

**NEW IN-LINE & PRIME
CORNER OUTPARCEL
OPPORTUNITIES
AVAILABLE**

**EXCITING
NEW
DEVELOPMENT**

HERITAGE SQUARE

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



PROPERTY HIGHLIGHTS

- Join a new Publix anchored development in growing Palm Bay, FL
- Anticipated delivery date of Fall 2024
- Seeking gas users, QSR's and others for two highly visible outparcel opportunities
- Western Palm Bay is beginning a large growth phase with ample new home development underway and planned
- Corner outparcel has great exposure and easy ingress/egress at a lighted intersection

Dan Coyle | Dan.Coyle@Stiles.com
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NW CORNER OF MALABAR ROAD &
ST. JOHNS HERITAGE PARKWAY
PALM BAY, FL



Residential Housing Developments Under Construction

1.	St. Johns Preserve Multifamily	138 new homes
2.	St. Johns Preserve SFR	177 new homes
3.	St. Johns Preserve South View	
4.	St. Johns Preserve Phase II	165 new home sites
5.	Edgewood at Everlands	162 lots under development
6.	The Timbers at Everlands	
7.	Palm Vistas Phase 3	
8.	Parkside West	250 fully developed homes
9.	Kolter Development	885 new home sites
10.	Tillman Lakes	

Drive Times

I-95	15 min.
Florida Institute of Technology	25 min.
Melbourne Orlando International Airport	25 min.
Melbourne Beach	35 min.
Port Canaveral	45 min.

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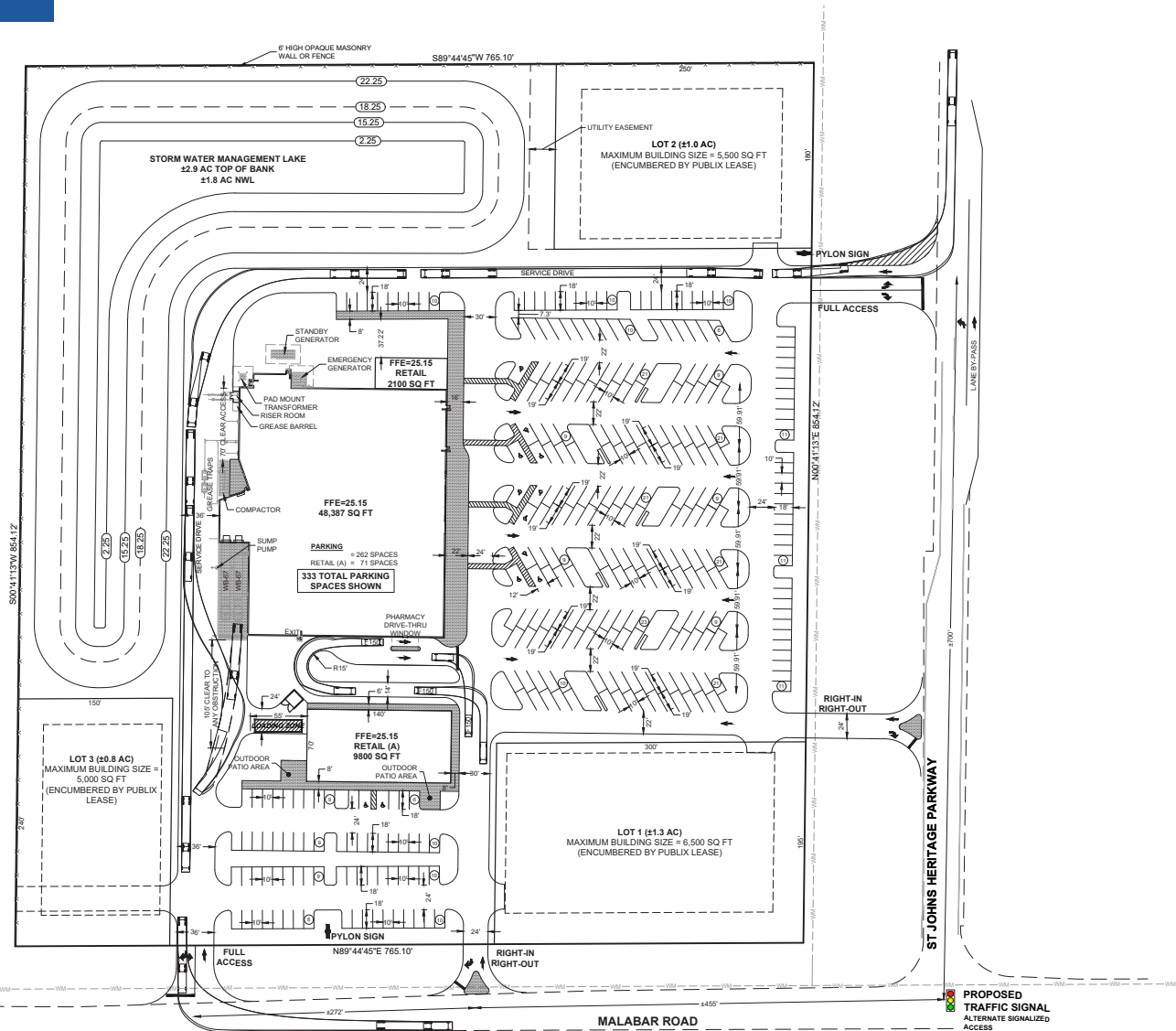
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SITE PLAN

