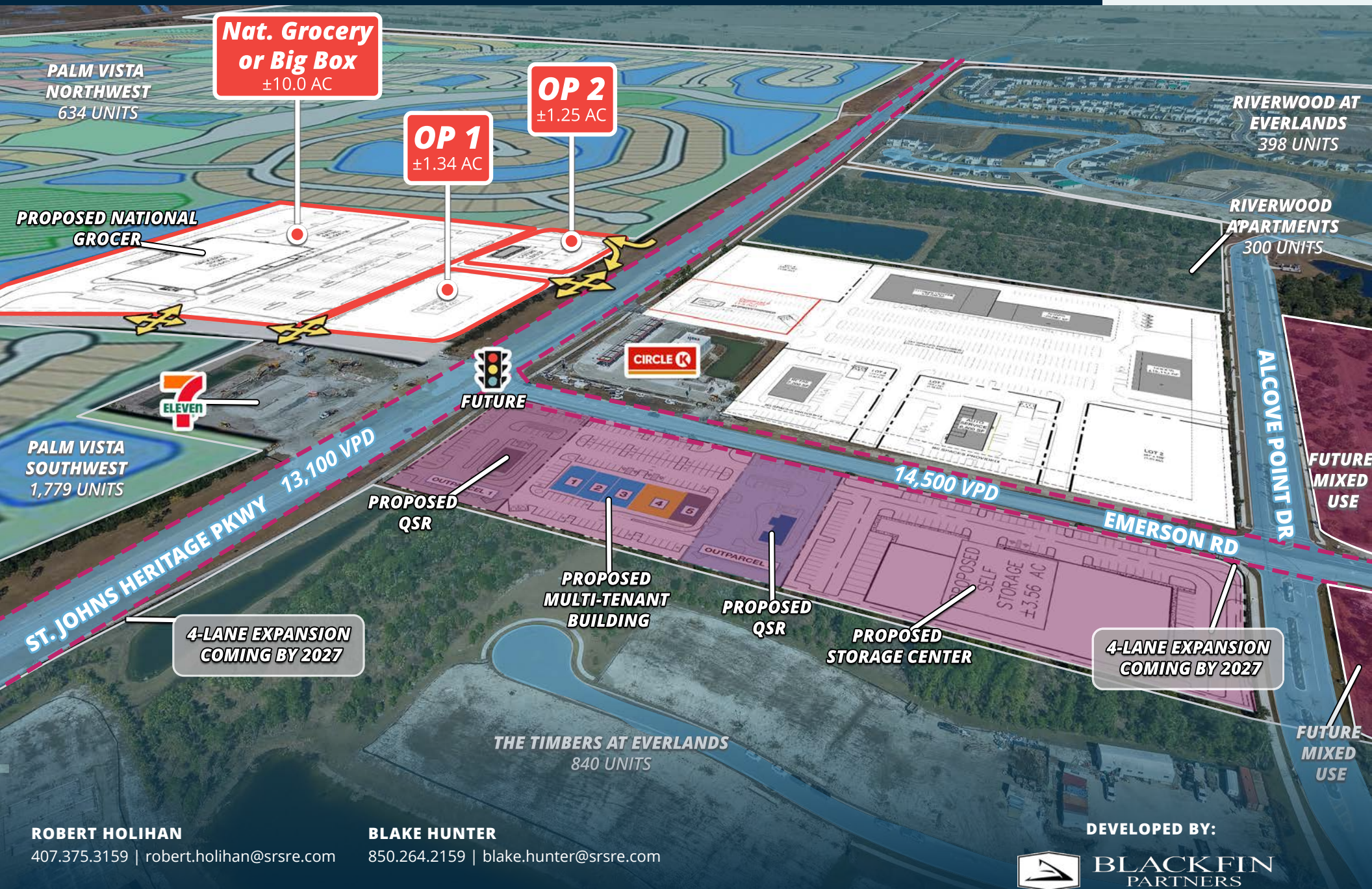


Heritage Town Center (NWC)

