

PALM BAY, FL

1230 MALABAR ROAD

±1.5 ACRES AVAILABLE FOR LEASE

FUTURE DEVELOPMENT AVAILABLE FOR LEASE ALONG MALABAR RD!



Leased BY:



METRO
COMMERCIAL

Owned By:

MORVAY

metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

get in touch.

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MARKET AERIAL



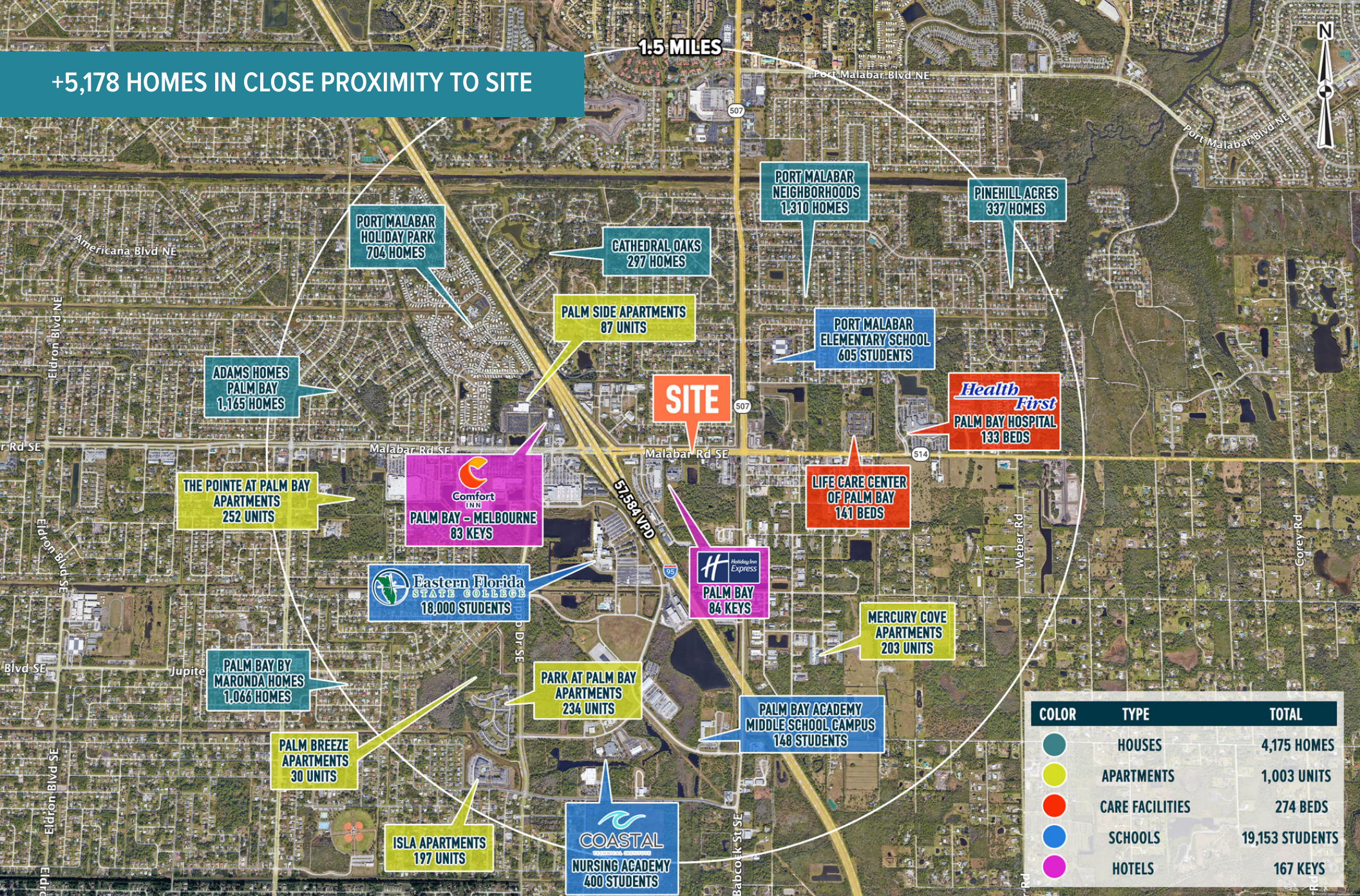
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+5,178 HOMES IN CLOSE PROXIMITY TO SITE



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LOCATED ALONG MALABAR RD & BABCOCK ST

