

EXECUTIVE SUMMARY

Indian River Flats Retail • 4700 Dixie Hwy NE Palm Bay, FL 32905



OFFERING SUMMARY

Available SF: 1,545 - 6,597 SF

Lease Rate: \$15.00 SF/yr
(\$5.00/sf NNN)

Lot Size: 4.33 Acres

Building Size: 7,003 SF

Zoning: BMU

PROPERTY OVERVIEW

- New retail spaces available adjacent to the new Indian River Flats Apartment Complex.
- Traffic Counts of +/- 23,000 AADT
- Outdoor Seating Available
- Monument Sign Available
- Visible storefronts and convenient parking make this center ideal for any business.
- Delivered in Vanilla-Shell Condition.

LOCATION OVERVIEW

Directly fronts US 1 south of Port Malabar Blvd in Palm Bay, FL

DISTANCES:

- 1.3 miles south of Palm Bay Rd.
- 1.9 miles north of Malabar Rd.
- 4.6 miles south of US 192
- 5.8 miles to I-95 via Palm Bay Rd.

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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Retail Building



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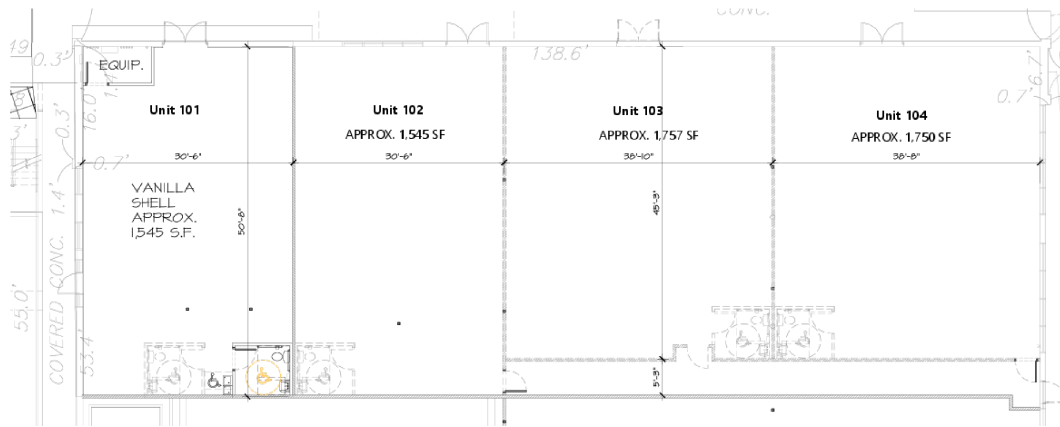
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	\$5.00/sf NNN	Lease Term:	Negotiable
Total Space:	1,545 - 6,395 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
101	1,545 SF	\$5.00/sf NNN	\$15.00 SF/yr
102	1,545 SF	\$5.00/sf NNN	\$15.00 SF/yr
103	1,757 SF	\$5.00/sf NNN	\$15.00 SF/yr
104	1,750 - 6,395 SF	\$5.00/sf NNN	\$15.00 SF/yr

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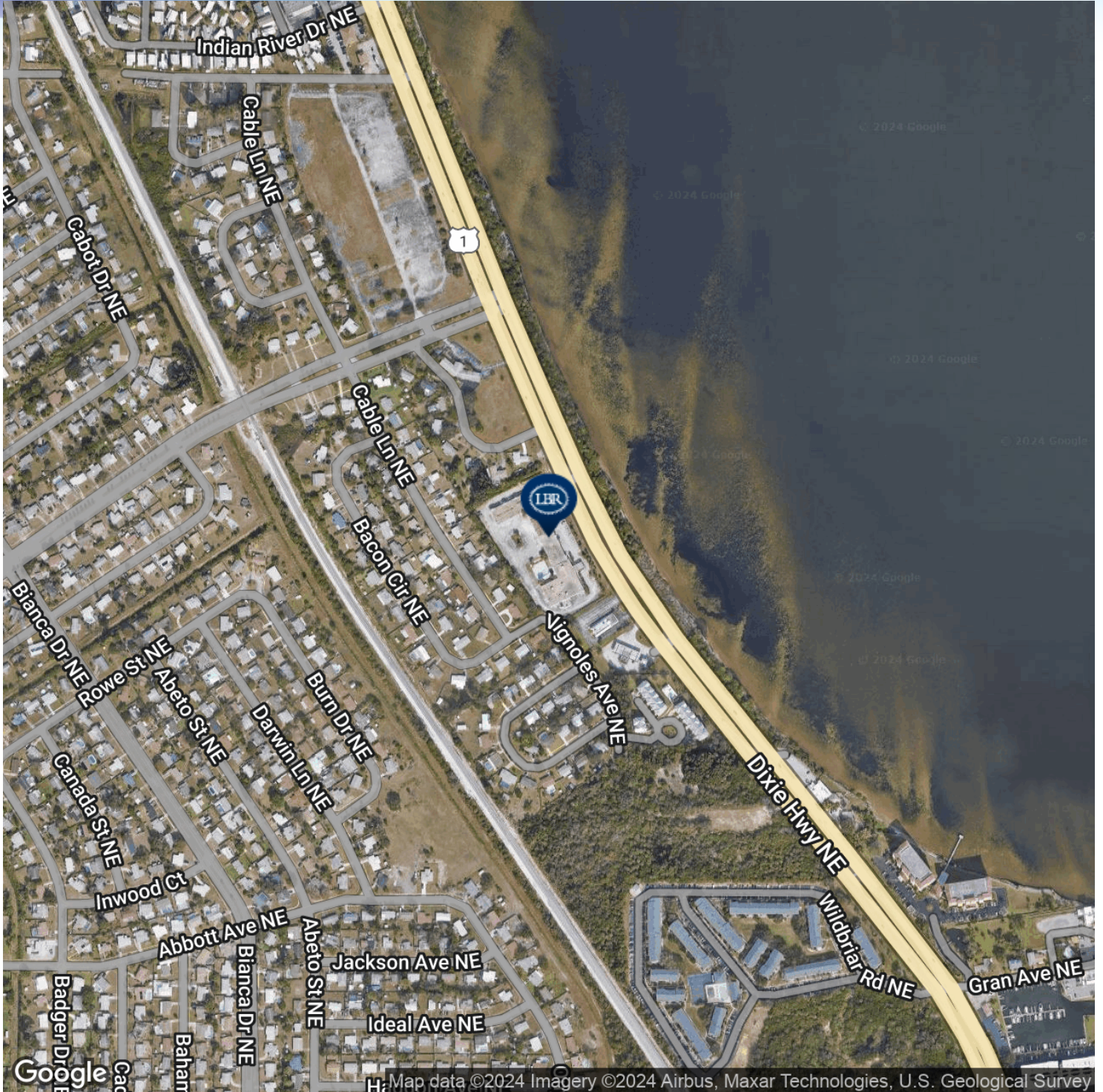
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LOCATION MAP

