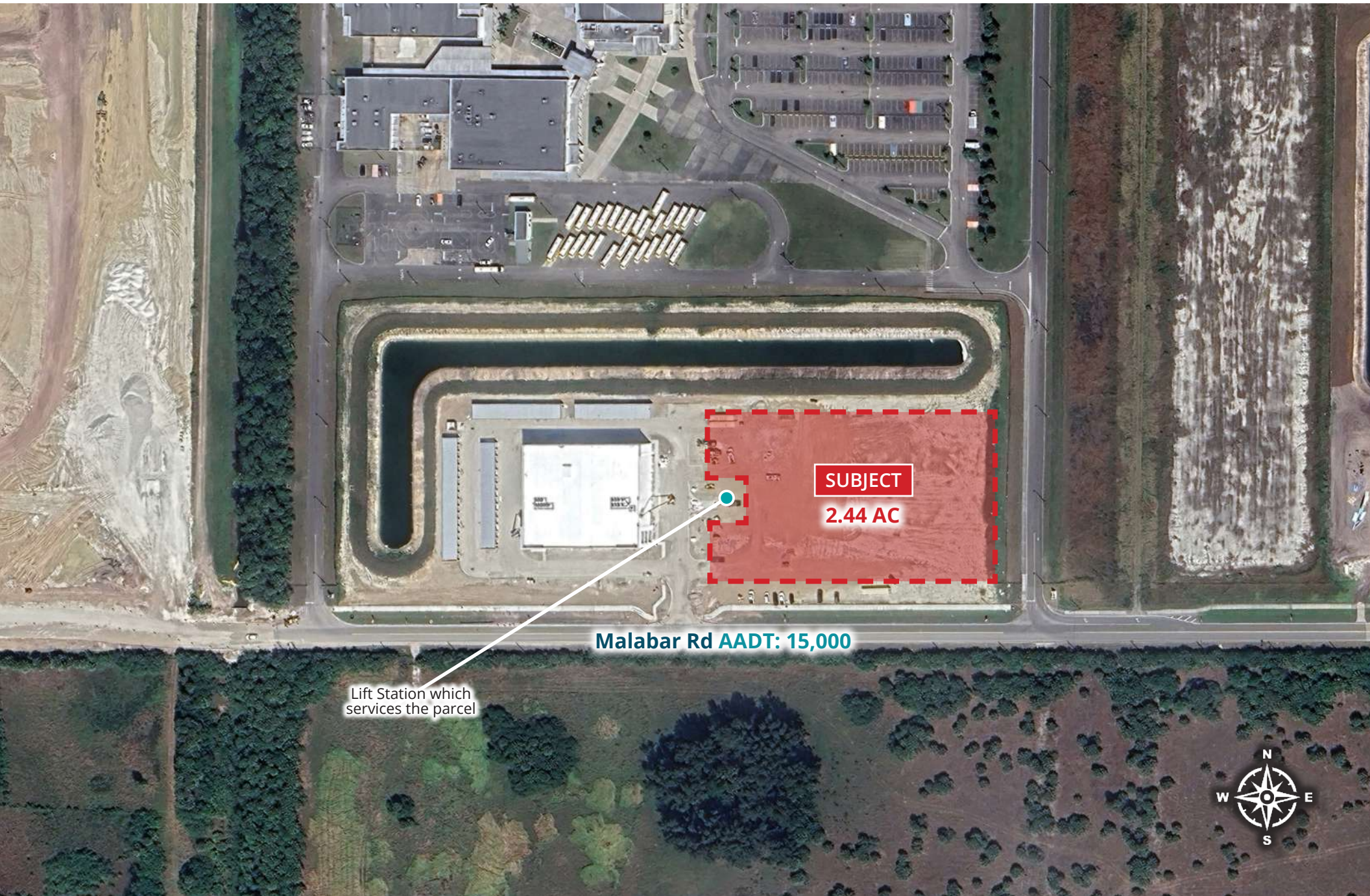


OFFER SUMMARY

Investment Highlights

- **Excellent location** along Malabar Rd just off St. John's Heritage Pkwy and directly south of the local high school, Heritage High School
- **Directly adjacent to** a new Publix anchored shopping center, including McDonald's and Chase Bank, plus two adjacent properties with plans to develop for commercial tenants such as WaWa, CVS, 7 Eleven, and Mavis Tire
- **Additional nearby new developments** include Palm Bay Reserve, a 95 home community by Stellar Communities and a apartment complex approved for up to 373 units and next door to a Publix anchored shopping center
- **Located in the path of growth** with new developments of all asset classes in the immediate area, and is within close proximity to daily traffic drivers such as Publix, the local high school, and the Fred Pope regional park and sports complex
- **The property benefits from** full access off of Malabar Road and provides future retailers excellent visibility right up on the road
- **420 feet of frontage** providing excellent visibility to future tenants
- **Strong Demographics** including a household incomes over \$100k and net worth over \$1m within a 5 minute drive time of the site
- **Florida has no state income tax**

