

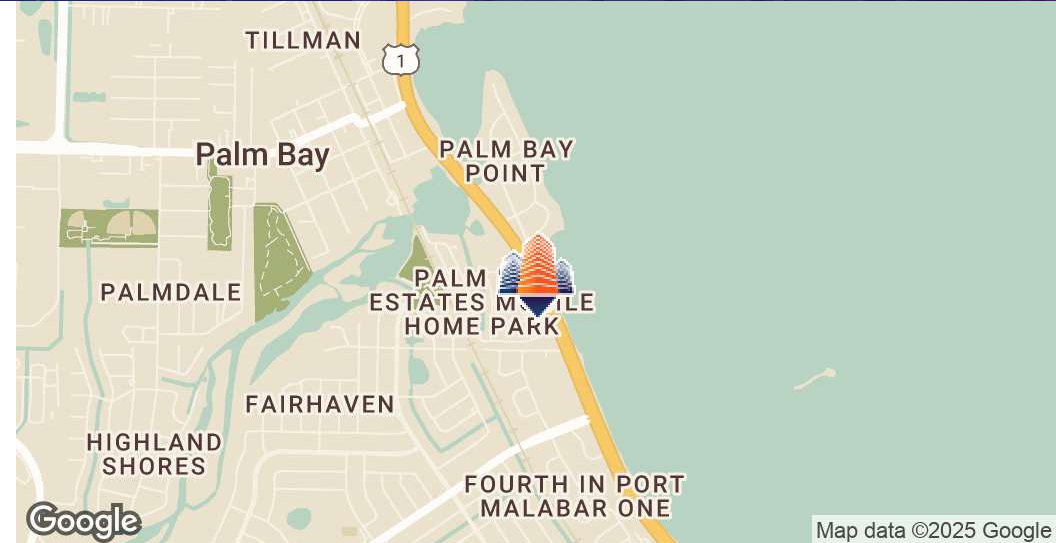
Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 3,703 SF 2nd gen restaurant, 1,398 SF inline, 891 SF former salon, 6,548 SF endcap and 6,801 SF inline spaces available
- Anchored by Dollar General
- Seeking various restaurant, retail, & medical users
- Direct frontage to US-1
- Recent improvements made; new roof & repaved parking lot
- 150 parking spaces available
- Monument signage available
- Traffic Counts: US-1/Dixie HWY NE | +20,000 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	891 - 6,801 SF
Lot Size:	3.27 Acres
Building Size:	34,984 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,473	15,016	40,310
Total Population	5,666	33,905	92,192
Average HH Income	\$75,647	\$79,782	\$79,599

[CLICK HERE FOR GOOGLE/AERIAL MAP!](#)

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EQUITY
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PROPERTY PHOTOS



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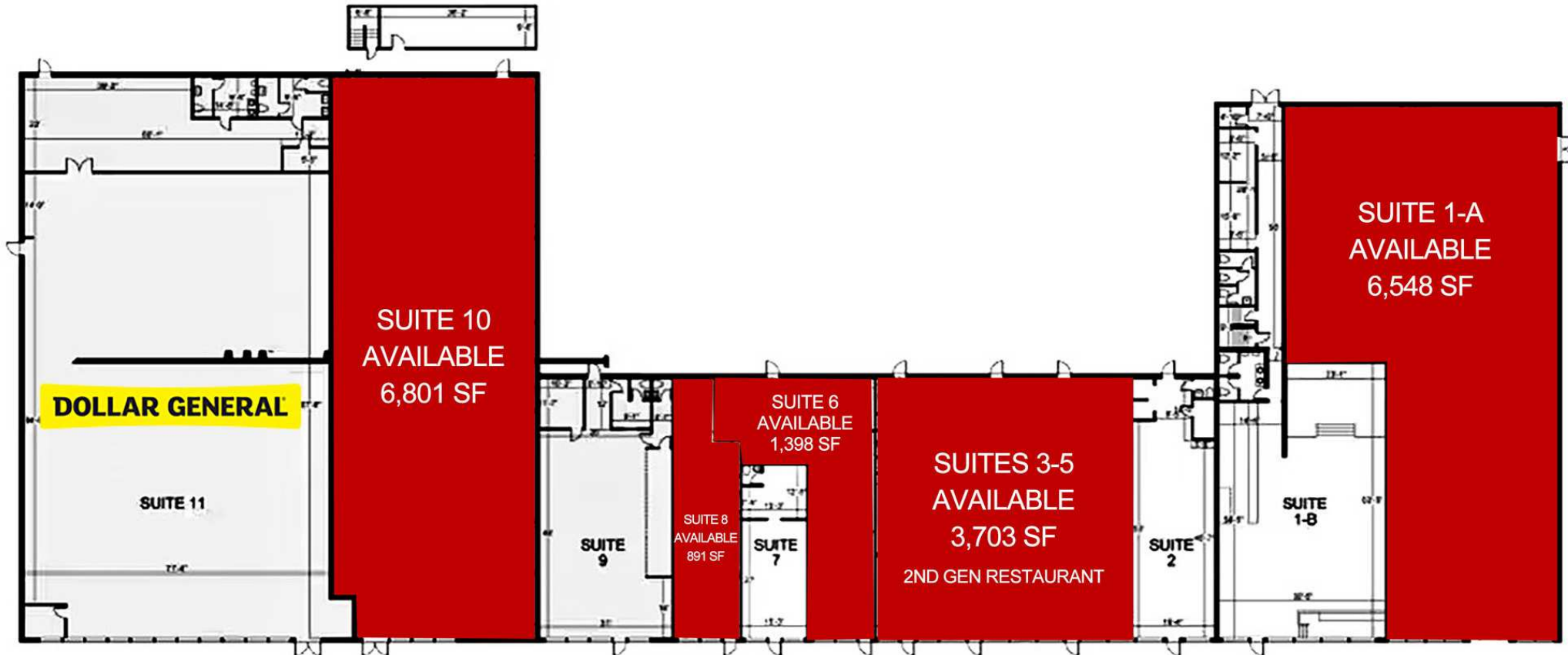
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SITE PLAN