0.5 MILE



Arby's



SITE 1

±1.5 AC



Health First
PALM BAY HOSPITAL
133 BEDS & 200 PHYSICIANS

MALABAR RD SE 29,500 VPD

57,584 VPD

FUTURE
DEVELOPMENT

Walmart



Publix

Lowe's



Walgreens



Eastern Florida
STATE COLLEGE
18,000 STUDENTS

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PRIME ACCESS TO I-95



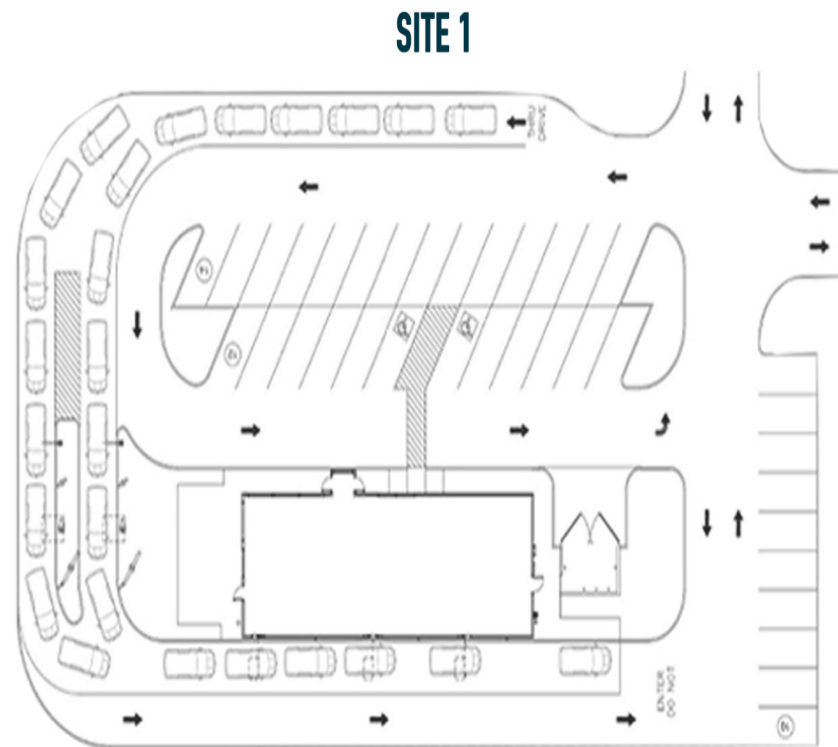
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PROPOSED CONCEPTUAL SITE PLAN IDEAL FOR QSR



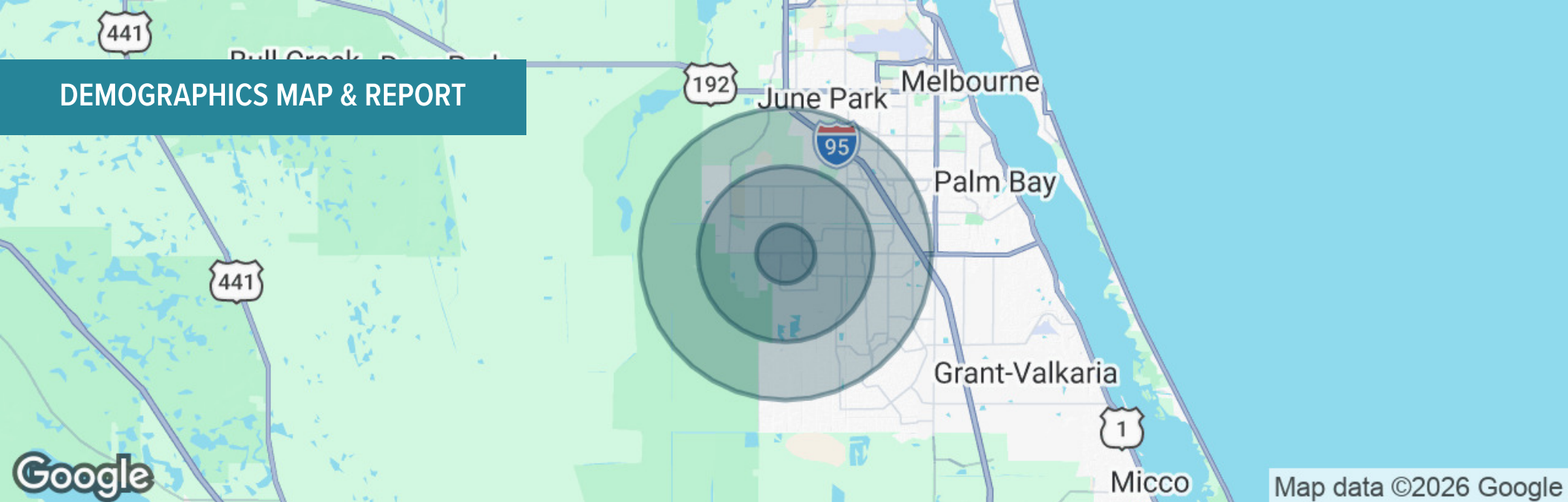
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,205	45,041	91,979
Average Age	42.0	40.4	42.0
Average Age (Male)	37.2	39.5	41.4
Average Age (Female)	46.3	41.9	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,790	14,362	32,264
# of Persons per HH	2.9	3.1	2.9
Average HH Income	\$90,219	\$91,423	\$91,307
Average House Value	\$275,035	\$269,796	\$277,564

2023 American Community Survey (ACS)

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