PARCEL VIEW



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Malabar Rd AADT: 15,000

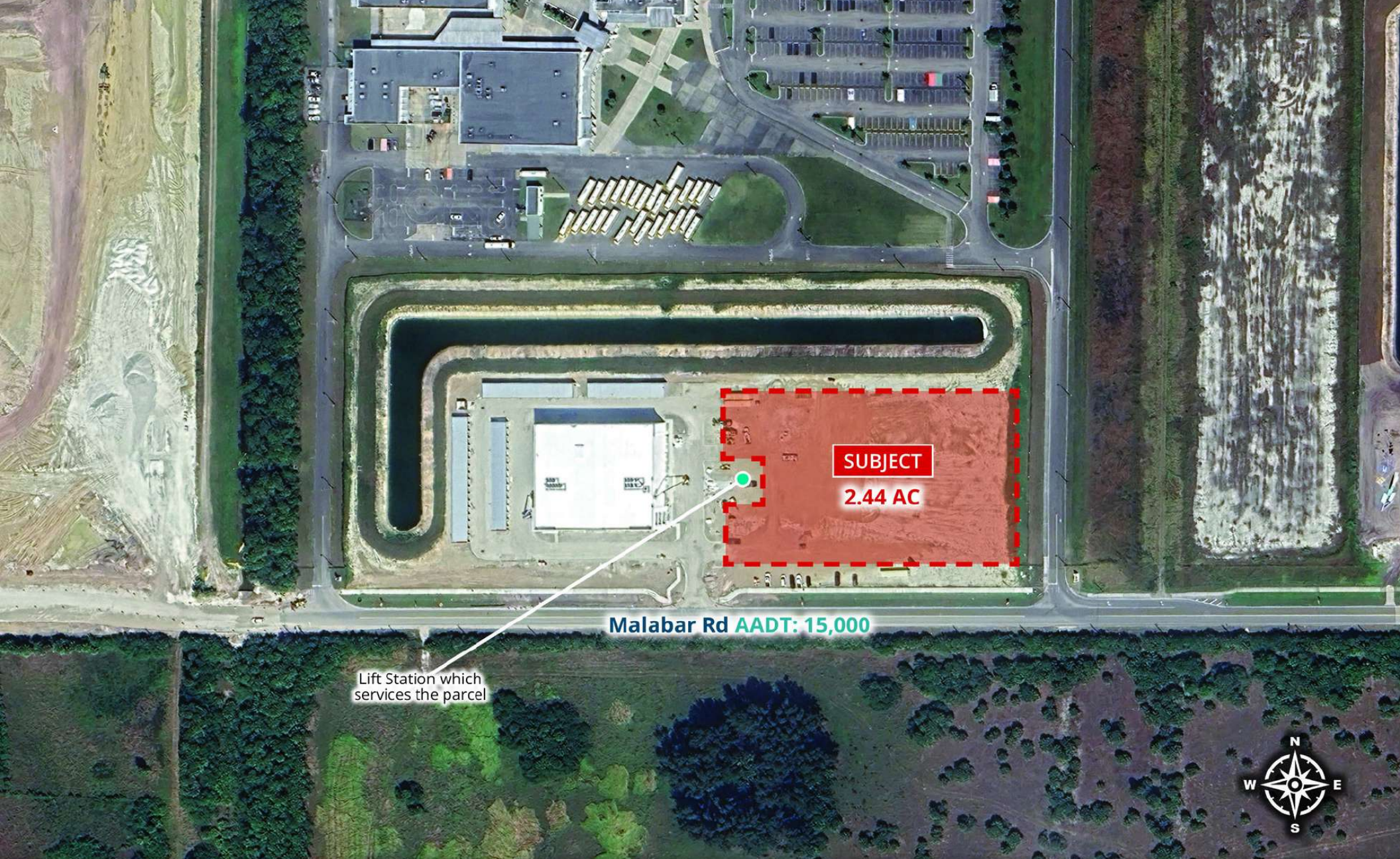
Lift Station which
services the parcel

IMMEDIATE AREA OVERVIEW



RETAILER MAP





9

MARKET OVERVIEW

2.44 acres Commercial Land | Palm Bay, FL



