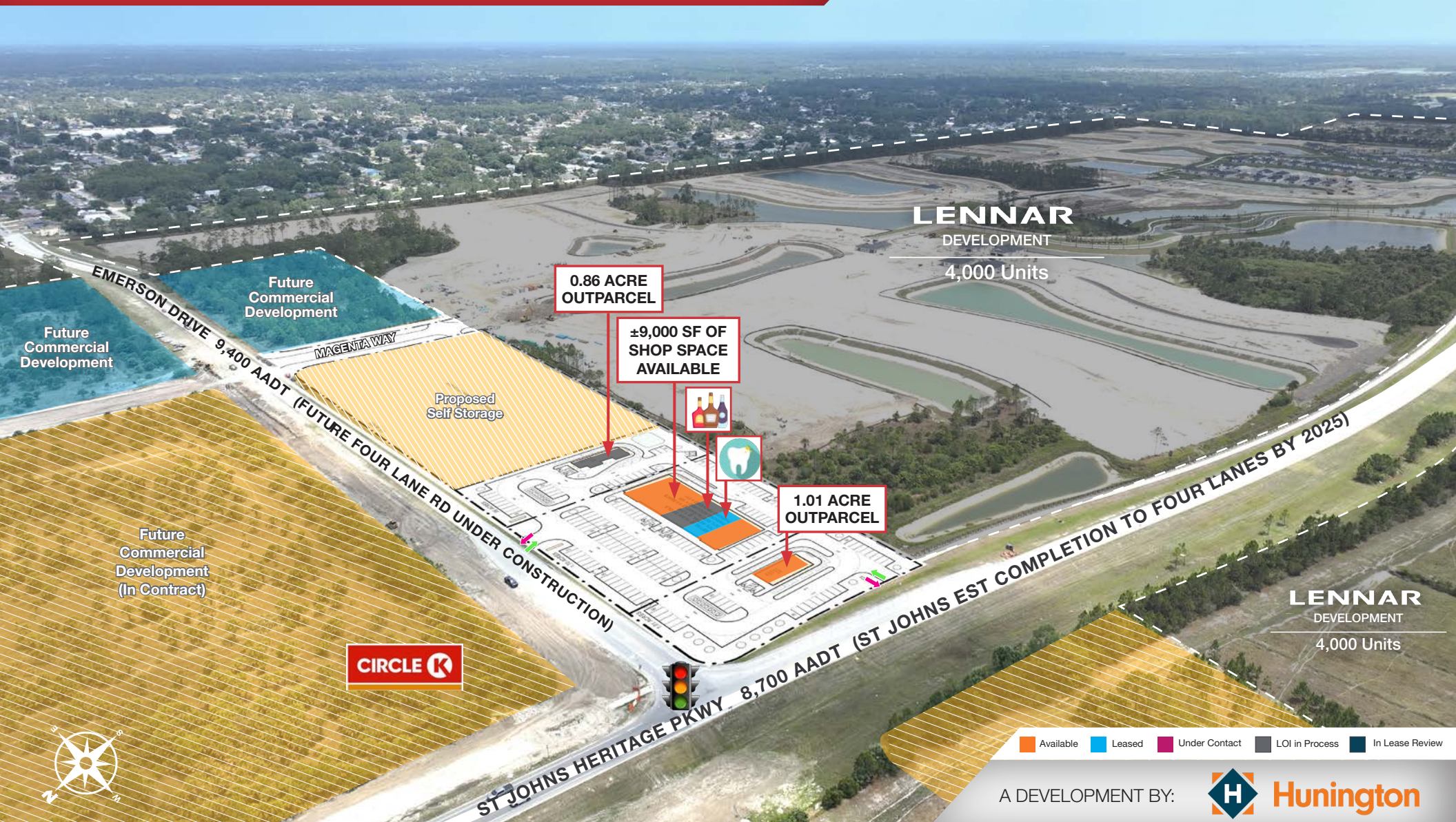


# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

# NAI Southcoast



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A DEVELOPMENT BY:



## Call for Pricing Guidance

# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

## Property Details

- Address: St. Johns Heritage Parkway & Emerson Drive
- Pricing: Call for Pricing Guidance
- Space Size: 1,300 SF to +/- 9,000 SF  
0.86 Acre & 1.01 Acre Outparcels  
(Ground Lease or Purchase)
- Frontage: +/- 300' on St. Johns Heritage Pkwy  
+/- 500' on Emerson Drive
- Estimated Delivery: Q1 2026
- Access: St. Johns Heritage Pkwy & Emerson Dr
- AADT: 9,400 Emerson / 8,700 St Johns Heritage