St. Johns Heritage Pkwy. & Emerson Dr. | Palm Bay, Florida





Heritage Town Center

St. Johns Heritage Pkwy. &
Emerson Dr.
Palm Bay, FL

Property Specifications

PARCEL SIZE

OP 1 - ±1.34 AC

OP 2 - ±1.25 AC

Nat. Grocery or Big Box - ±10.0 AC

Traffic Counts

St. Johns Heritage Pkwy. 13,100 VPD

Emerson Dr. 14,500 VPD

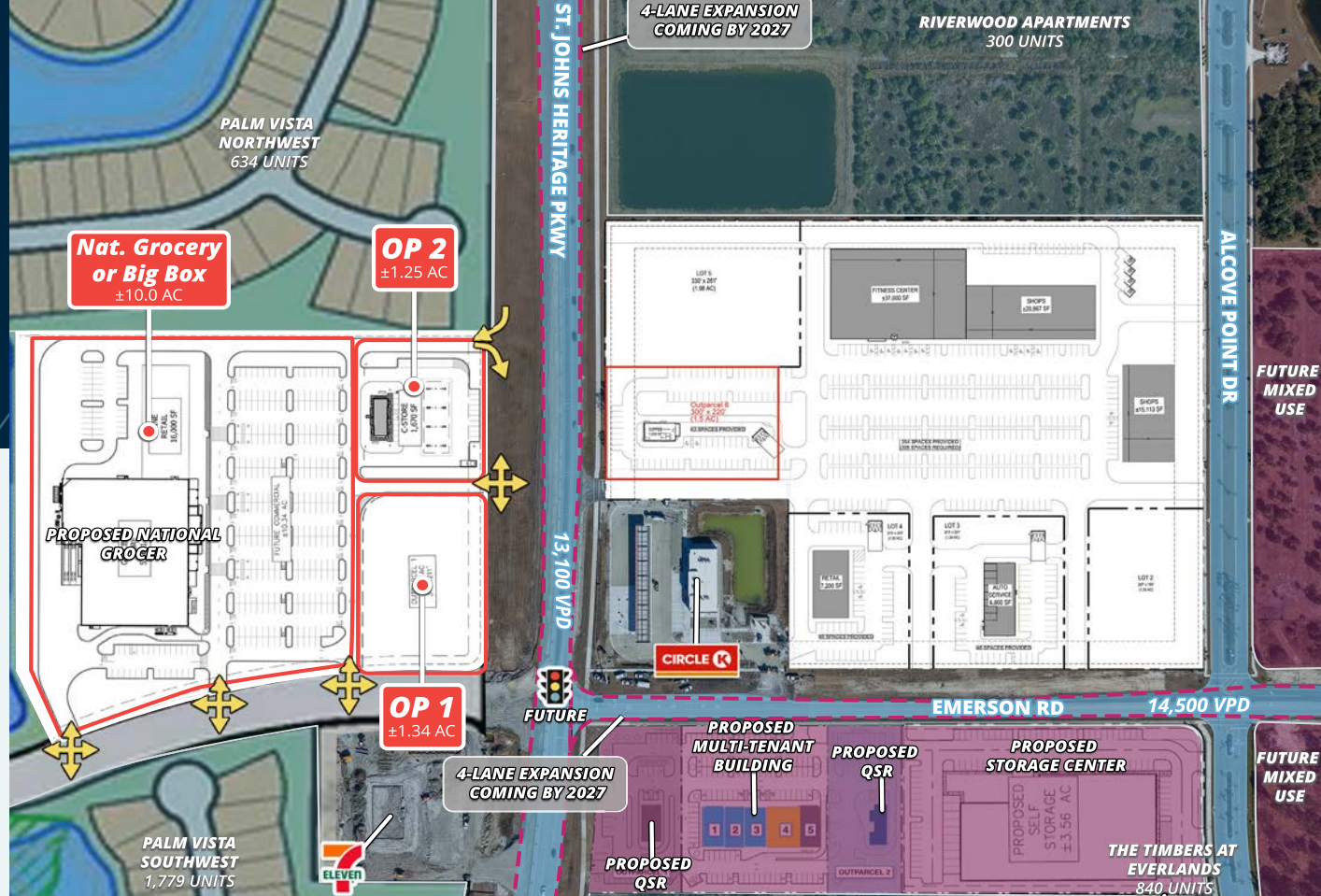
Source: FDOT

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850.264.2159 | blake.hunter@srsre.com



