

PARCEL 6
1.74 ACRES

PARCEL 5
1.65 ACRES

CORAL REEF ACADEMY
Child Care and Preschool

PARCEL 3
2.16 ACRES

PARCEL 2
1.87 ACRES

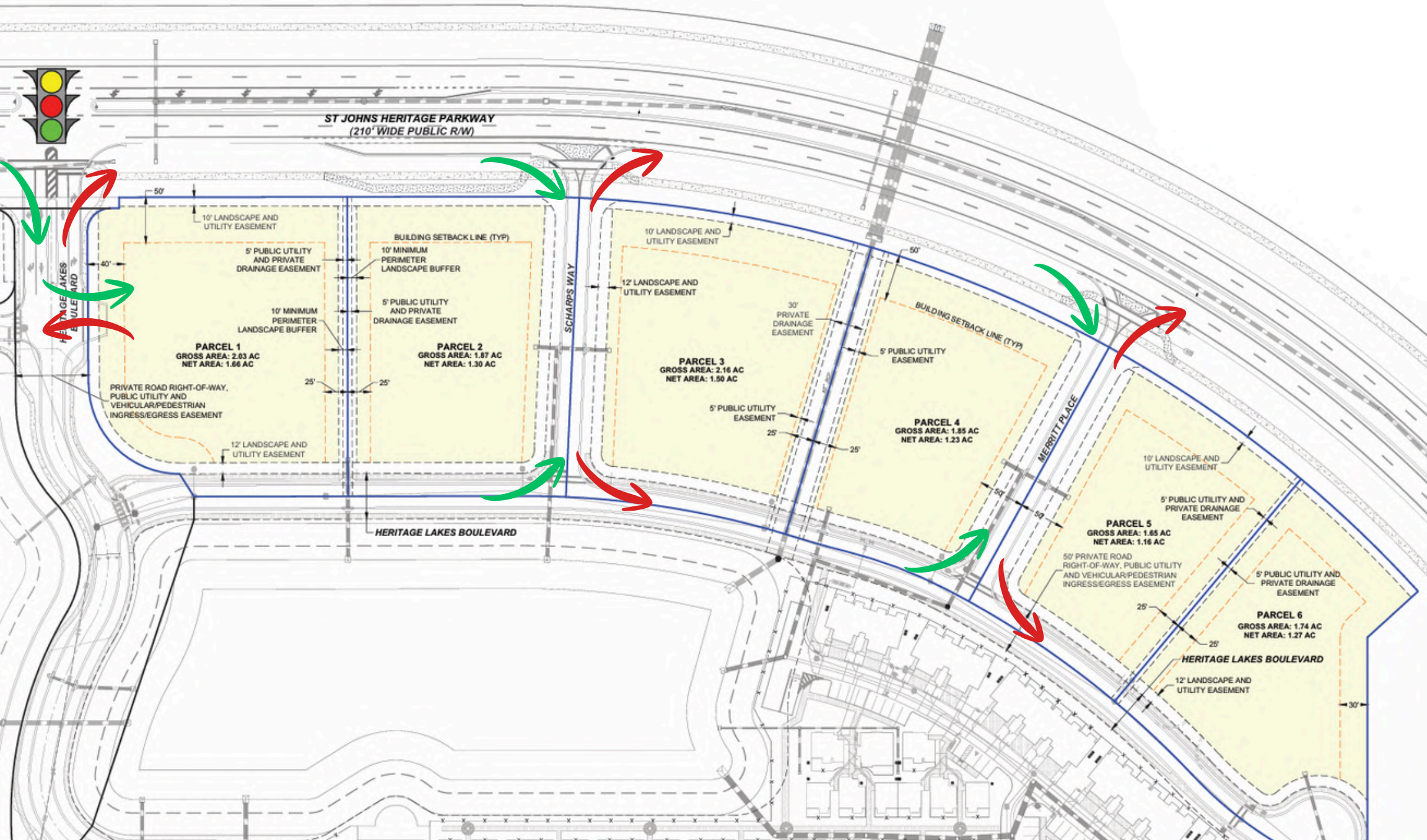
PARCEL 1
2.03 ACRES

HERITAGE LAKES

RETAIL PADS AVAILABLE FOR SALE / LEASE

± 9.45 ACRES AVAILABLE FOR RETAIL, FINANCIAL, MEDICAL, HOSPITALITY, SELF STORAGE, LIMITED INDUSTRIAL

SITE PLAN



SITE LAYOUT



PROPERTY OVERVIEW

PARCEL 1 2.03 ACRES

PARCEL 2 1.87 ACRES

PARCEL 3 2.16 ACRES

PARCEL 5 1.65 ACRES

PARCEL 6 1.74 ACRES

TOTAL ACRES 9.45 AC



PROPERTY HIGHLIGHTS

- **Fully development-ready parcels** with utilities and stormwater retention in place, minimizing upfront costs and allowing immediate vertical construction
- **Generously sized pads** accommodate a wide range of commercial, medical, retail, and service-oriented users
- **Excellent visibility** along St. John's Heritage Parkway (20,000+ VPD) with an approved and funded traffic signal improving site access and circulation
- **Ellis Road expansion** to a four-lane corridor will enhance long-term connectivity and support continued commercial growth
- **Direct access from I-95 Exit 182** (100,000+ VPD) provides exceptional regional exposure and convenient access for both local and interstate traffic
- Surrounded by strong demand drivers, including a new **600,000+ sq ft Amazon fulfillment center**, **7,000+ planned new homes**, and **average household incomes exceeding \$90,000**

