

WEST MELBOURNE, FL

NWC PALM BAY RD & HOLLYWOOD BLVD

1.7 ACRES AVAILABLE FOR LEASE OR BUILD TO SUIT



PROJECT DETAILS

NWC PALM BAY RD & HOLLYWOOD BLVD • 1.7 ACRES AVAILABLE FOR LEASE OR BUILD TO SUIT

AVAILABLE SPACE

1.70 Acres

TRAFFIC COUNTS

47,500 ADT on Palm Bay Rd
14,800 ADT on Hollywood Blvd

PROPERTY HIGHLIGHTS

- Last remaining outparcel in West Melbourne Interchange Center
- Center is anchored by Esporta Fitness, Sprouts Farmers Market (2023), Learning Experience, Hooter's, Racetrac, Extended Stay America and Springhill Suites
- Shopping Center drew 1.3M annual visits in 2023. 1.5M projected in 2024
- Conveniently positioned adjacent to I-95 (65,500 ADT), Walmart Supercenter and Bass Pro Shops
- Surrounding trade area contains the highest population densities in Brevard County
- C-1 Zoning (West Melbourne) within Interchange Commercial Overlay District

CO-TENANTS



Sprouts, ESporta, Extended Stay America, Spring Hills Suites Marriott, The Learning Center, Einstein Bros, Popeyes, Racetrac, Hooters