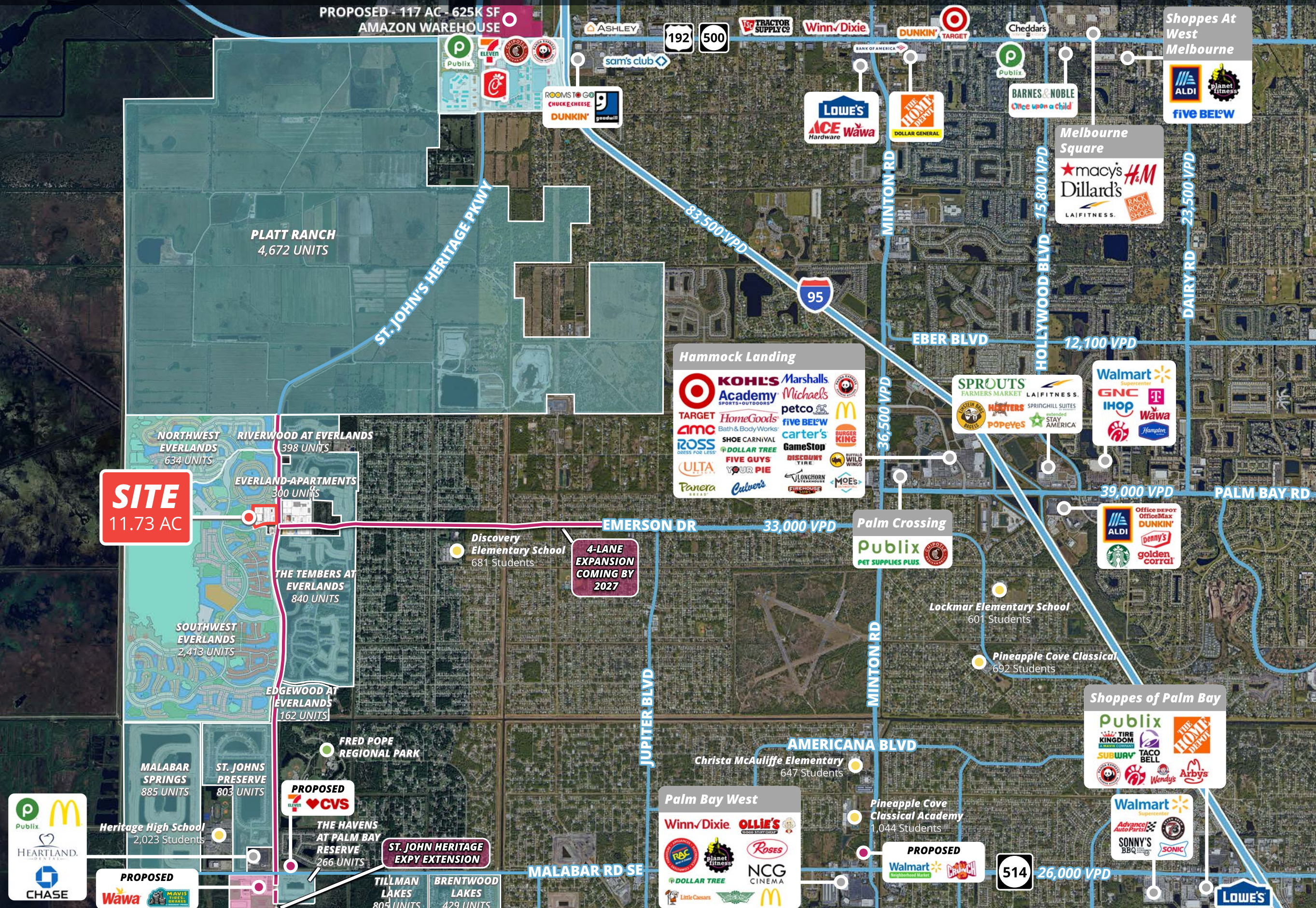
About the Property

- Prime Palm Bay site with 14,000 new homes planned nearby, including Lennar's 4,747-home Everlands and adjacent 4,600+ home Platt Ranch
- Controls 3 corners of a rapidly growing commercial corridor
- Major road expansions and future I-95 connection make this a key commuter corridor
- Limited retail competition in the immediate vicinity positions this as a 60+ acre primary commercial hub

Demos

RADIUS	Population	Proj. Annual Growth 2025-2030	Total Daytime Population	Average Household Income
1 MILE	9,420	1.30%	7,654	\$87,063
3 MILES	60,922	1.20%	46,400	\$92,321
5 MILES	145,002	1.38%	112,050	\$96,287