PROPERTY AERIALS



101,500 VEHICLES PER DAY

20,000 VEHICLES PER DAY

PROPERTY AERIALS

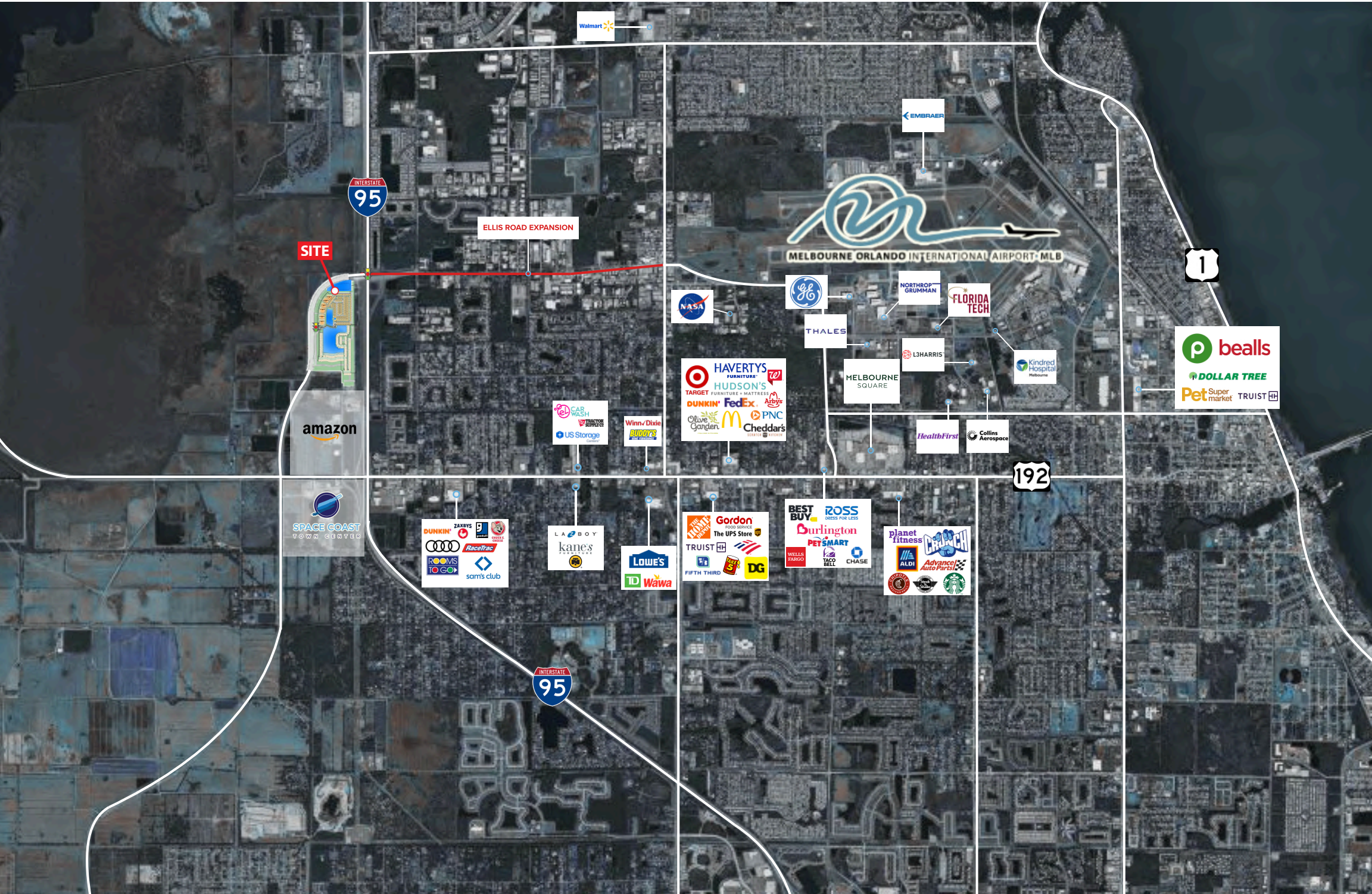


101,500 VEHICLES PER DAY



20,000 VEHICLES PER DAY

MARKET AERIAL



ELLIS ROAD EXPANSION

The purpose of this project is to increase capacity along Ellis Road from west of John Rodes Boulevard to west of Wickham Road in Brevard County. The proposed plan will widen Ellis Road from two lanes to four lanes, providing two travel lanes in each direction separated by a raised median.