## Property Overview

- Located in Brevard County's largest city, Palm Bay, which is experiencing massive amounts of residential growth with over 14,000 new homes approved or under construction within 3-miles of this location.
- Nearby the major intersection of the St. Johns Heritage Parkway and Emerson Drive, which is the commercial component to Lennar's 4,000 home community, Everlands, which surrounds these parcels.
- The traffic signal here is fully funded and approved and is scheduled to be installed later this year.
- Directly north is the Platt Ranch that has approvals for 4,672 homes, approximately 500,000 SF of commercial and multiple schools with a 1,700 student capacity.
- The 4-laning of St. Johns Heritage Pkwy from Hwy 192 to Malabar Rd is scheduled to begin also later this year and the 4-laning of Emerson Drive has already commenced to the east of this site and shall continue to St. Johns Pkwy.
- The St. Johns Heritage Pkwy was constructed for residents living in this area of southwest Brevard County to easily access the surrounding areas and is the primary route for local residents heading to work which is primarily to the north.
- The St. Johns Heritage Pkwy is to be extended south from Malabar Rd ultimately connecting back into Interstate 95.
- Just over two miles to the south there is a new Publix anchored shopping center going in at the northwest corner of St. Johns Heritage Pkwy & Malabar Rd.
- With minimal commercial opportunities on the St. Johns Heritage Pkwy makes this the premiere commercial opportunity
- There are approximately 2,500 students in this area with 1,700 additional planned.



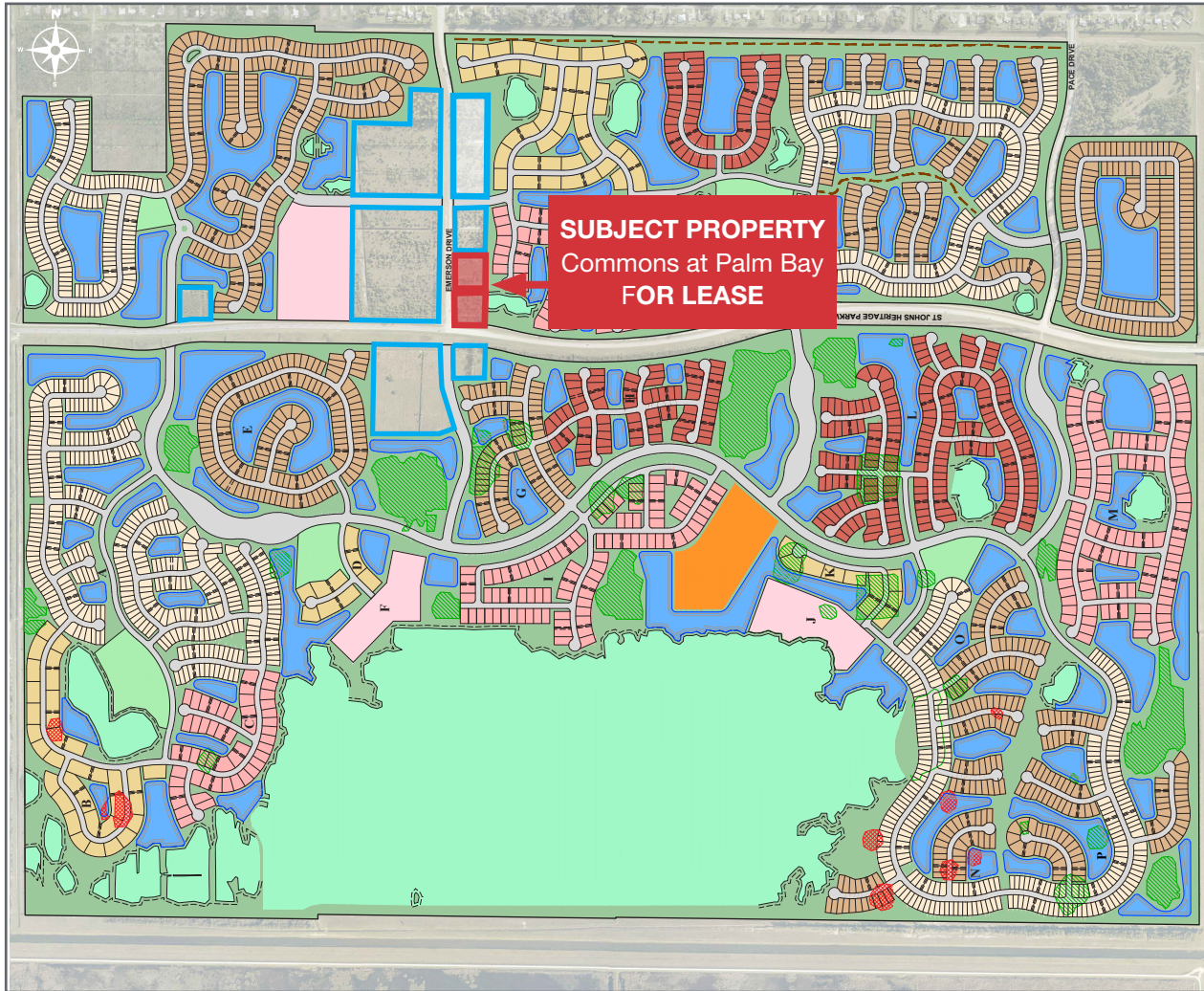
## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$70,413	40.1
3 Miles	\$84,559	40.3
5 Miles	\$89,583	41.7

# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

# Master Development Site Plan



**SUBJECT PROPERTY**  
Commons at Palm Bay  
FOR LEASE

PALM VISTA - WEST		
NW - (NON-AGE RESTRICTED)		
POD	PRODUCT	UNITS
A	SINGLE FAMILY - 40's	364
B	TOWNHOME - 4-unit & 6-unit	168
C	TWIN VILLAS	102
NW - UNIT TOTAL		634
SW - ACTIVE ADULT (AGE RESTRICTED)		
D	TOWNHOME - 4-unit & 6-unit	46
E	SINGLE FAMILY - 50's	149
F	MULTI-FAMILY CONDO	140
G	SINGLE FAMILY - 50's	82
H	SINGLE FAMILY - 60's	72
I	TWIN VILLAS	186
J	MULTI-FAMILY CONDO	140
K	TOWNHOME - 4-unit & 6-unit	52
L	SINGLE FAMILY - 60's	179
M	TWIN VILLAS	240
N	SINGLE FAMILY - 40's	90
	SINGLE FAMILY - 50's	43
O	SINGLE FAMILY - 40's	69
	SINGLE FAMILY - 50's	77
P	SINGLE FAMILY - 40's	120
	SINGLE FAMILY - 50's	94
SW - UNIT TOTAL		1779
WEST - UNIT TOTAL		2413

PALM VISTA - NORTHEAST	
NE - (NON-AGE RESTRICTED)	
PRODUCT	UNITS
SINGLE FAMILY - 40's	156
SINGLE FAMILY - 50's	242
MULTI-FAMILY	187
NE - UNIT TOTAL	585

PALM VISTA - EAST	
MEDLEY AT EVERLANDS	
ACTIVE ADULT (AGE RESTRICTED)	
PRODUCT	UNITS
TWIN VILLAS	150
TOWNHOME - 4-unit & 6-unit	234
SINGLE FAMILY - 40's	228
SINGLE FAMILY - 50's	166
SINGLE FAMILY - 60's	62
E - UNIT TOTAL	840

PALM VISTA - SOUTHEAST	
EVERLANDS	
PRODUCT	UNITS
SINGLE FAMILY - 50's	162
SE - UNIT TOTAL	162

LEGEND	
[Pink Box]	TWIN VILLAS
[Yellow Box]	TOWNHOME - 4-unit & 6-unit
[Light Blue Box]	MULTI-FAMILY
[Light Green Box]	SINGLE FAMILY - 40's
[Light Orange Box]	SINGLE FAMILY - 50's
[Light Purple Box]	SINGLE FAMILY - 60's
[Light Blue Box]	AMENITY CENTER
[Light Green Box]	TOWN CENTER