Palm Bay, FL

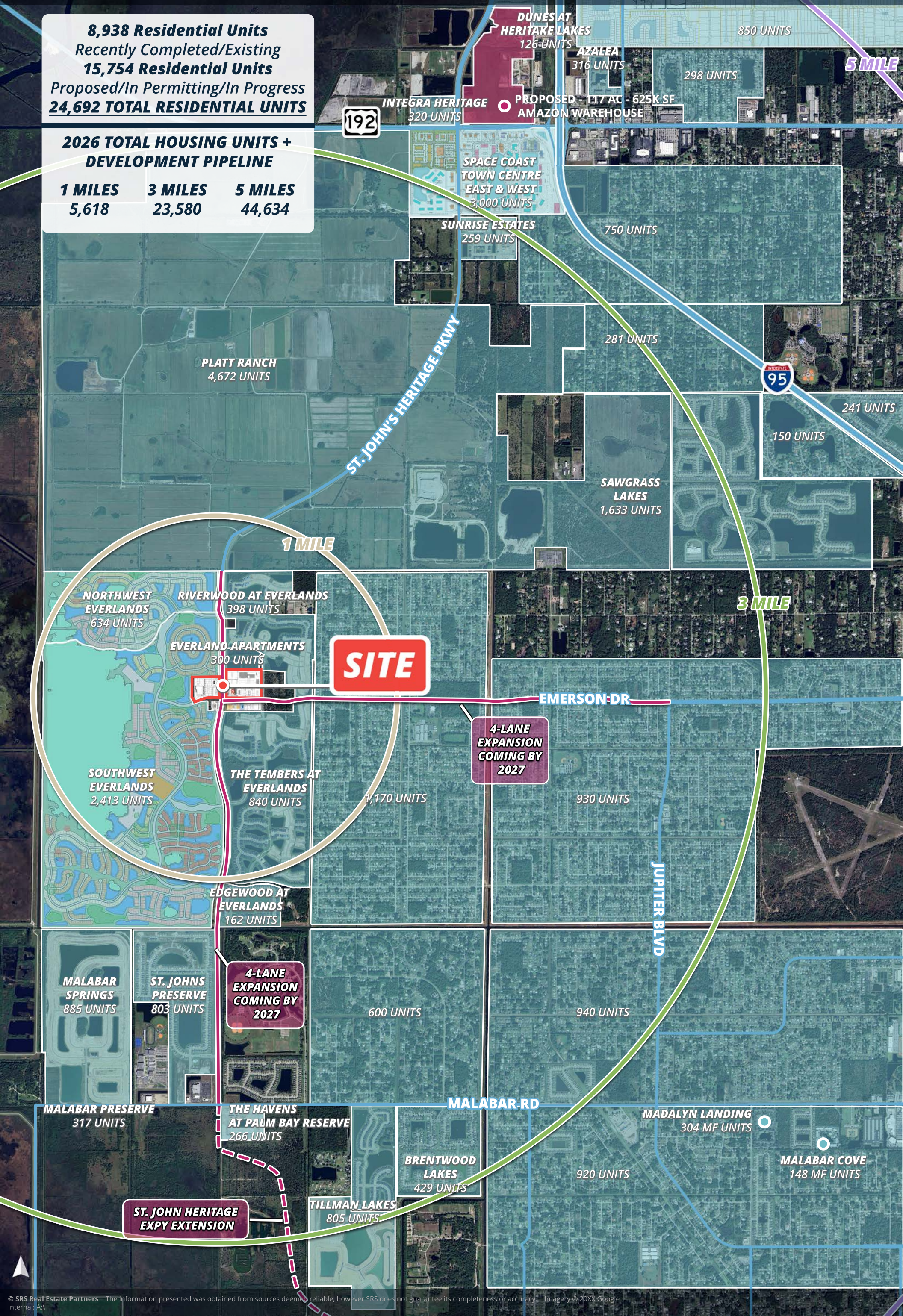


Palm Bay, FL