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OFFERING MEMORANDUM

LOCATION OVERVIEW

PALM BAY - A GROWING HUB ON THE SPACE COAST

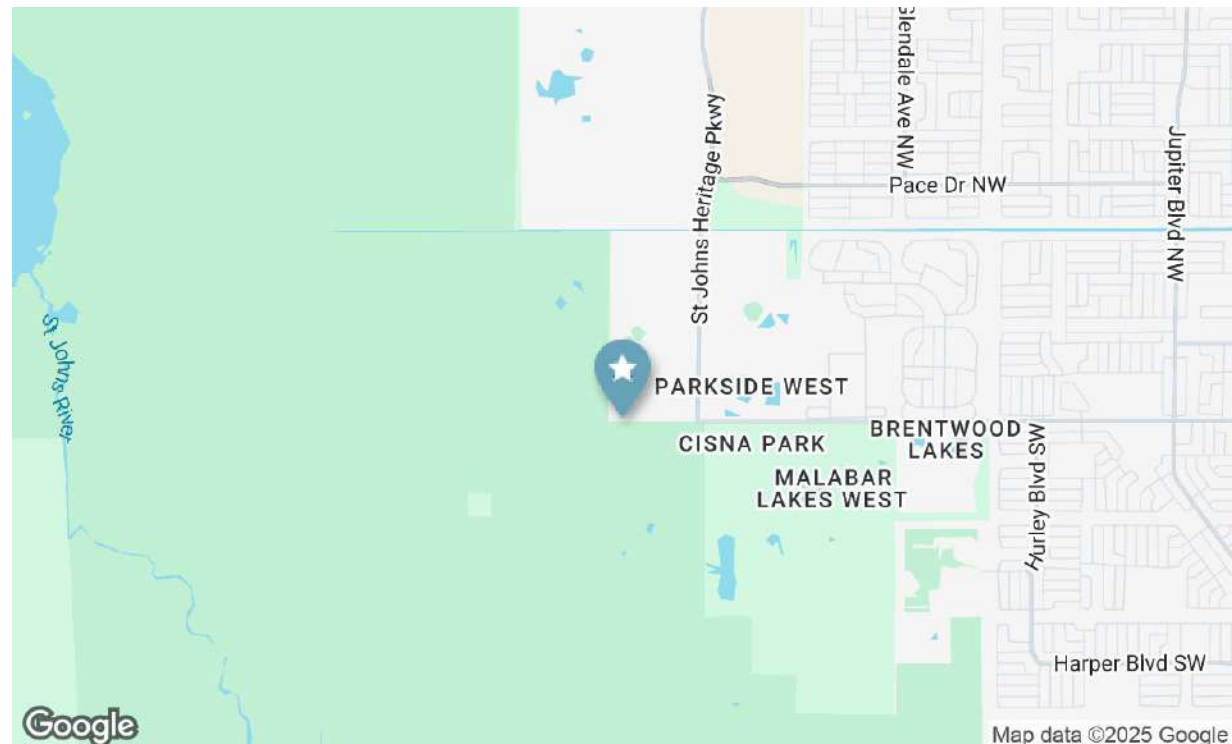
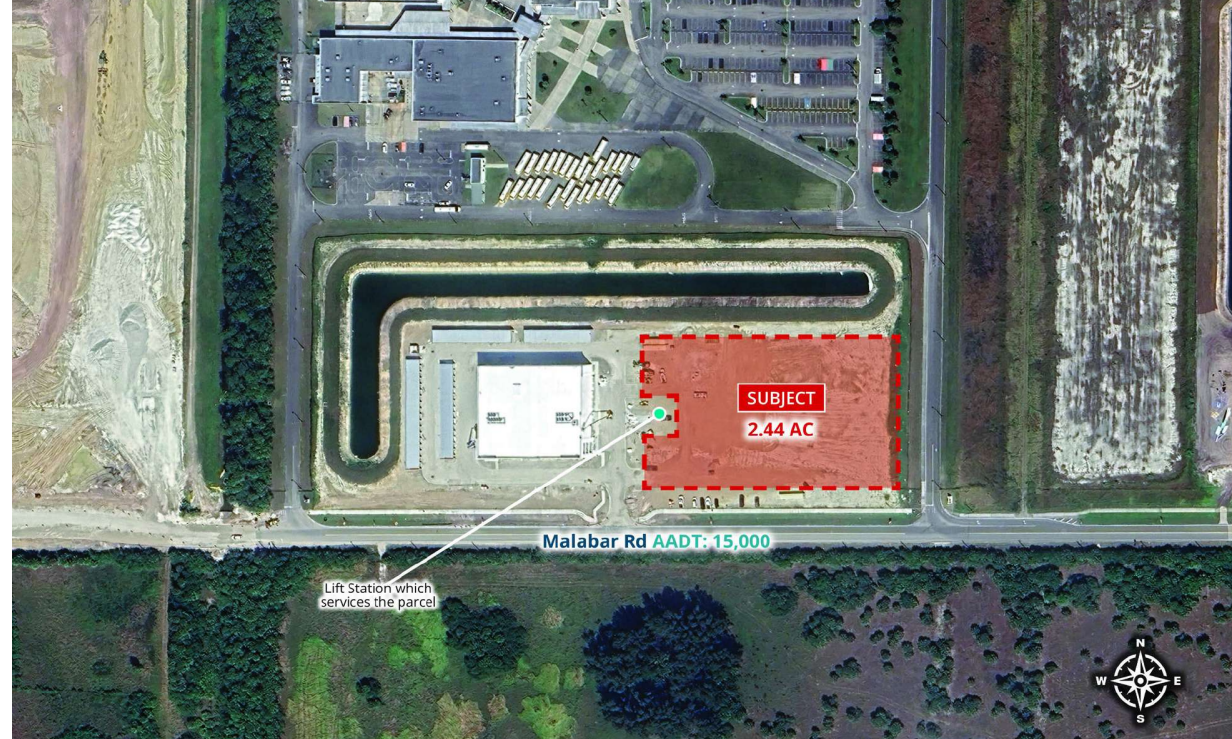
Palm Bay is the largest city in Brevard County and one of Central Florida's fastest-growing markets. Offering a blend of suburban comfort, affordability, and economic opportunity, the city has become a magnet for both residents and investors seeking long-term growth along Florida's Space Coast.