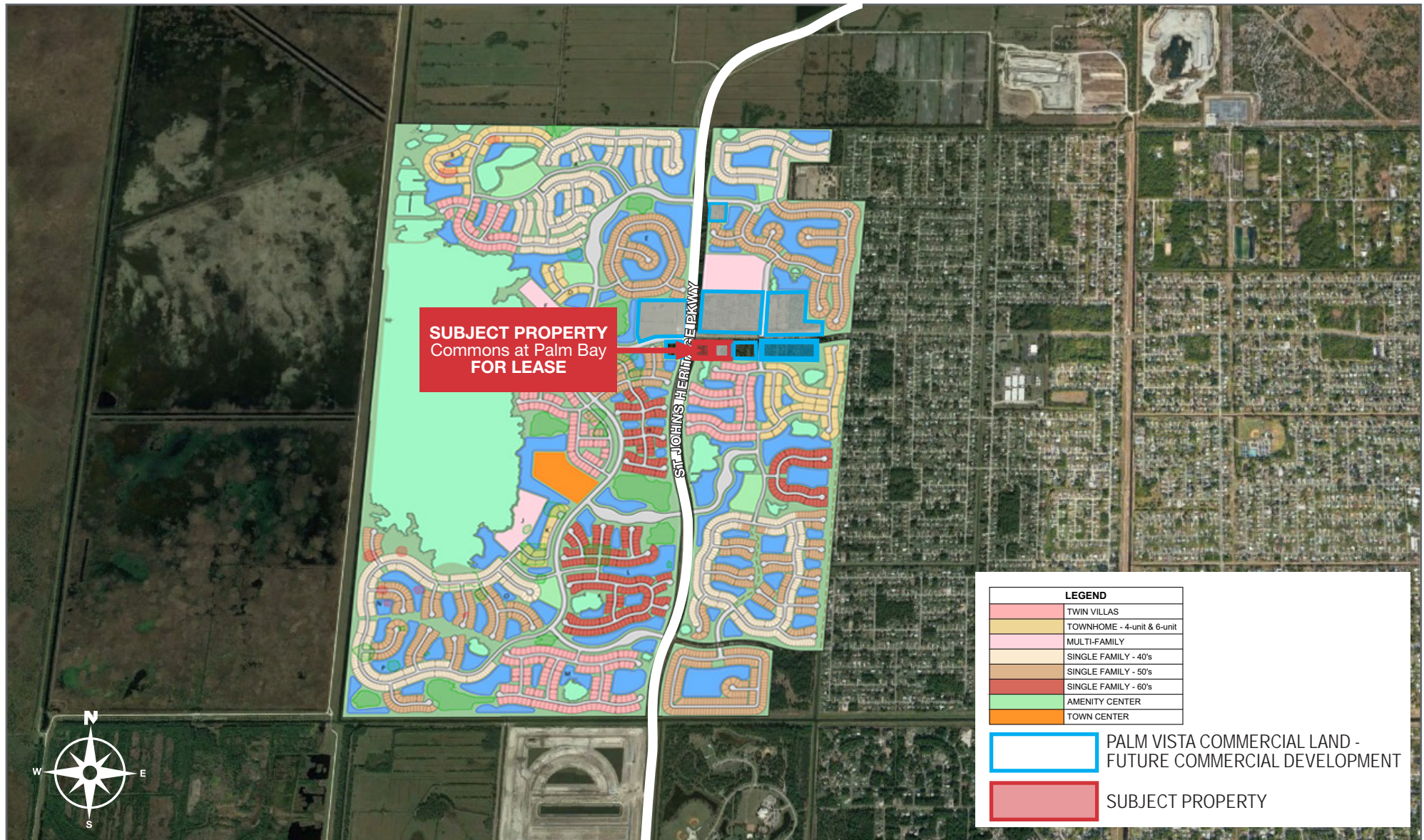
PALM VISTA - OVERALL	
UNIT COUNT SUMMARY	
	UNITS
WEST	2413
NORTHEAST	585
EAST	840
EVERLANDS (SOUTHEAST)	162
UNIT TOTAL	4000