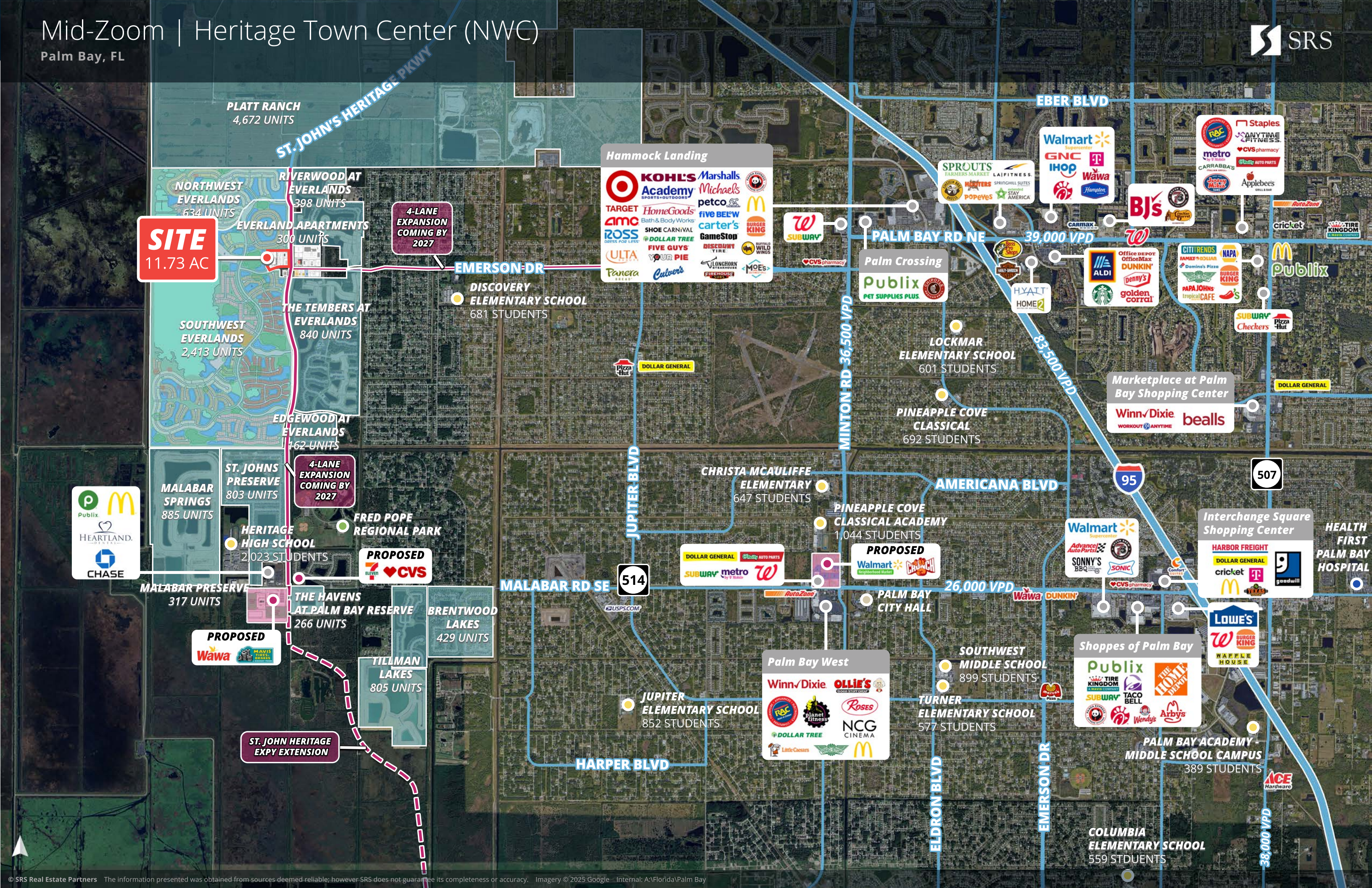
2026 TOTAL HOUSING UNITS + DEVELOPMENT PIPELINE