The housing market in Palm Bay continues to diversify, with a mix of single-family homes, townhouses, and new construction within master-planned communities. The city's cost of living remains below both state and national averages, attracting families, young professionals, and retirees alike.

Residents enjoy a high quality of life with access to pristine beaches, riverfront parks, and miles of biking and hiking trails. Outdoor enthusiasts can explore the Turkey Creek Sanctuary, paddle the Indian River Lagoon, or enjoy fishing and boating along Florida's Space Coast.

Strategically located between Jacksonville and Miami—and just an hour from Orlando—Palm Bay benefits from its proximity to major transportation corridors and employment hubs. The city sits at the heart of Florida's booming Space Coast, where billions in investment have poured into aerospace, defense, and high-tech industries. Major employers such as SpaceX, Blue Origin, L3Harris Technologies, and NASA contractors continue to expand operations in the region, driving sustained population growth and housing demand.

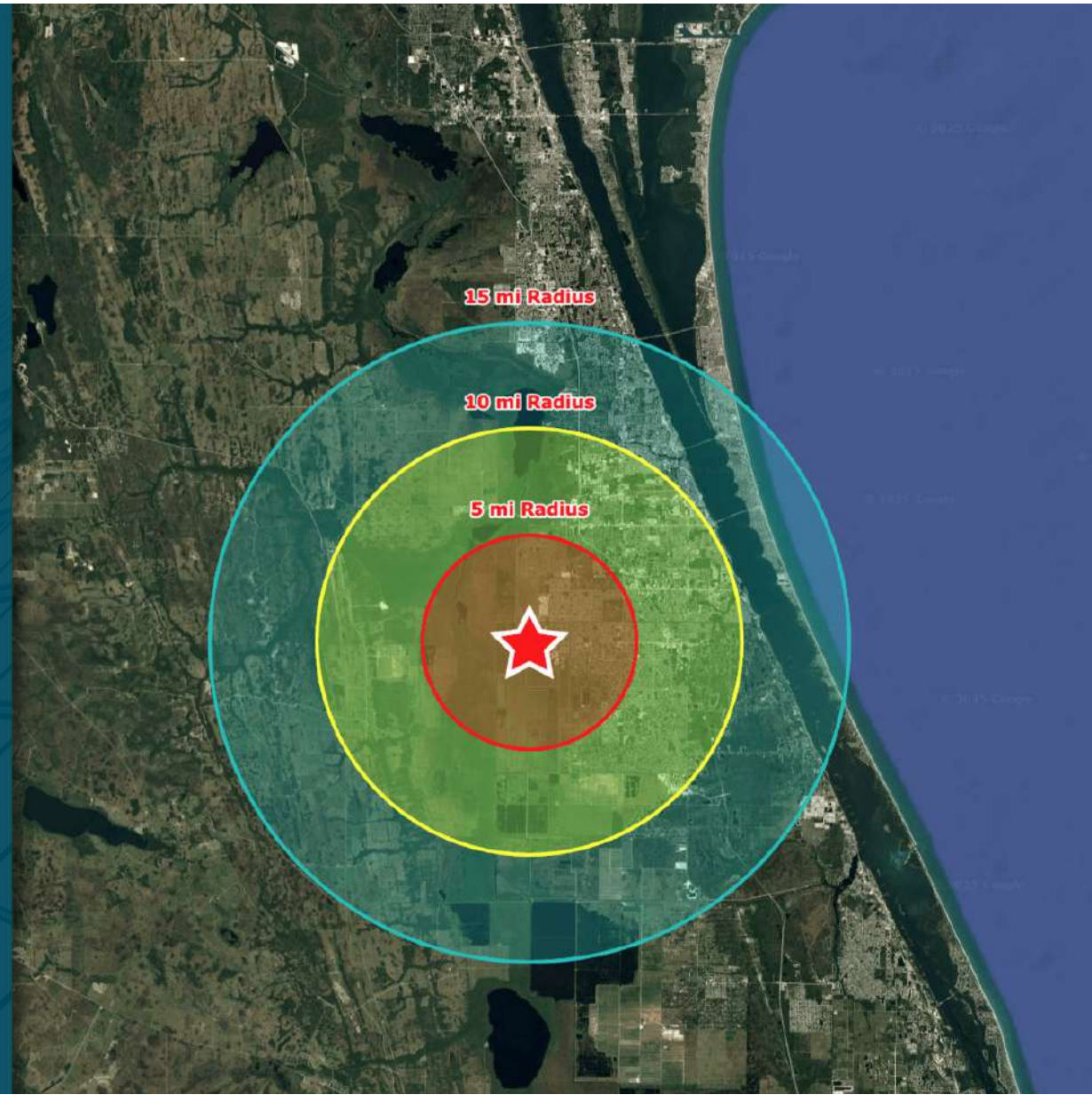
With a strong influx of skilled workers, robust infrastructure improvements, and a rapidly growing economy, Palm Bay has emerged as one of Florida's most promising markets for residential and commercial investment. The combination of affordability, lifestyle, and long-term economic growth positions the city as a standout destination for development and opportunity.