- PALM VISTA COMMERCIAL LAND - FUTURE COMMERCIAL DEVELOPMENT
- SUBJECT PROPERTY

# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

# Master Development Site Plan

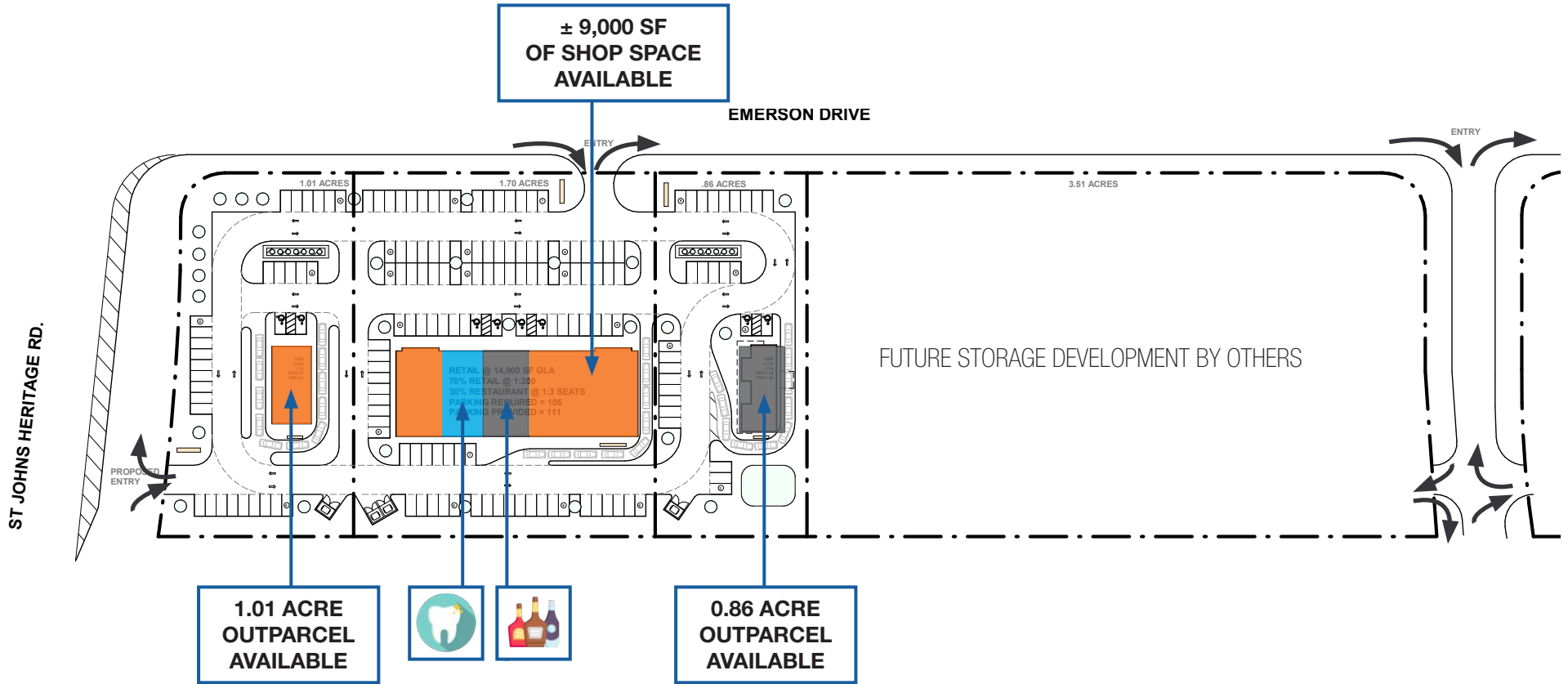




# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

# Concept Site Plan



Available Leased Under Contact LOI in Process In Lease Review



# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

## Looking South





# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL



# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

Looking North

4,672 Homes, 300,000 SF Retail, 200,000 SF office, 290,000 SF Industrial, 100,000 SF religious uses, a 900 student elementary school a 400 student k-12 private school and a 400-student daycare center

Platt Ranch



LENNAR

DEVELOPMENT

4,000 Units

Future Commercial Development (In Contract)

Future Commercial Development (In Contract)

Future Commercial Development

Future Commercial Development (In Contract)

Future Commercial Development (In Contract)



EMERSON DRIVE 9,400 AADT (FUTURE FOUR LANE RD UNDER CONSTRUCTION)

