

**NEW PRIME RETAIL
OPPORTUNITIES
AVAILABLE**

HERITAGE SQUARE

NWC OF MALABAR ROAD & ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL 32905



Dan Coyle | Dan.Coyle@Stiles.com
954-627-9272

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

WWW.STILES.COM

Licensed Real Estate Broker

RETAIL AERIAL

HERITAGE SQUARE

NW CORNER OF MALABAR ROAD &
ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL



Dan Coyle | Dan.Coyle@Stiles.com

954-627-9272

Building Better Retail Experiences

STILES
RETAIL GROUP
Invest-Build-Manage

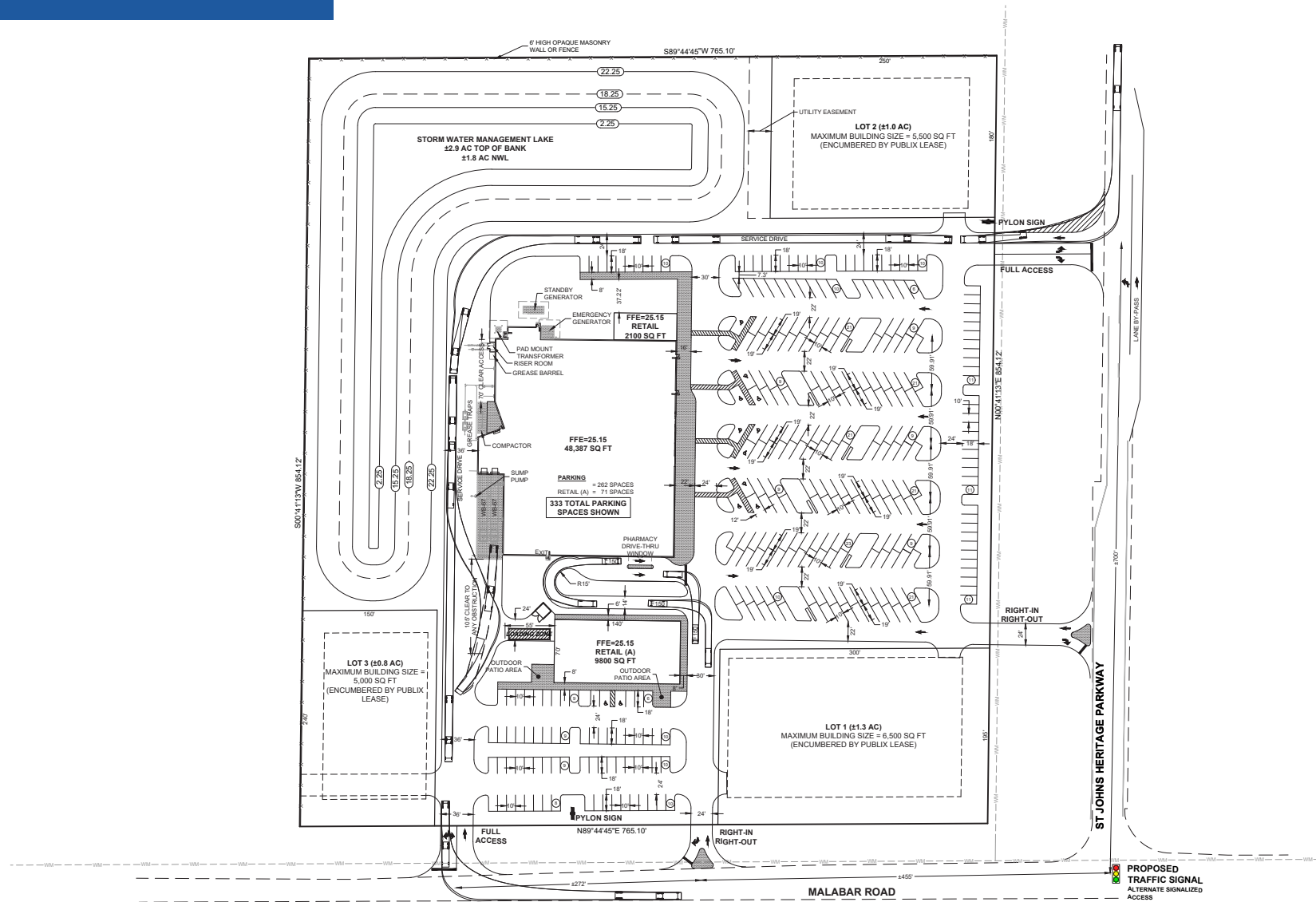
NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

WWW.STILES.COM

SITE PLAN

HERITAGE SQUARE

NWC OF MALABAR ROAD & ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL 32905



Dan Coyle | Dan.Coyle@Stiles.com
954-627-9272

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

WWW.STILES.COM

Licensed Real Estate Broker

NWC OF MALABAR ROAD & ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL 32905



REGIONAL AERIAL

HERITAGE SQUARE

NWC OF MALABAR ROAD & ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL 32905



Dan Coyle | Dan.Coyle@Stiles.com
954-627-9272

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

WWW.STILES.COM

Licensed Real Estate Broker

The **Palm Bay** area continues to see tremendous growth and is the 18th hottest housing market in the nation currently. This is bolstered by the fact that AGI in this market is \$79,649 on average—higher than all other Central Florida counties by a significant margin. High paying jobs in tech, space exploration, and defense bring in new residents from all over Florida, but also the west coast and north east. Kennedy Space Center's transition to allow multiple users to launch means they have 90 private sector relationships with various businesses and government contractors. This has led to Brevard County's continued growth in real GDP.

Real GDP of Brevard County 2001-2021 (\$)

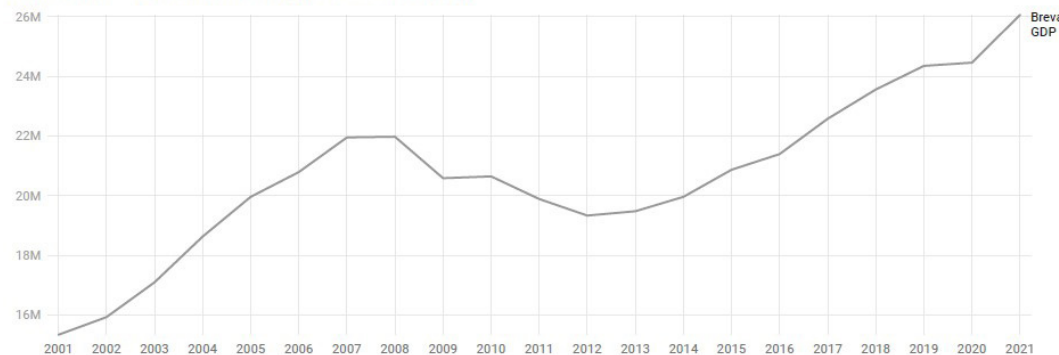


Chart: Logan Dragone, Orlando Business Journal • Source: Bureau of Economic Analysis • Created with Datawrapper

Housing has continued to trend west in a long, narrow county. New homes along St. John's are being built at a rapid pace to provide a place for new workers. The Heritage Square Publix will sit at a prominent intersection to serve the current Malabar Road community and ample new developments to the north along St. Johns Heritage Pkwy.



Dan Coyle | Dan.Coyle@Stiles.com
954-627-9272

Building Better Retail Experiences

STILES
RETAIL GROUP
Invest • Build • Manage

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

WWW.STILES.COM

Licensed Real Estate Broker