

RETAIL > OUTPARCELS AVAILABLE

HAMMOCK LANDING

INTERSTATE 95 & PALM BAY ROAD | WEST MELBOURNE, FL



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Colliers
INTERNATIONAL

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



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

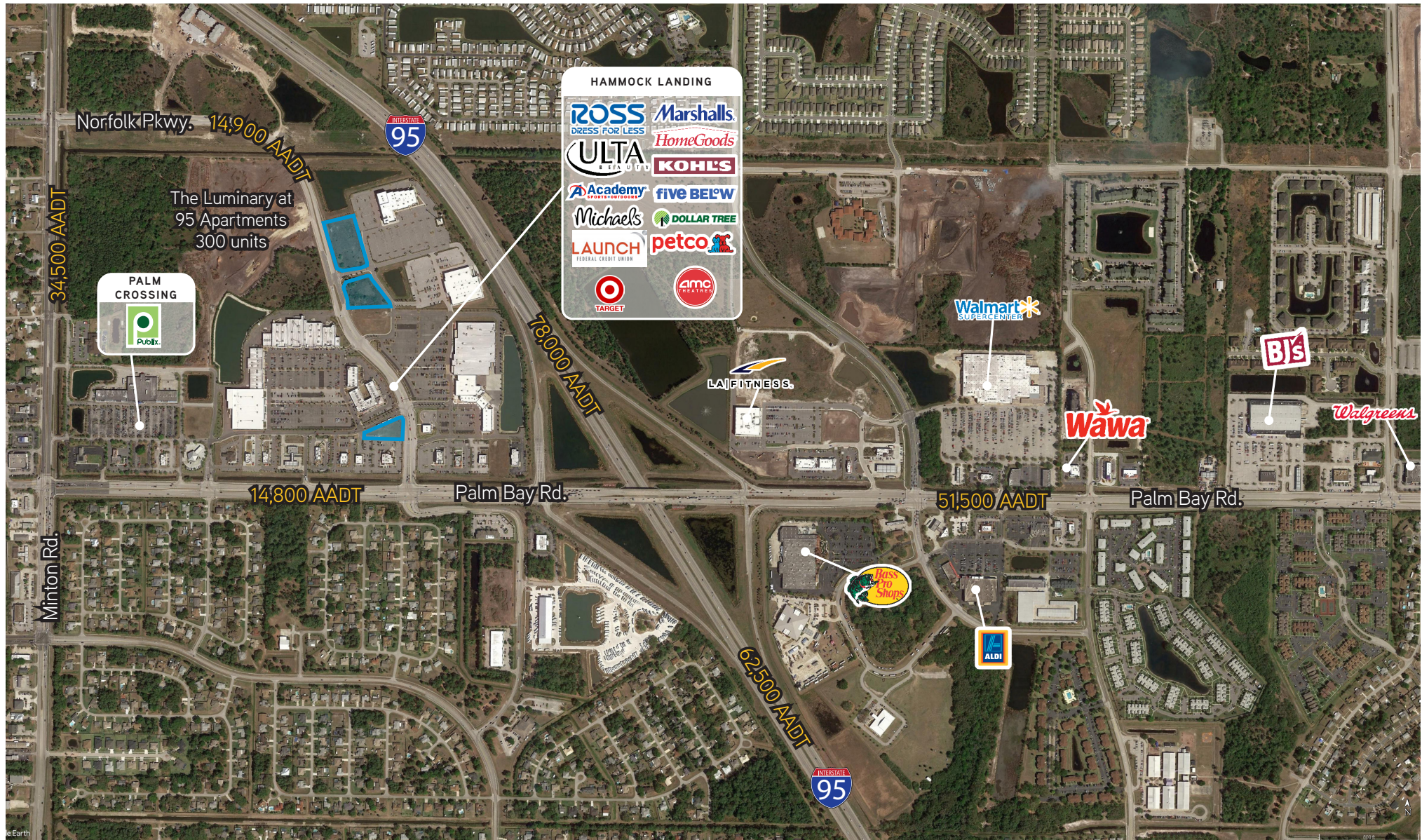
SITE PLAN



NORTH



MARKET OVERVIEW



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