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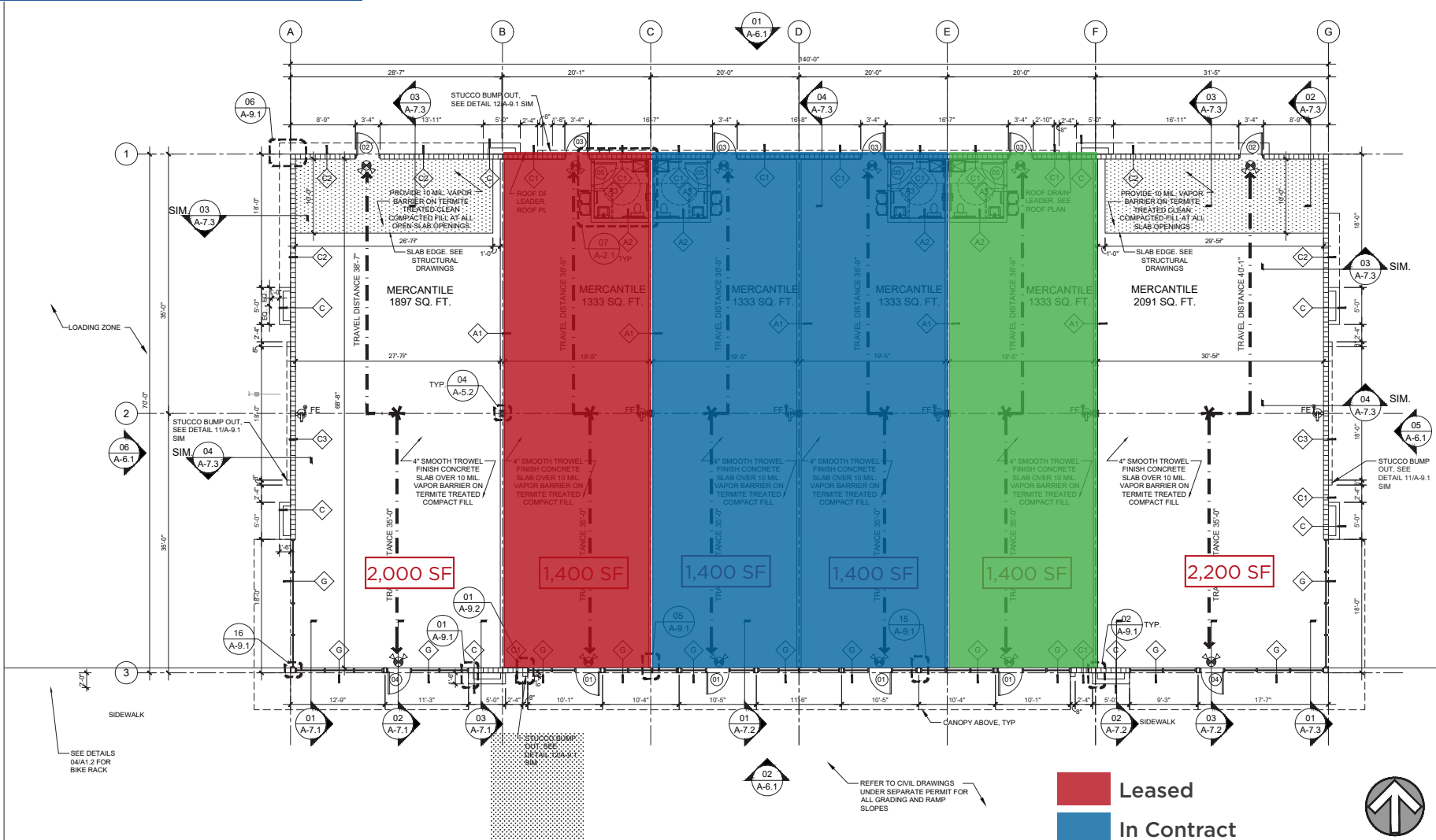
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SITE PLAN RETAIL A