Six-foot-wide sidewalks are also proposed, as well as new traffic signals at the Ellis Road intersections with East Drive, Distribution Drive/Technology Drive West and Technology Drive East.

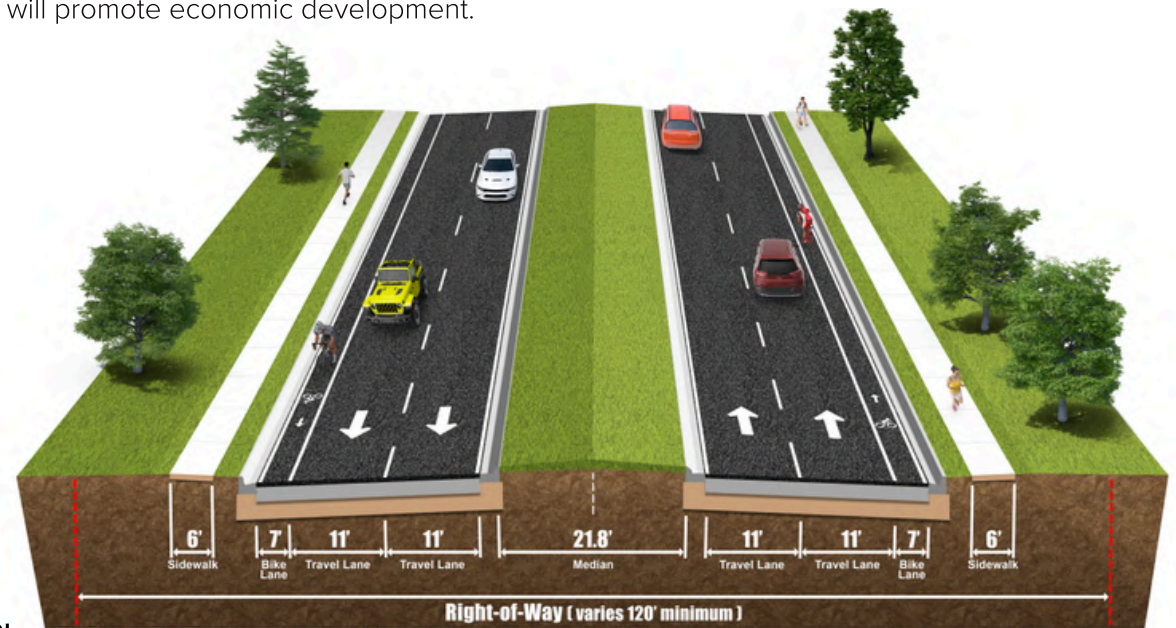
The project is being completed through a partnership with Brevard County, the cities of Melbourne and West Melbourne, and the Space Coast Transportation Planning Organization (TPO). The Melbourne International Airport has also been involved with the project.

