

COMMERCIAL

ASSEMBLAGE

PALM BAY, FLORIDA

FOUR CONTIGUOUS PARCELS

A high-visibility development opportunity at Emerson Drive NE and Esterbrook Avenue NE, just south of Malabar Road.

APPROX. 0.95 ACRES*

CORNER / DUAL-STREET EXPOSURE

INFILL GROWTH CORRIDOR

1490 & 1480 Emerson Dr NE | 113 & 101 Esterbrook Ave NE

*Combined site area is approximate. Buyer to verify parcel dimensions, acreage and development feasibility.

THE OPPORTUNITY

A unified corner site positioned for the next chapter of Palm Bay growth.



SITE AT A GLANCE

4	~0.95	2	32907
CONTIGUOUS PARCELS	COMBINED ACRES*	STREET FRONTAGES	PALM BAY ZIP CODE

DEVELOPMENT STORY

The assemblage combines four adjoining properties into a more flexible infill canvas near the signalized Malabar Road / Emerson Drive commercial node. The corner configuration, established roadway visibility and surrounding retail concentration support a compelling repositioning narrative for neighborhood-serving commercial uses.

POTENTIAL POSITIONING

- Professional / medical office
- Daycare / educational use
- Owner-user campus
- Neighborhood retail or service
- Boutique mixed-use concept
- Land-banking / phased redevelopment

Conceptual uses only. All uses, access, density, parking, utilities, zoning and entitlements are subject to buyer due diligence and governmental approval.

SURROUNDED BY DAILY-NEEDS RETAIL

A recognizable commercial ecosystem along Malabar Road.



WHY THIS LOCATION READS COMMERCIAL

ESTABLISHED DRAW	INFILL VISIBILITY	GROWING CUSTOMER BASE
Walmart, Home Depot, Publix, Lowe's, Wawa and national restaurant brands reinforce the node.	The site sits immediately off a major east-west arterial with exposure from Emerson Drive and Esterbrook Avenue.	Palm Bay reached an estimated 148,092 residents in 2025; the city describes a population approaching 150,000.

MARKET SIGNALS

148,092

2025 Palm Bay population estimate

~664K

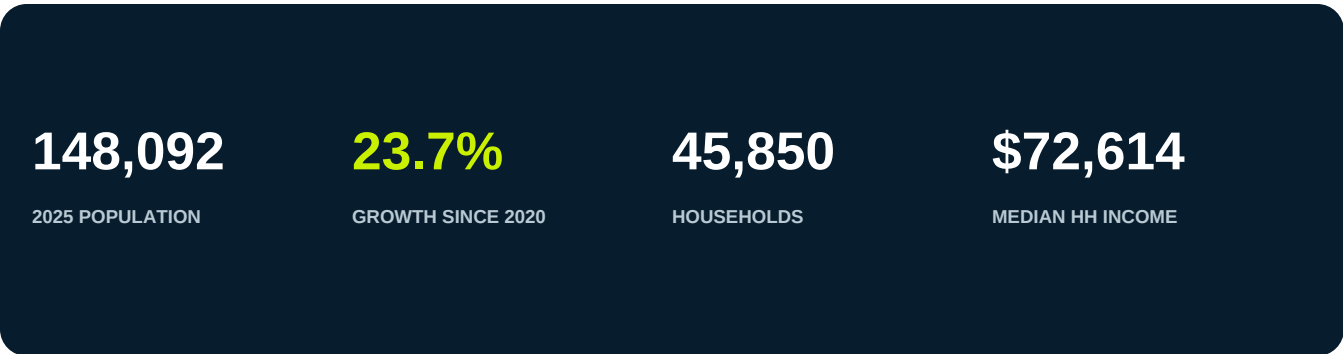
2025 Palm Bay-Melbourne-Titusville MSA population

17,270

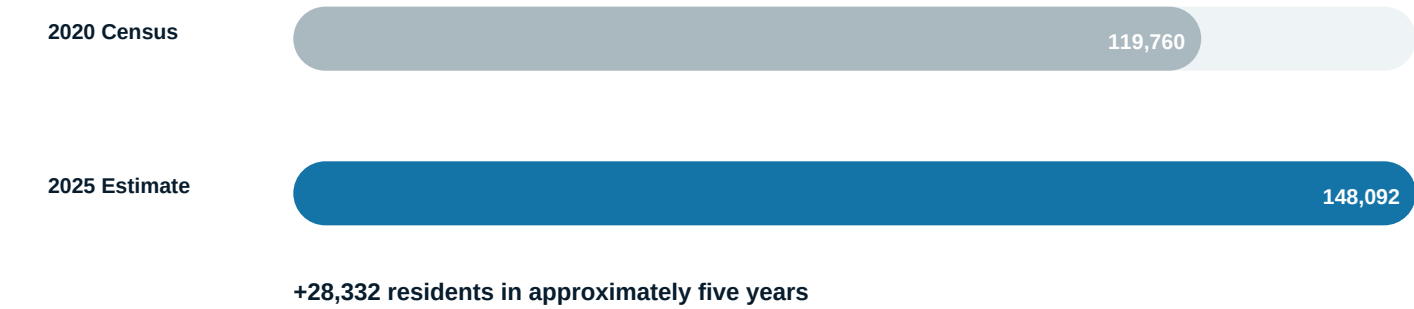
2024 AADT on Emerson Dr, Jupiter Blvd to Malabar Rd