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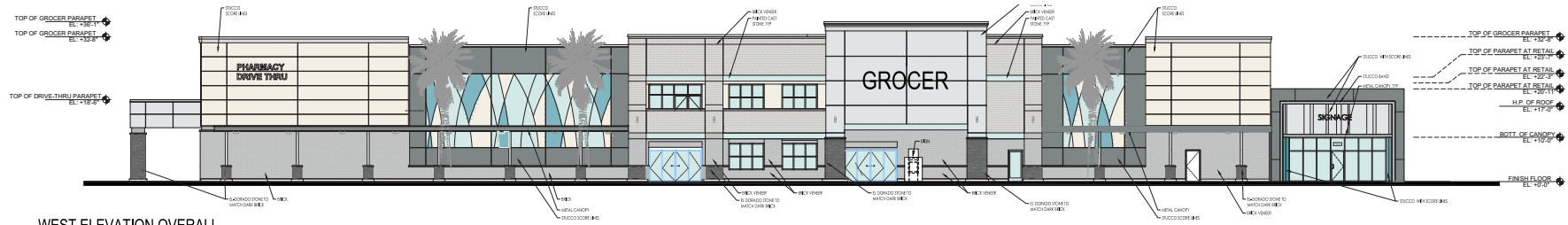
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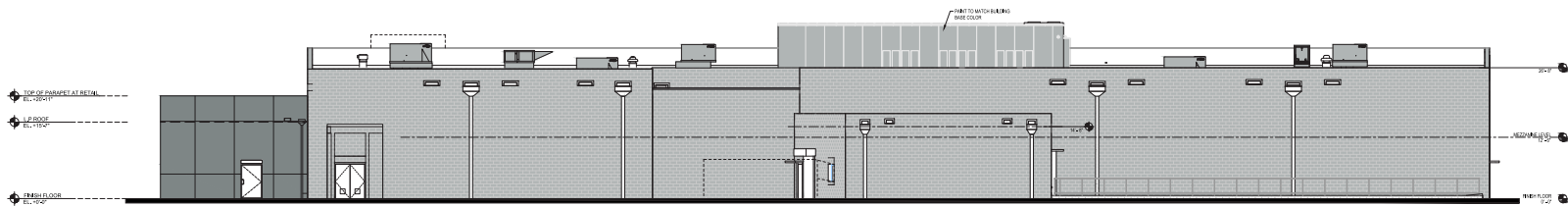
SITE PLAN ELEVATIONS