Proposed Self Storage

Future Commercial Development

1.01 ACRE OUTPARCEL



0.86 ACRE OUTPARCEL



9,000 SF OF SHOP SPACE AVAILABLE

LENNAR

DEVELOPMENT

4,000 Units

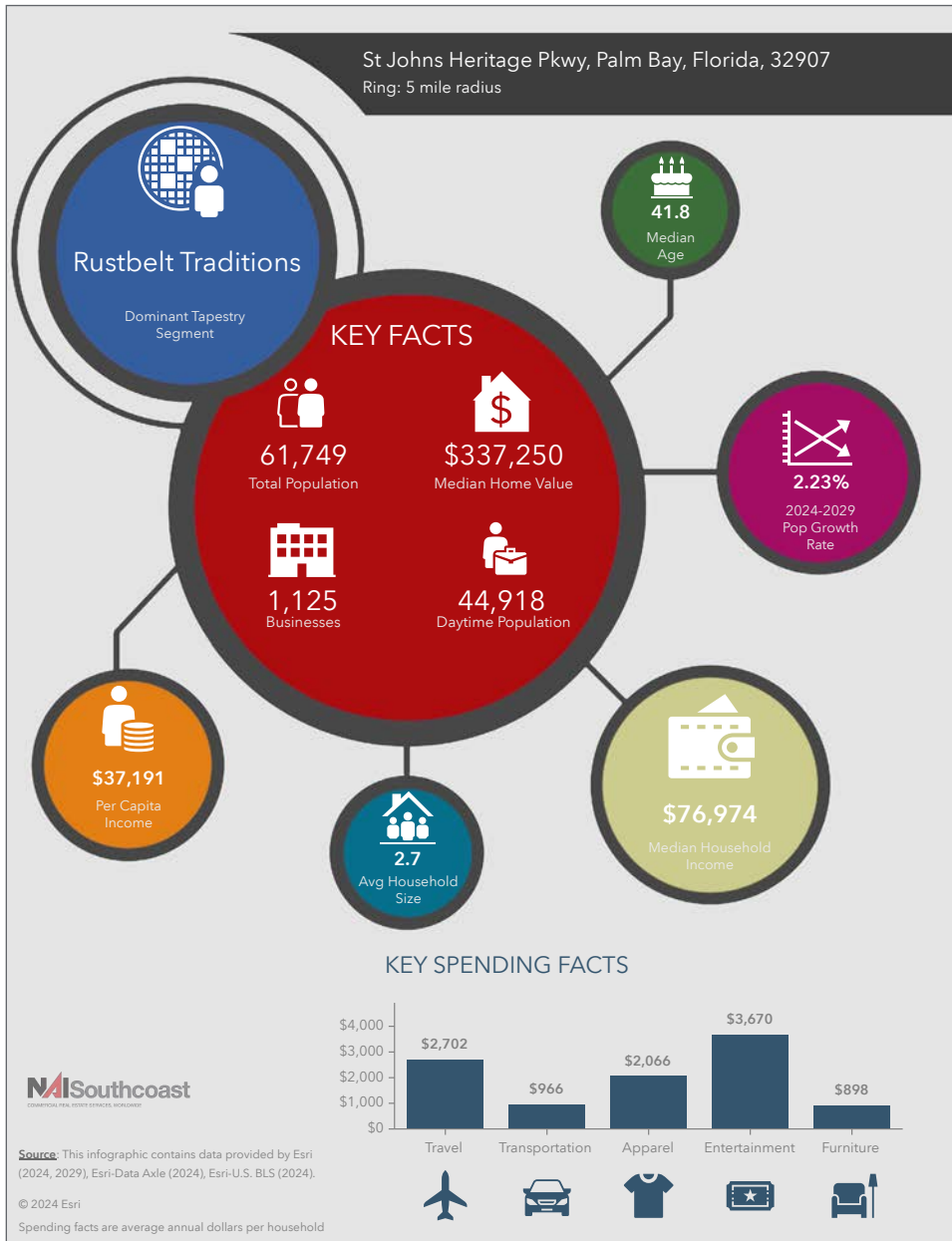


Available Leased Under Contact LOI in Process In Lease Review

# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