PROPERTY DEMOGRAPHICS REPORT

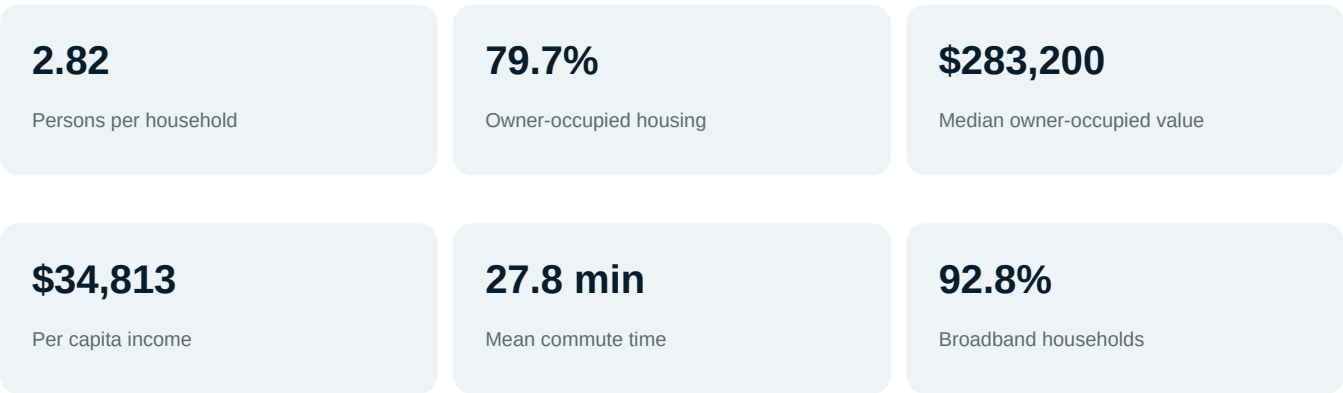
Palm Bay market snapshot supporting neighborhood-serving commercial demand.



POPULATION MOMENTUM



HOUSEHOLD & CONSUMER PROFILE



COMMERCIAL DEMAND INDICATORS



Source: U.S. Census Bureau QuickFacts. Population metrics use 2025 estimates; household, income, housing, education and commuting metrics use 2020-2024 ACS data; sales figures are 2022 Economic Census data. Citywide figures are market context and are not radius demographics.

EXISTING SITE IMPROVEMENTS

Four contiguous properties assembled for a unified development vision.



OFFICE / COMMERCIAL IMPROVEMENT



EMERSON DRIVE FRONTAGE



CORNER RESIDENTIAL IMPROVEMENT



INTERIOR RESIDENTIAL IMPROVEMENT

Images document current improvements and site context. Property condition, occupancy and all improvement details are subject to buyer inspection and verification.

CORRIDOR PERSPECTIVES

Visibility, access context and commercial-node proximity from the air.



Aerial photography is for orientation only. Property boundary, access points and roadway conditions must be independently verified.

INVEST IN THE CORNER

Four parcels. One development vision.

1490 & 1480 Emerson Dr NE

113 & 101 Esterbrook Ave NE | Palm Bay, FL 32907

REQUEST DETAILS & SCHEDULE A SITE TOUR

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YOUR MOVE. ELEVATED.

BROCHURE DESIGNED BY



MAP CONNECTION SERVICES

Aerial imaging | Property marketing



SCAN TO CONNECT

SOURCES & NOTICE

Sources: City of Palm Bay Economic Development; U.S. Census Bureau QuickFacts (2025 estimate); Florida Legislature Office of Economic and Demographic Research; Palm Bay public traffic analysis citing SCTPO 2024 AADT. Information is believed reliable but is not guaranteed. Acreage is approximate. Buyer must independently verify all property facts, assemblage availability, zoning, future land use, access, utilities, environmental conditions, development rights and governmental approvals. Aerial boundary is illustrative only and is not a survey. Equal Housing Opportunity.