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SPACES AVAILABLE

LEASE INFORMATION

Lease Type:	NNN
Total Space:	891 - 6,801 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1-A	Available	6,548 SF	NNN	Negotiable	Endcap
Suite 1-B	Exhale Arcade	3,521 SF	NNN	Negotiable	-
Suite 2	Barbecue 24-7	1,240 SF	NNN	Negotiable	-
Suites 3-5	Available	3,703 SF	NNN	Negotiable	2nd Gen Restaurant
Suite 6	Available	1,398 SF	NNN	Negotiable	Inline
Suite 7	Riverside Barbershop	647 SF	NNN	Negotiable	-
Suite 8	Available	891 SF	NNN	Negotiable	Former salon
Suite 9	BKDK Ventures LLC	1,972 SF	NNN	Negotiable	-
Suite 10	Available	6,801 SF	NNN	Negotiable	Inline
Suite 11	Dollar General Corp.	9,683 SF	NNN	Negotiable	-

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RETAILER MAP



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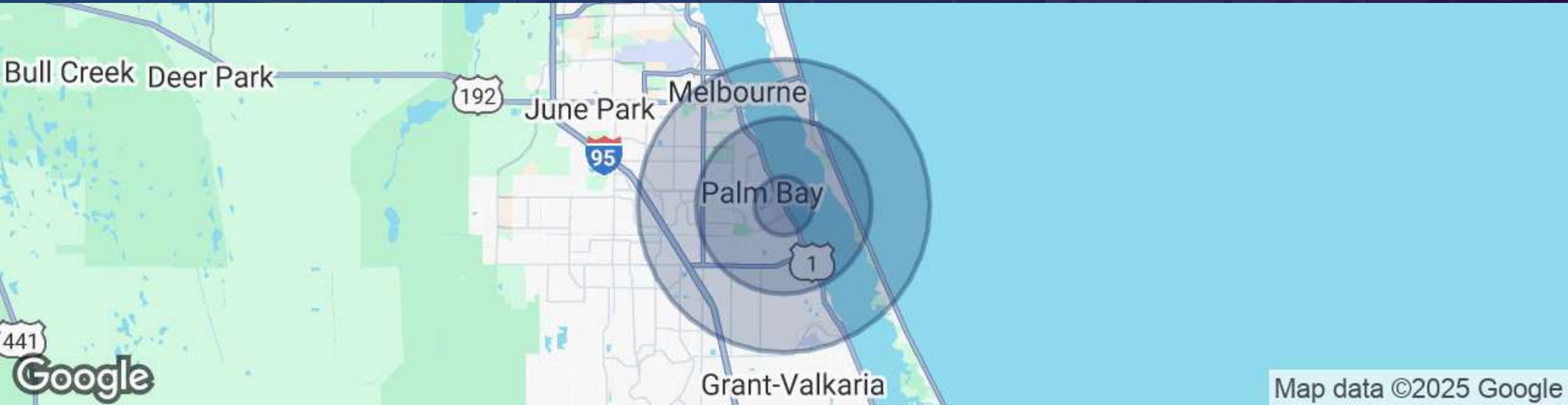
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EQUITY
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DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,666	33,905	92,192
Average Age	47	48	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,473	15,016	40,310
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,647	\$79,782	\$79,599
Average House Value	\$285,958	\$334,588	\$326,512

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