AREA DEMOGRAPHICS

DEMOGRAPHICS

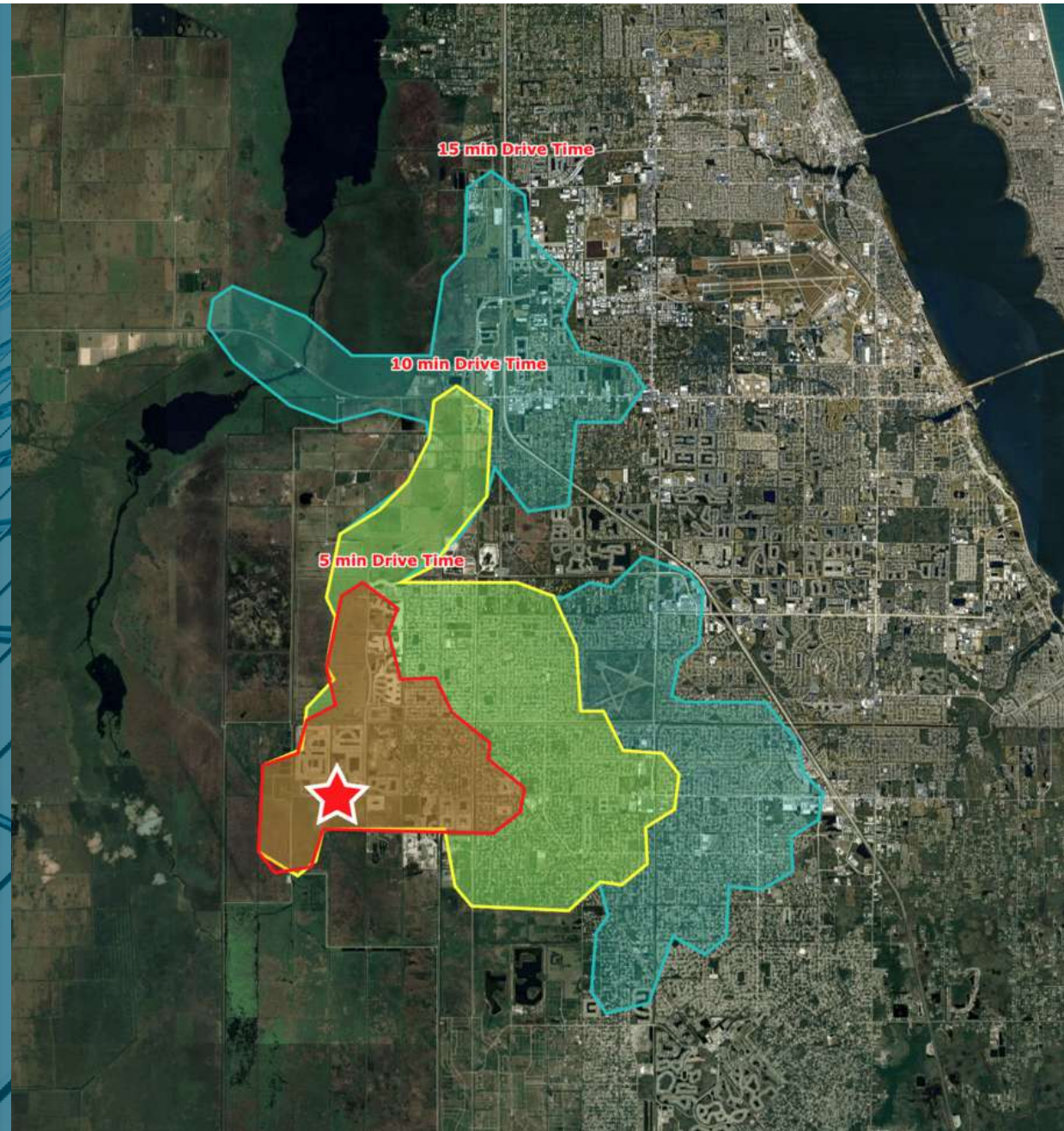
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|----------|----------|
| POPULATION | | | |
| Total Population | 9,836 | 70,207 | 143,975 |
| Median Age | 37.2 | 40.0 | 40.7 |
| Median Age (Male) | 36.1 | 38.5 | 39.2 |
| Median Age (Female) | 38.2 | 41.5 | 42.3 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 3,496 | 25,856 | 55,460 |
| Average HH Size | 2.8 | 2.7 | 2.6 |
| Average HH Income | \$88,380 | \$96,986 | \$97,439 |
| Average HH Net Worth | \$894,615 | \$1.04 M | \$1.06 M |



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

| | 5 MIN | 10 MIN | 15 MIN |
|---|-----------|-----------|----------|
| POPULATION | | | |
| Estimated Population (2025) | 8,886 | 37,924 | 72,285 |
| Projected Population (2030) | 10,581 | 43,501 | 81,305 |
| Census Population (2020) | 5,762 | 32,295 | 64,104 |
| HOUSEHOLDS | | | |
| Estimated Households (2025) | 3,128 | 13,430 | 26,564 |
| Projected Households (2030) | 3,715 | 15,378 | 29,713 |
| Census Households (2020) | 2,041 | 11,461 | 23,795 |
| HOUSEHOLD INCOMES | | | |
| Estimated Average Household Income (2025) | \$110,528 | \$102,518 | \$99,250 |
| Estimated Median Household Income (2025) | \$88,712 | \$80,123 | \$78,355 |
| Average Household Net Worth (2025) | \$1.2 M | \$1.08 M | \$1.09 M |



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