

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES



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

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

[CLICK TO ACCESS VIRTUAL TOUR - SUITE 10](#)

[CLICK TO ACCESS VIRTUAL TOUR - SUITE 1](#)

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

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

SITE PLAN



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

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	-

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dornor

407.404.4017

CDornor@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

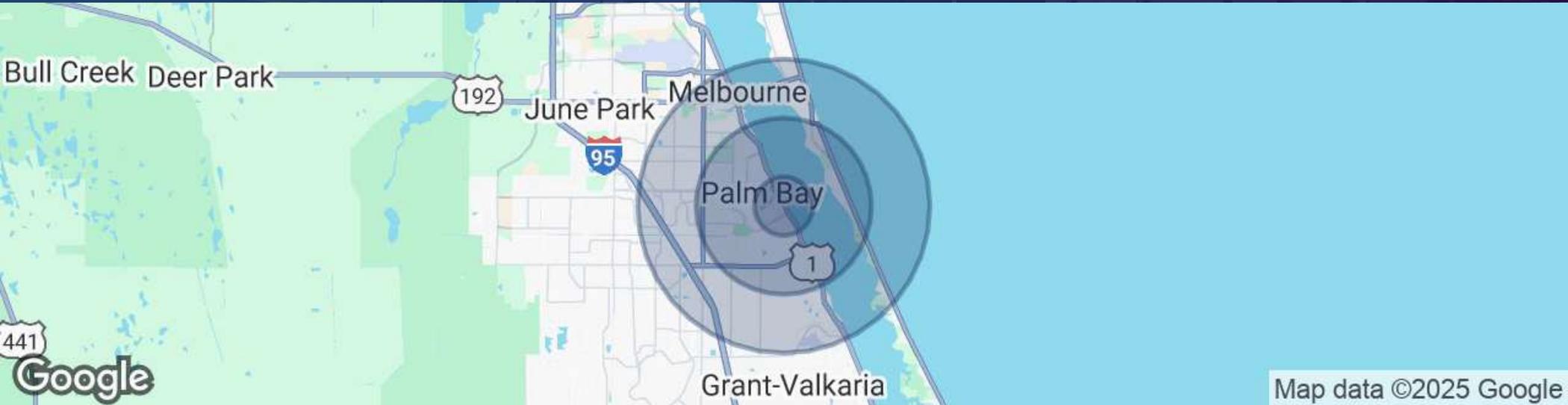
Palm Bay Plaza

4500 Dixie Hwy NE, Palm Bay, FL 32905



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



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

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com