HERITAGE SQUARE

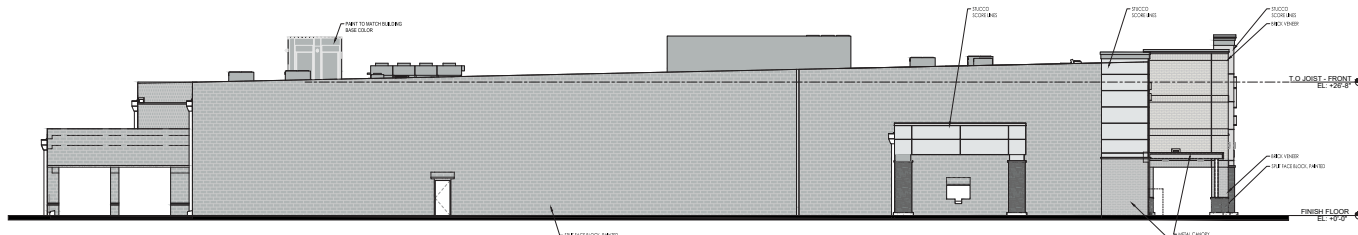
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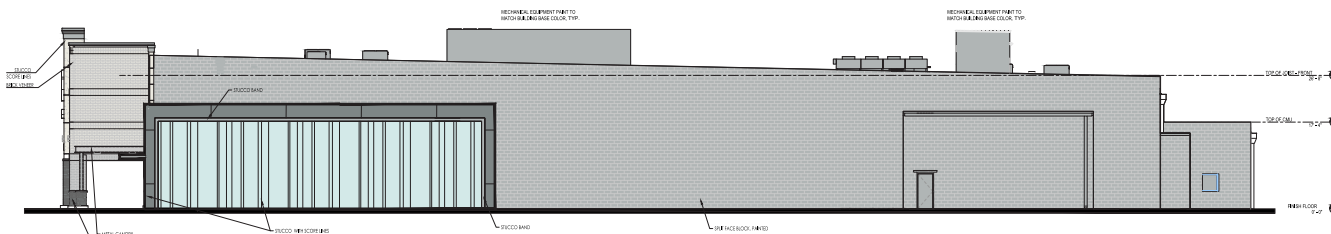
WEST ELEVATION OVERALL