1 MILES	3 MILES	5 MILES
5,618	23,580	44,634

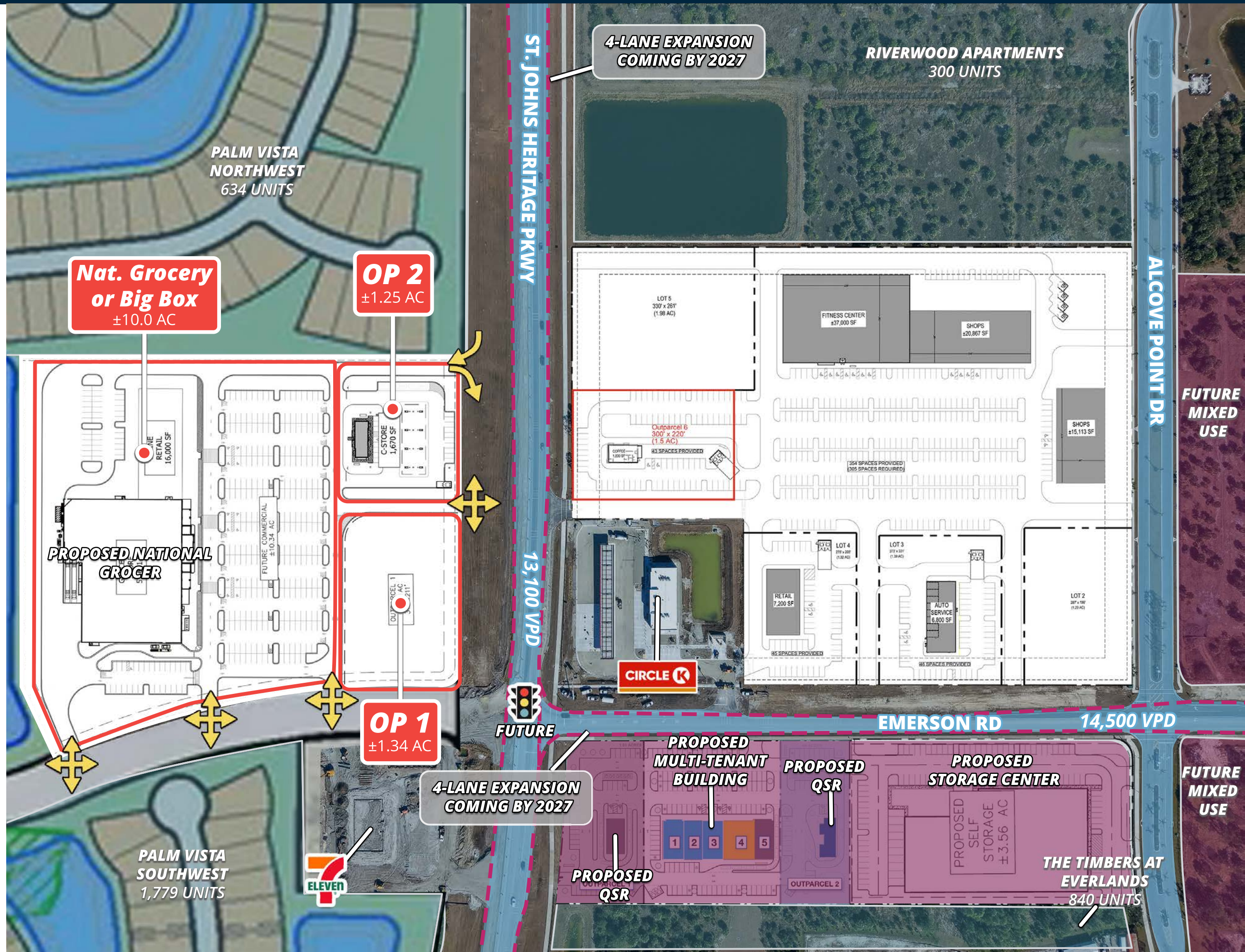


Mid-Zoom | Heritage Town Center (NWC)