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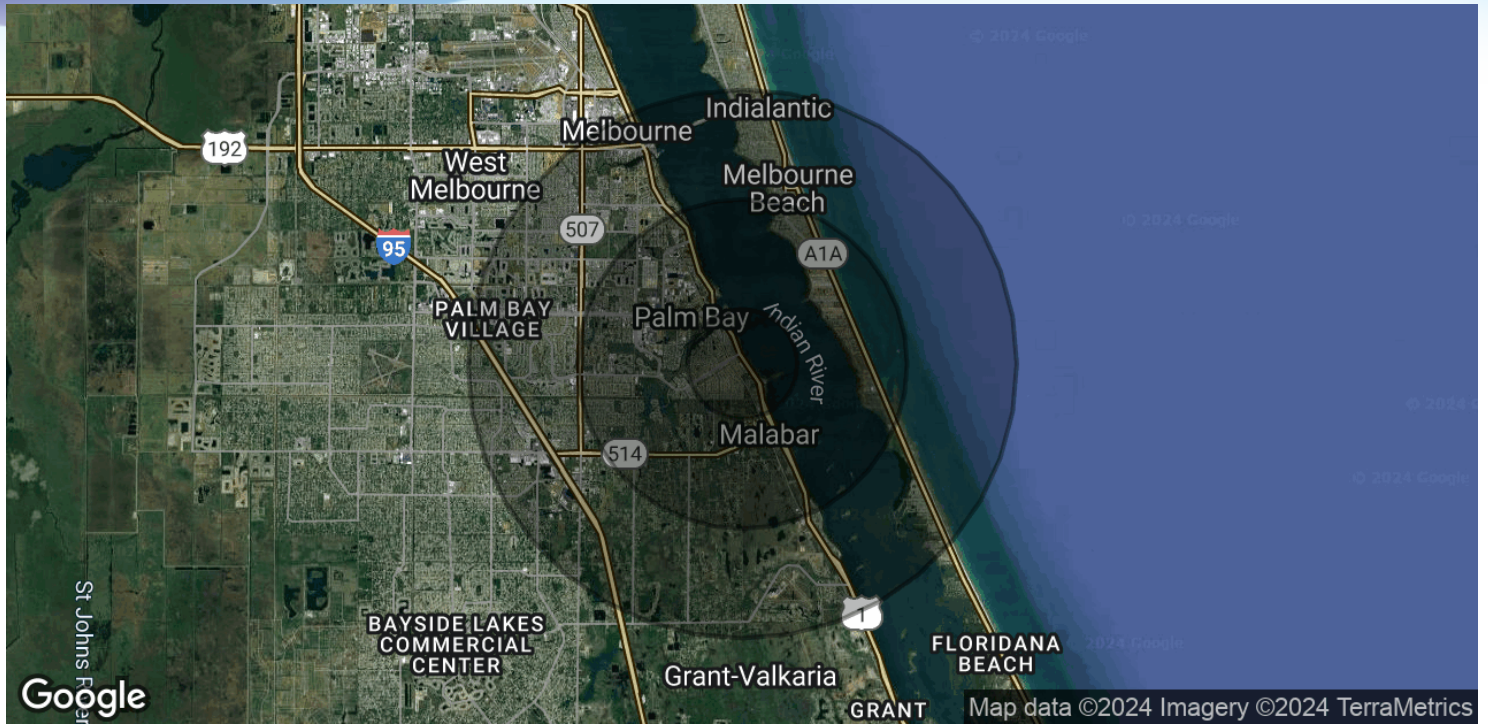
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,669	23,837	67,896
Average Age	47.4	48.2	44.7
Average Age (Male)	46.7	46.4	41.6
Average Age (Female)	50.8	50.6	47.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,878	10,528	28,840
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$58,096	\$63,747	\$58,791
Average House Value	\$389,756	\$289,515	\$231,631

* Demographic data derived from 2020 ACS - US Census

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