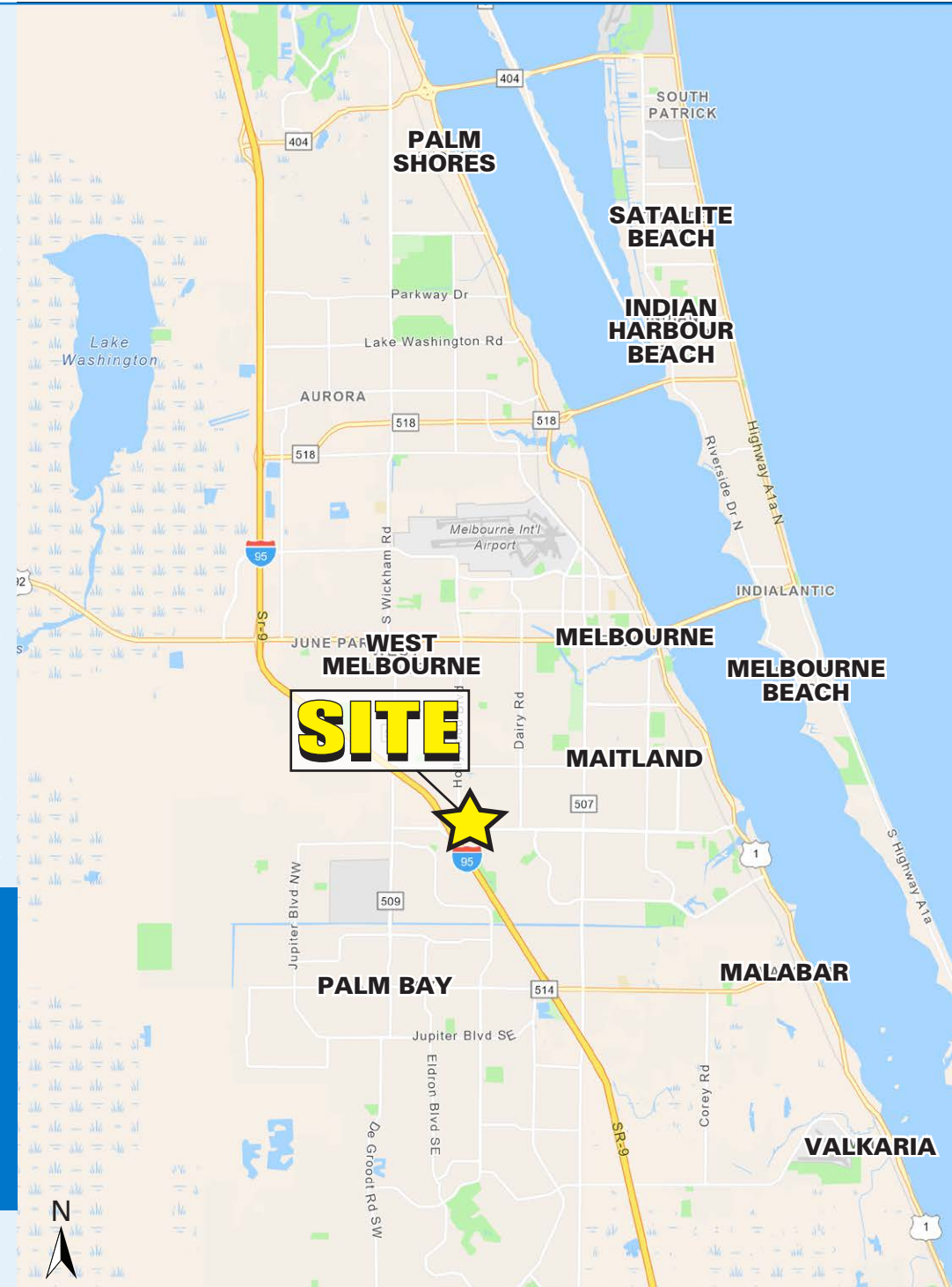
COUNTY

Brevard County

MARKET

West Melbourne, FL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
 TOTAL POPULATION	9,673	84,047	163,533	221,620
 AVERAGE HH INCOME	\$76,719	\$79,451	\$77,555	\$83,750



MARKET AERIAL

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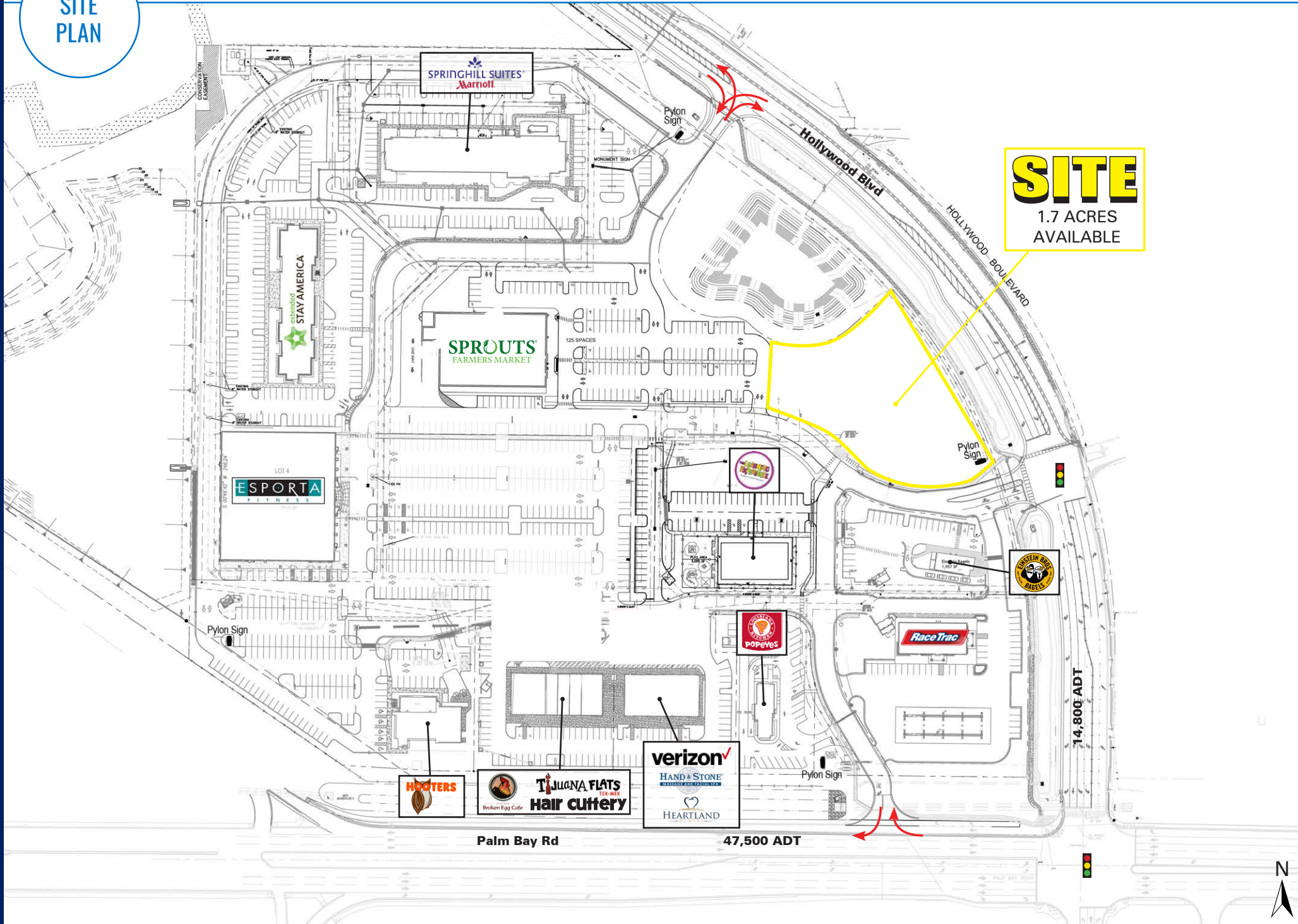
BIRDS EYE

