

For Ground Lease or Build to Suit



CBRE

±1.12 Acre Outparcel Available

Located in high residential growth market

Babcock St. & Capital Dr SE
Palm Bay, FL 32909
www.cbre.com/orlando

Outparcel to new Publix anchored shopping center




Property Highlights

- + Outparcel available for ground lease or build to suit
 - Up to ±1.12 AC
- + Located in rapidly growing area of Palm Bay, FL with 9.59% expected population growth rate within 1 mile
- + Outparcel to new Publix Shopping Center
- + Excellent visibility from Babcock St
- + Multiple ingress and egress with cross access along both Babcock St and St Johns Heritage Pkwy
- + Connection to the proposed St Johns Heritage Pkwy extension aimed to link Interstate 95 with US Hwy 192 providing a north-south corridor

1 Mile Radius

 **9.59%**
Population Growth

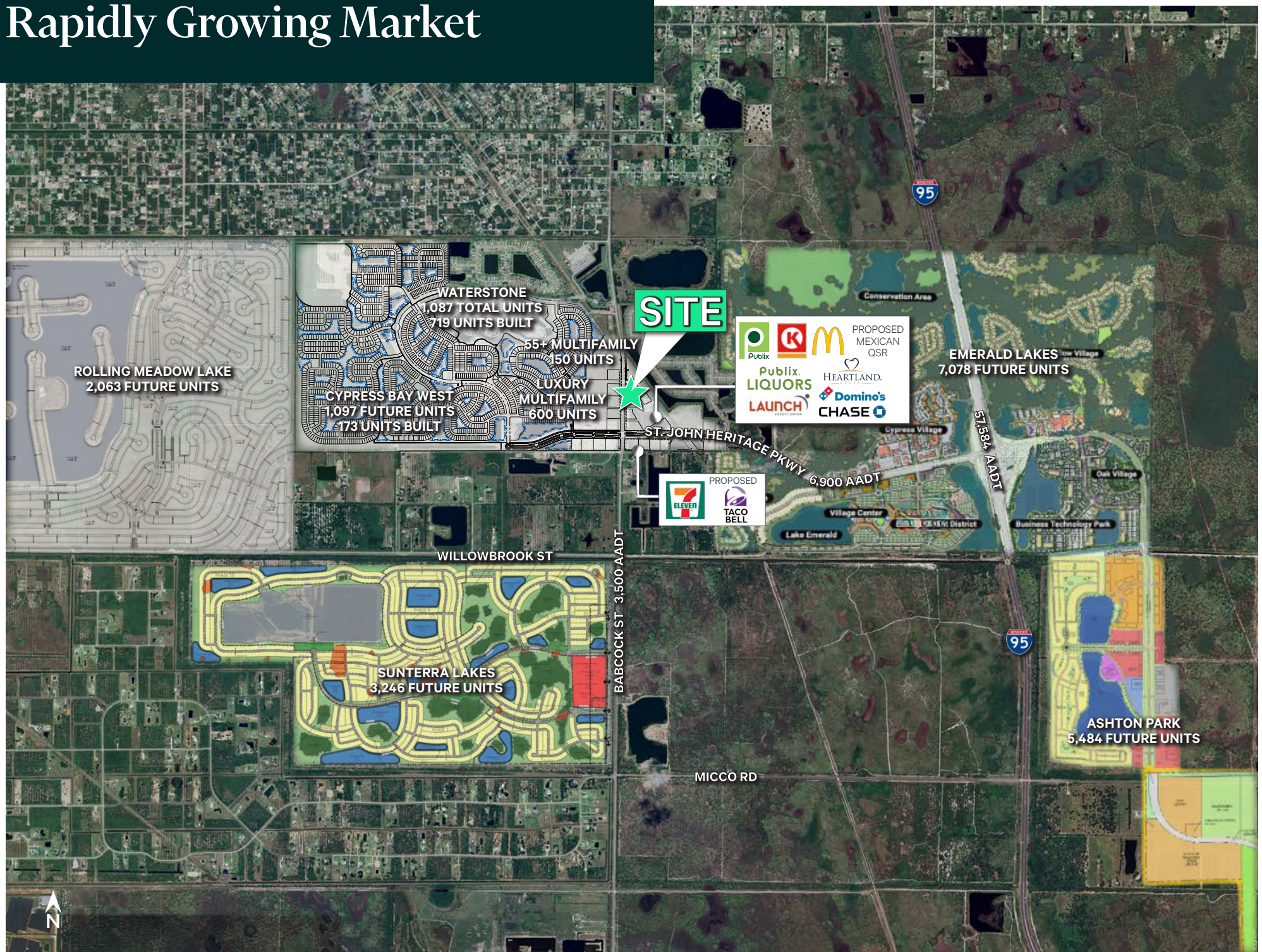
 **51.8**
Median Age

 **\$176,506**
Average Household Income

Conceptual Site Plan

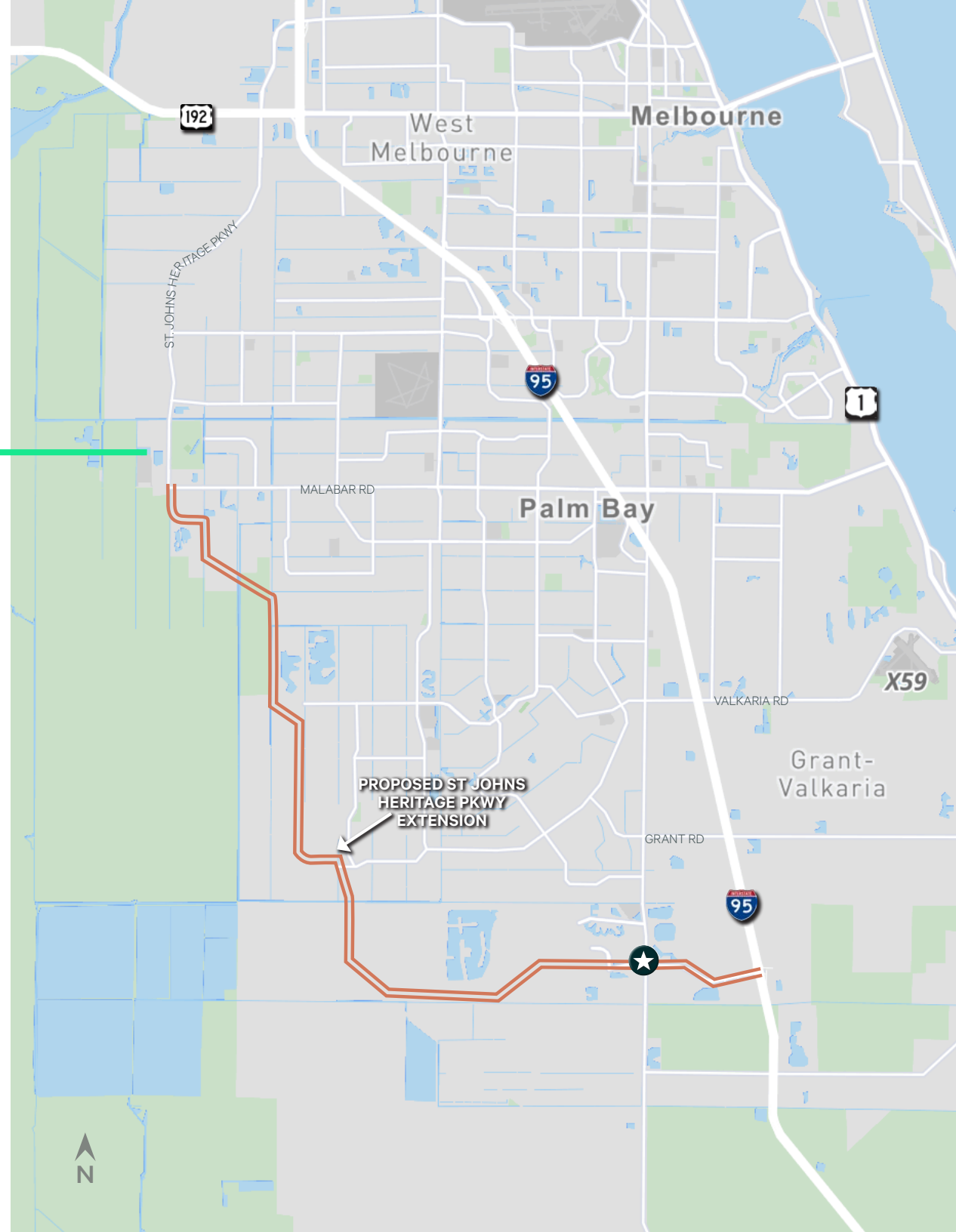


Rapidly Growing Market



Future Connectivity

The proposed extension of the St. Johns Heritage Parkway in Palm Bay, Florida, is poised to significantly enhance regional connectivity and stimulate economic growth. This strategic infrastructure project aims to link Interstate 95 with U.S. Highway 192, providing a vital north-south corridor that alleviates congestion on existing routes like Minton and Wickham Roads. By improving access to major highways and facilitating smoother traffic flow, the extension is expected to attract new commercial developments and increase property values in the surrounding areas. The project's design incorporates modern roadway features and environmental considerations, ensuring a sustainable and efficient transportation solution for the community.





2024 Demographics

1 Mile Radius

1,926

Total Population

9.59%

Population Growth

51.8

Median Age

\$176,506

Average Household
Income

3 Mile Radius

13,569

Total Population

3.47%

Population Growth

43.3

Median Age

\$147,315

Average Household
Income

5 Mile Radius

35,358

Total Population

2.36%

Population Growth

44.2

Median Age

\$130,060

Average Household
Income

7 Mile Radius

68,258

Total Population

1.86%

Population Growth

47.4

Median Age

\$110,329

Average Household
Income

For Leasing Information Please Contact:

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