## 2024 Demographics



### Population

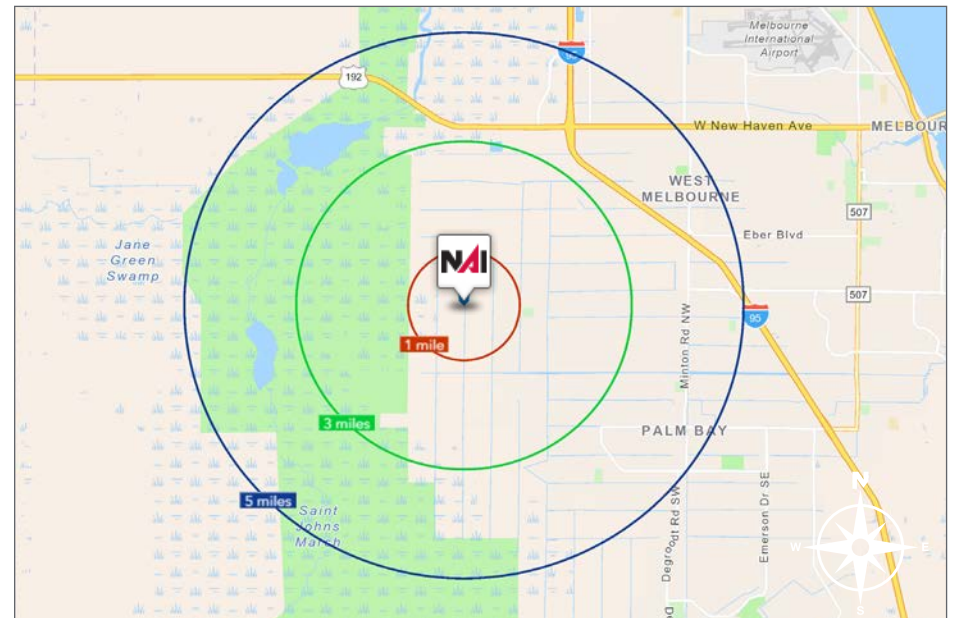
- 1 Mile: 2,388
- 3 Mile: 22,850
- 5 Mile: 61,749

### Average Household Income

- 1 Mile: \$80,664
- 3 Mile: \$92,369
- 5 Mile: \$100,723

### Median Age

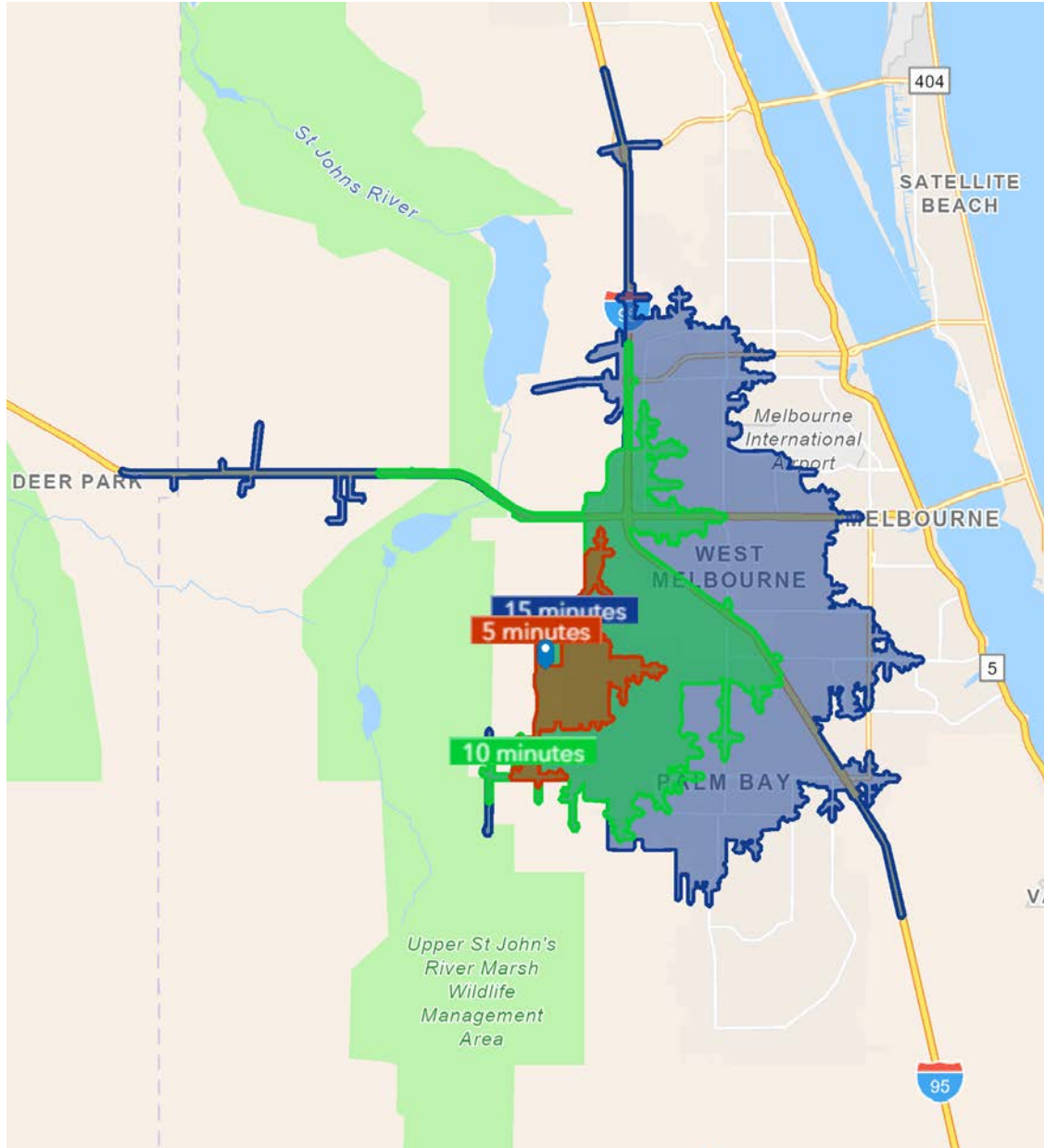
- 1 Mile: 43.1
- 3 Mile: 42.0
- 5 Mile: 41.8