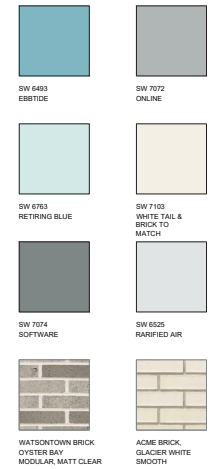
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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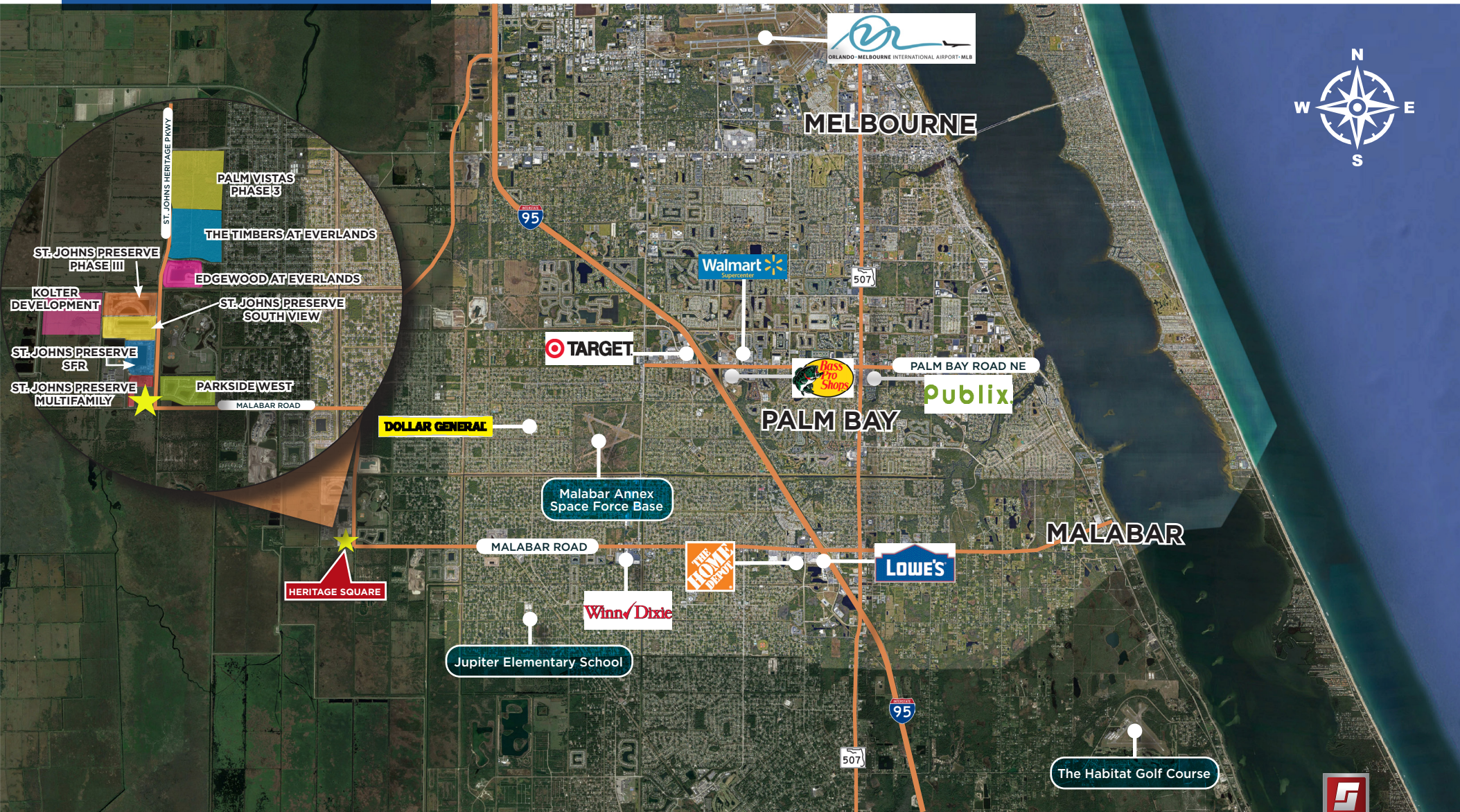
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REGIONAL AERIAL

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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 (\$)

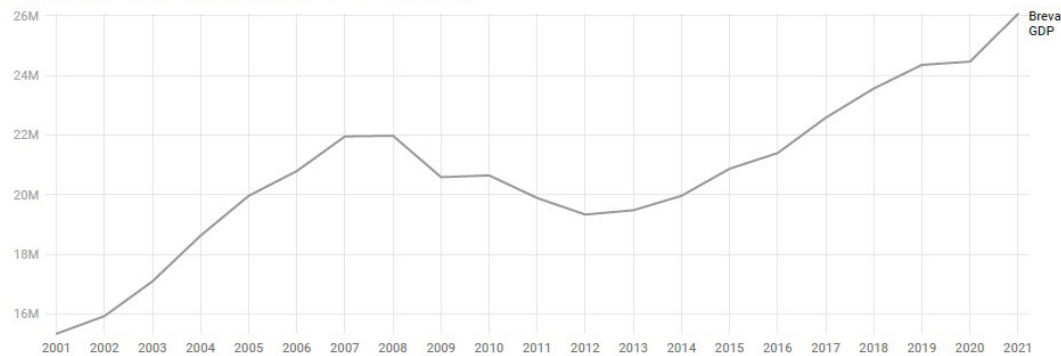


Chart: Logan Dragone, Orlando Business Journal • Source: Bureau of Economic Analysis • Created with Datawrapper

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.



