

RETAIL > OUTPARCELS AVAILABLE

# HAMMOCK LANDING

INTERSTATE 95 & PALM BAY ROAD | WEST MELBOURNE, FL



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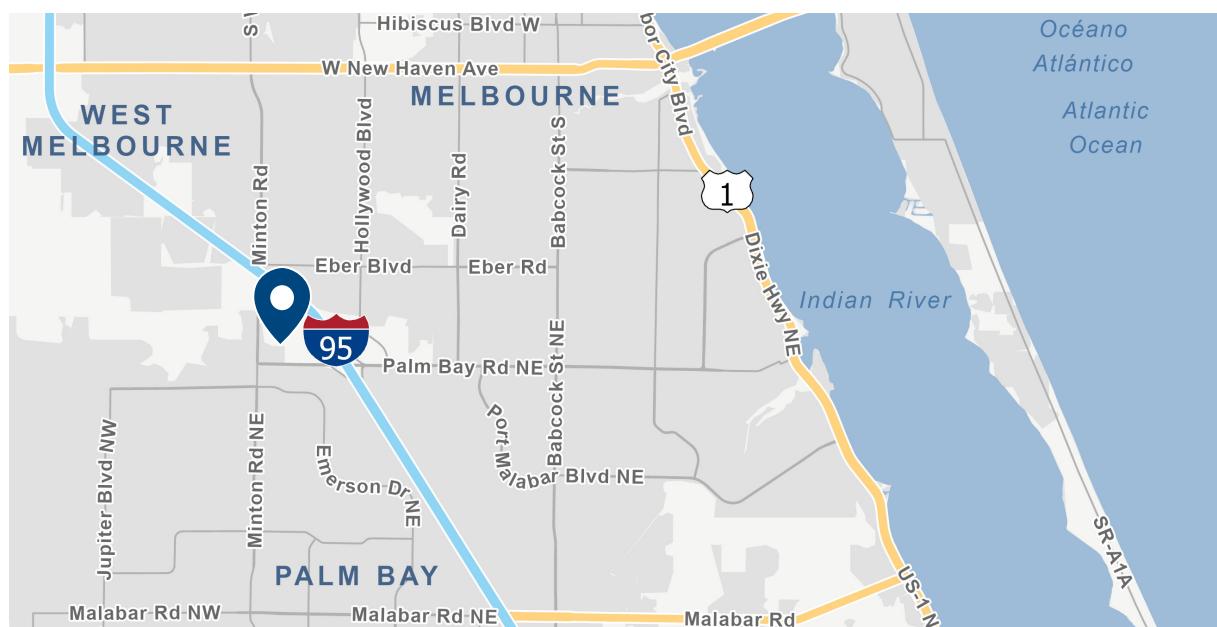
# PROPERTY OVERVIEW

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## HIGHLIGHTS

- 0.92± AC, 1.82± AC and 2.53± AC outparcel opportunities available.
- In the heart of the West Melbourne trade area of Brevard County with strong residential demographics in the immediate market.
- Excellent visibility and access from Palm Bay Road and Norfolk Parkway.
- Outparcels to Hammock Landing, a 750,000 sf strategic power center servicing both local, regional and daytime demographics.
- Proven strong restaurant volumes in the trade area.

## LOCATION



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## DEMOGRAPHICS



### Total Population

1-Mile: 6,683  
3-Mile: 74,315  
5-Mile: 148,505



### Daytime Population

1-Mile: 7,659  
3-Mile: 66,655  
5-Mile: 151,719



### Average HH Income

1-Mile: \$75,110  
3-Mile: \$70,487  
5-Mile: \$65,487



### Households

1-Mile: 2,848  
3-Mile: 30,357  
5-Mile: 60,144



### Median Age

1-Mile: 49.8  
3-Mile: 43.9  
5-Mile: 43.7



### Total Businesses

1-Mile: 312  
3-Mile: 1,792  
5-Mile: 6,159



Hammock Landing  
West Melbourne, FL

Accelerating success.

# SITE PLAN

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# MARKET OVERVIEW

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