PROJECT DETAILS

- **Relieve Traffic Congestion:** Widening the road from two lanes to four lanes will help ease current congestion and reduce freight bottlenecks.
 - Two 11-foot-wide travel lanes in each direction, 7-foot wide bicycle lanes, and 6-foot-wide sidewalks on both sides. (See Figure 1 – Proposed Typical Section)
- **Enhance Safety:** New lighting, better access management to reduce the likelihood of crashes, new bike lanes and sidewalks along the corridor, and improved crossings at signalized intersections will make the road safer for all users.
- **Drainage Improvements:** This includes enclosed canals and an interconnected stormwater management system, three regional ponds for runoff, and a relocated sanitary lift station will help manage heavy rain.
- **Incorporate Smart Technology:** Two new signalized intersections and two upgraded signalized intersections with Intelligent Transportation Systems (ITS) technologies, plus traffic cameras and Bluetooth sensors will help monitor and manage traffic more efficiently.
 - New Traffic Signal: Ellis Road and East Drive
 - New Traffic Signal: Ellis Road and Distribution Drive/Technology Drive West
 - New Traffic Signal: Ellis Road and Technology Drive East
- **Support the Economy:** Improved access to major employers, including national defense contractors, enhanced freight routes and stronger connections to ports and tourist destinations will promote economic development.




[CLICK HERE FOR MORE INFORMATION](#)



AMAZON FIRST MILE LOGISTICS HUB

Amazon is moving forward with plans to build a massive distribution facility in West Melbourne. This development could bring close to 1,000 jobs and transform open pasture land into a regional logistics hub. The project, identified in city records as Project Zeppelin, is slated for a 117-acre site west of Interstate 95 near U.S. 192 and the St. Johns Heritage Parkway. At its center will be a 652,000-square-foot warehouse and space for 992 employee parking spots.



AREA DEMOGRAPHICS

West Melbourne, Florida is a rapidly growing city located in the heart of Brevard County along Florida's Space Coast. Known for its strong economy, highly skilled workforce, and exceptional quality of life, the area benefits from a diverse blend of technology, aerospace, defense, healthcare, and logistics industries. West Melbourne is home to major regional employers including L3Harris Technologies, Northrop Grumman, Embraer, and Florida Institute of Technology, creating consistent demand for both commercial and residential real estate.

The city continues to experience steady population growth driven by job expansion, affordable living, and proximity to world-class beaches. Infrastructure investment throughout the region—including roadway expansions, new residential developments, and ongoing improvements at Melbourne International Airport—further supports long-term economic vitality.

Retail, industrial, and office users are drawn to West Melbourne's strategic location with direct connectivity to I-95, US-1, and the St. Johns Heritage Parkway. The local trade area is strengthened by a dense and growing population base, strong household incomes, and year-round tourism generated by the Space Coast's launch activity, cruise terminals, and beachside communities.

Overall, West Melbourne offers a compelling combination of growth, stability, and accessibility, making it one of Central Florida's most attractive markets for investment, development, and commercial expansion.