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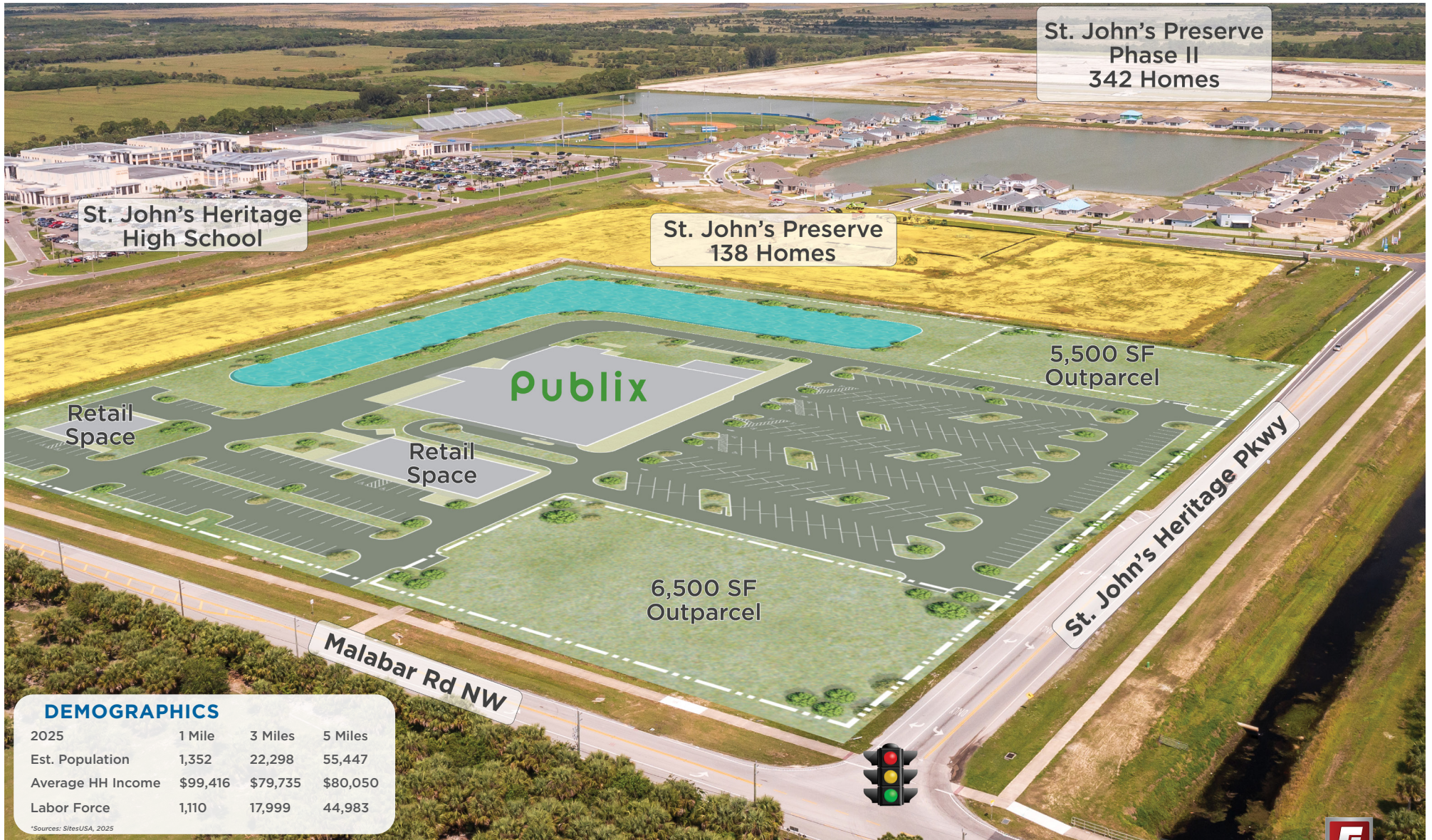
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St. John's Preserve
Phase II
342 Homes

St. John's Heritage
High School

St. John's Preserve
138 Homes

Publix

5,500 SF
Outparcel

Retail
Space

Retail
Space

6,500 SF
Outparcel

St. John's Heritage Pkwy

Malabar Rd NW



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Est. Population	1,352	22,298	55,447
Average HH Income	\$99,416	\$79,735	\$80,050
Labor Force	1,110	17,999	44,983

*Sources: SitesUSA, 2025

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