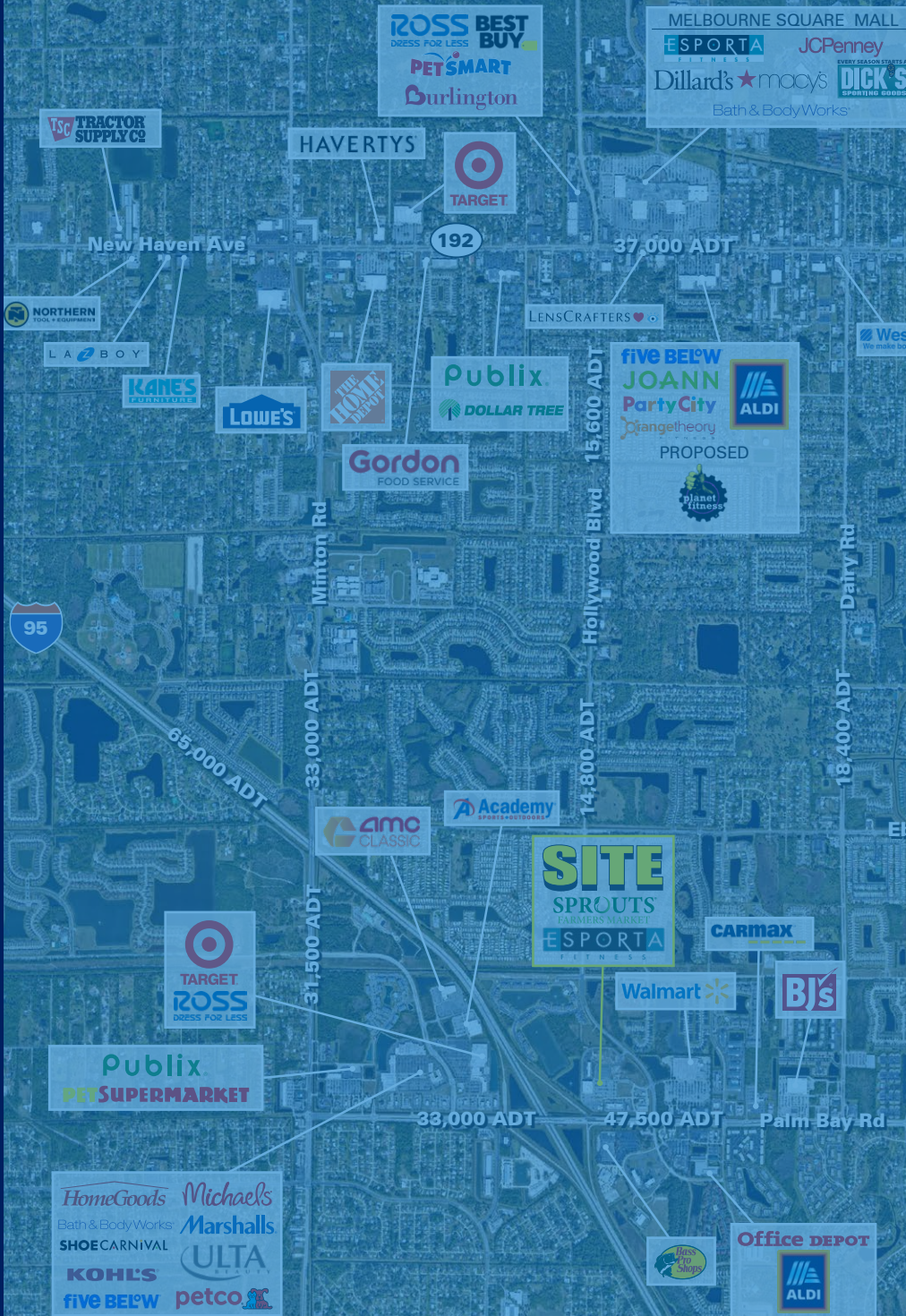
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SITE
1.7 ACRES
AVAILABLE

SITE PLAN





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GREG GODINO

561.424.3013
GGODINO@ATLANTICRETAIL.COM

MATT LYNCH

561.424.3019
MLYNCH@ATLANTICRETAIL.COM



- ALBANY
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WEST PALM BEACH
HOLTEC BUILDING
1001 N US HWY ONE, SUITE 600
JUPITER, FL 33477
561.427.6699

WWW.ATLANTICRETAIL.COM

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