WEST MELBOURNE, FL

3-MILE RADIUS FROM SITE

21,570

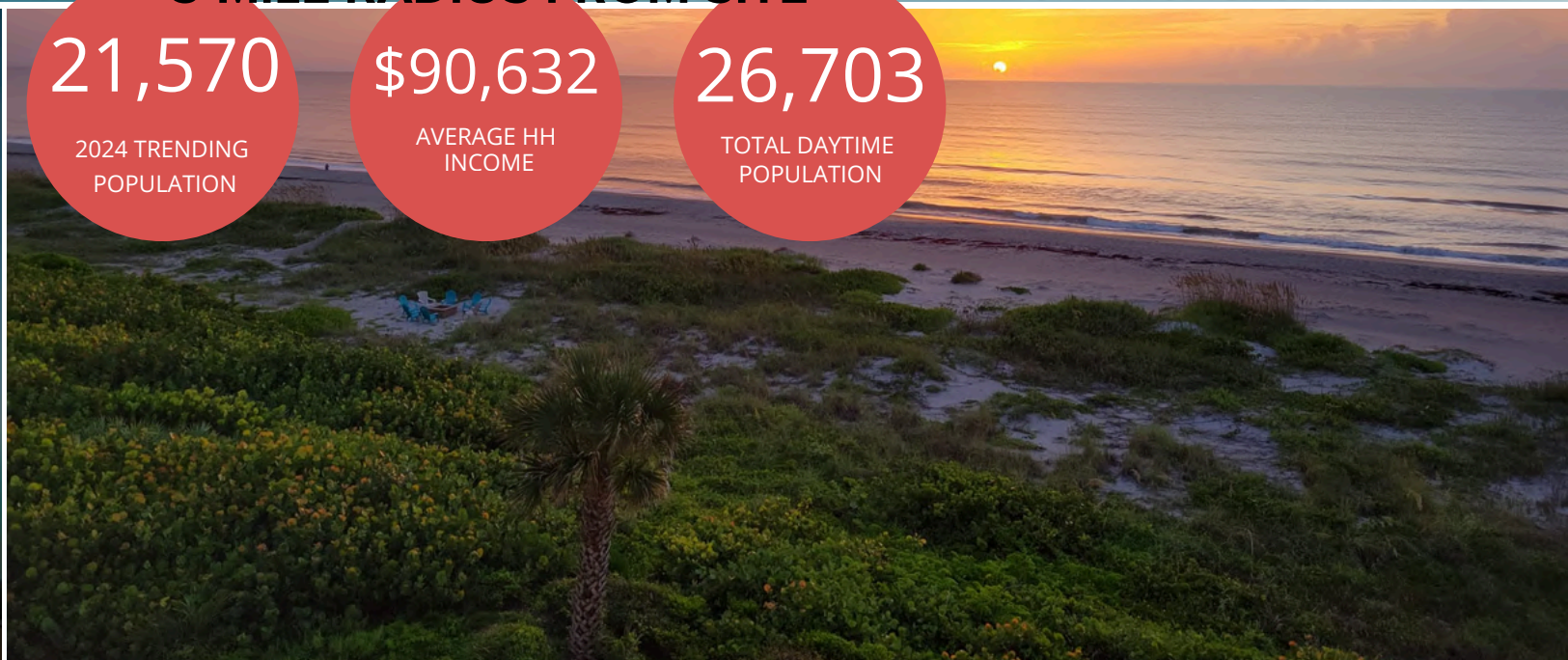
2024 TRENDING
POPULATION

\$90,632

AVERAGE HH
INCOME

26,703

TOTAL DAYTIME
POPULATION



HERITAGE LAKES

RETAIL PADS AVAILABLE FOR SALE / LEASE

± 9.45 ACRES AVAILABLE FOR RETAIL, FINANCIAL, MEDICAL, HOSPITALITY, SELF STORAGE, LIMITED INDUSTRIAL

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