Palm Bay, FL



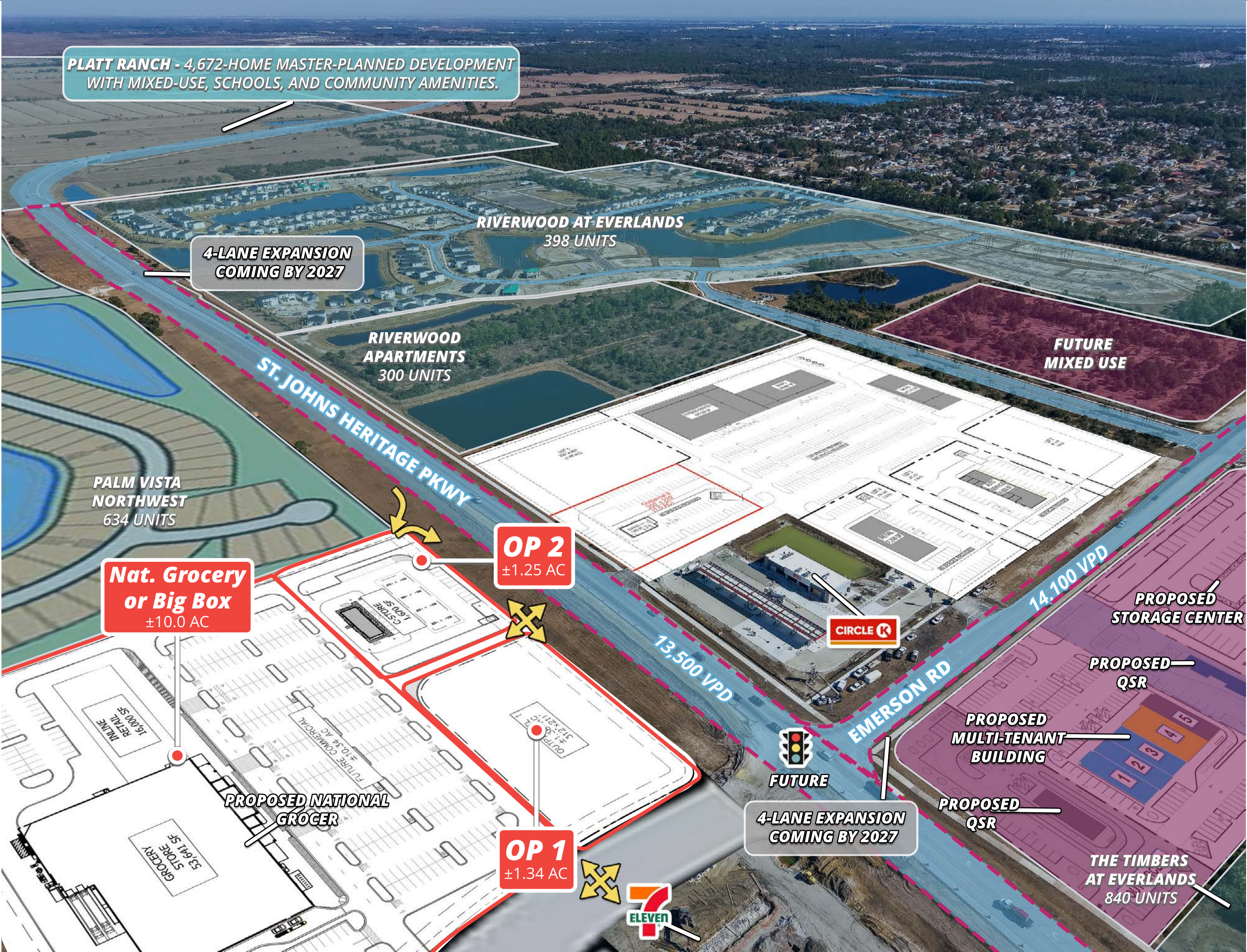
Drone Aerials - Bird's Eye



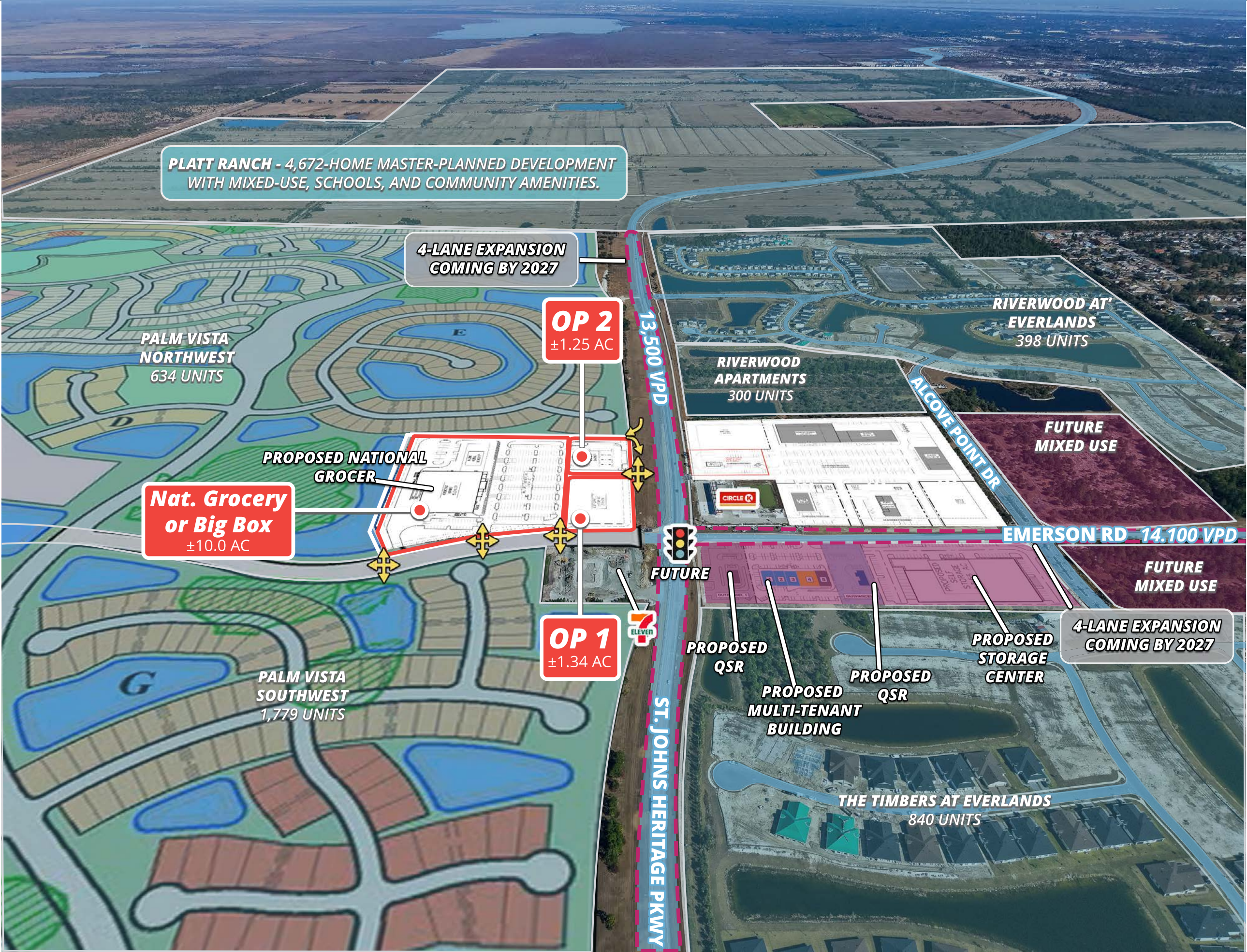
Drone Aerials - Facing East



Drone Aerials - Facing NE



Drone Aerials - Facing North



Drone Aerials - Facing SE



Drone Aerials - Facing South



Drone Aerials - Facing South Zoom Out





Area Snapshot

1 MILE

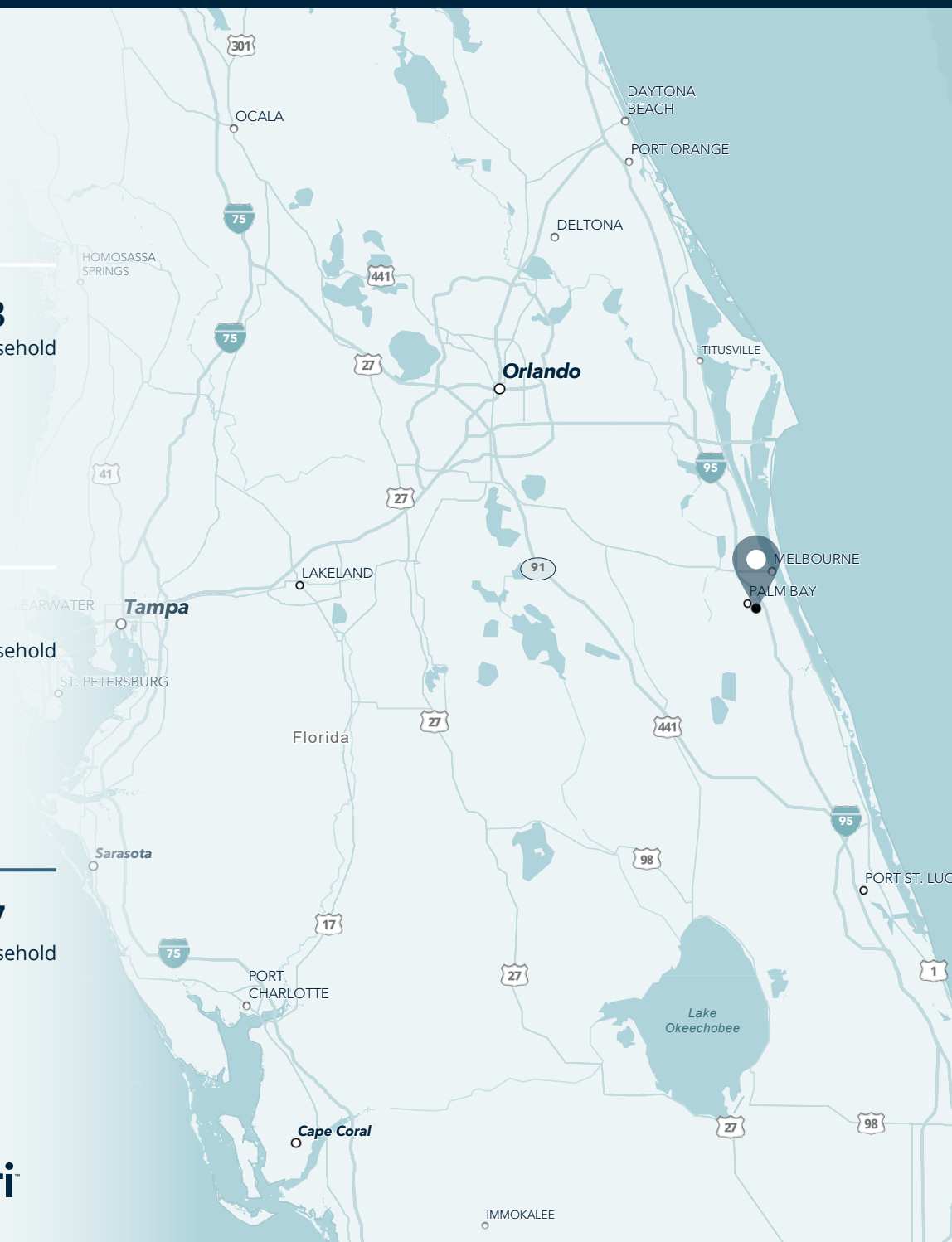
9,420	1.30%	7,654	\$87,063
Population	Proj. Annual Growth 2025-2030	Total Daytime Population	Average Household Income

3 MILES

60,922	1.20%	46,400	\$92,321
Population	Proj. Annual Growth 2025-2030	Total Daytime Population	Average Household Income

5 MILES

145,002	1.38%	112,050	\$96,287
Population	Proj. Annual Growth 2025-2030	Total Daytime Population	Average Household Income



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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