# Commons at Palm Bay

St. Johns Heritage Pkwy & Emerson Drive, Palm Bay, FL

## Drive Time



5 Minutes	10 Minutes	15 Minutes
<b>8,889</b> 2010 Population	<b>28,991</b> 2010 Population	<b>77,915</b> 2010 Population
<b>9,879</b> 2024 Population	<b>38,185</b> 2024 Population	<b>102,022</b> 2024 Population
<b>11.1%</b> 2010-2024 Population Growth	<b>31.7%</b> 2010-2024 Population Growth	<b>30.9%</b> 2010-2024 Population Growth
<b>0.68%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.95%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.00%</b> 2024-2029 (Annual) Est. Population Growth
<b>43.1</b> 2024 Median Age	<b>41.9</b> 2024 Median Age	<b>42.8</b> 2024 Median Age
<b>\$82,576</b> Average Household Income	<b>\$100,433</b> Average Household Income	<b>\$97,821</b> Average Household Income
<b>31.4%</b> Percentage with Associates Degree or Better	<b>40.5%</b> Percentage with Associates Degree or Better	<b>44.6%</b> Percentage with Associates Degree or Better
<b>56.4%</b> Percentage in White Collar Profession	<b>63.0%</b> Percentage in White Collar Profession	<b>63.0%</b> Percentage in White Collar Profession

# City Overview

City of Palm Bay, Florida



Palm Bay, Florida, situated along the picturesque eastern coast of the state, is a vibrant city that seamlessly blends natural beauty with urban development. As the largest city in Brevard County, Palm Bay offers residents and visitors a diverse array of attractions, stunning landscapes, and a thriving community spirit.

The city's claim to fame lies in its stunning waterfront areas, with the Indian River Lagoon to the west and the Atlantic Ocean to the east. These bodies of water not only provide breathtaking views but also offer recreational opportunities such as boating, fishing, and water sports. The Turkey Creek Sanctuary, a nature reserve within the city, further enhances Palm Bay's commitment to preserving its rich ecological diversity.

Palm Bay is home to a mix of residential neighborhoods, each with its own unique character. From family-friendly communities with top-rated schools to upscale waterfront properties, the city caters to a diverse range of lifestyles. The housing market reflects the city's growth, with a combination of modern developments and established neighborhoods, providing a range of options for prospective residents.

The city's commitment to education is evident through its well-regarded schools and educational institutions. Palm Bay is served by the Brevard County School District, ensuring quality education for students at all levels. Higher education opportunities are also available with the nearby Florida Institute of Technology, offering a range of academic programs.

Palm Bay's economic landscape is shaped by a mix of industries, including aerospace and technology. The presence of major employers in these sectors has contributed to the city's economic stability and job growth. Additionally, the city's strategic location along major transportation routes facilitates commerce and trade.

Residents and visitors alike can enjoy a variety of recreational activities in Palm Bay. The city boasts numerous parks, sports facilities, and cultural venues. Fred Poppe Regional Park, for example, offers sports fields, playgrounds, and picnic areas, providing a space for community gatherings and outdoor enjoyment.

Palm Bay, Florida, stands out as a city that harmoniously blends natural beauty, a diverse community, and economic opportunities. With its stunning waterfront, educational excellence, and recreational offerings, Palm Bay has become a sought-after destination for those seeking a balanced and fulfilling lifestyle on Florida's Space Coast.

# Regional Overview

Brevard County, FL

Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.





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