

FOR LEASE

INTERCHANGE SQUARE

1153 MALABAR ROAD NE | PALM BAY | FL 32907



PROPERTY HIGHLIGHTS

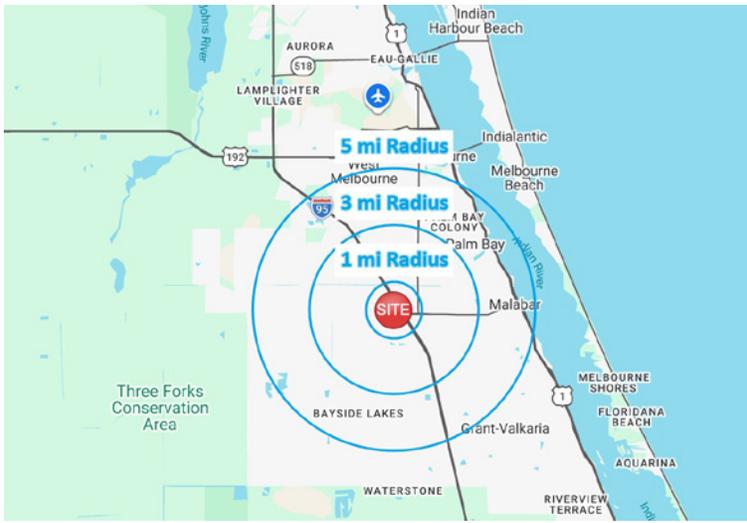
- Located just W of I-95 on Malabar Road with over 30,000 vehicles per day
- Easy access at signalized intersection of Malabar Rd. and Interchange Dr. N
- Co-tenants include Harbor Freight Tools, Dollar General, Goodwill, USPS, HR Block, Remax, Appliance Direct and more!
- Pylon Signage Available
- GLA of +/- 97,250 SF

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	6,787	66,005	161,193
	\$70,696	\$87,321	\$94,323
AGE	46	41	41

AVAILABLE

900 SF & 1,400 SF



30.4K AADT

STATE HIGHWAY 514 (MALABAR ROAD)

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James A. Goldsmith, Lic. Real Estate Broker