

# 1790 PALM BAY RD NE — DEVELOPMENT OPPORTUNITY

Palm Bay, Florida

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## Executive Overview

1790 Palm Bay Rd presents a rare opportunity to acquire a high-visibility commercial development site along one of Brevard County's primary east-west corridors. Positioned between Babcock St and Knecht Rd, the property benefits from strong daily traffic exposure and surrounding residential density supporting neighborhood-serving commercial uses.

With approximately **40,540 vehicles per day (AADT 2024)** and direct connectivity to major employment centers, the site is well suited for retail, medical, professional, and service-oriented development.

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## Property Snapshot

- Address: 1790 Palm Bay Rd NE, Palm Bay, FL
- Acreage: ±7.1 Acres
- Zoning: Community Commercial (CC)
- Frontage: ±275 ft on Palm Bay Rd
- Traffic Count: 40,540 AADT
- Utilities: City Water & Sewer Available

**Use Type:** Neighborhood-serving commercial development

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## Why This Site Works

- High daily exposure and commuter traffic

1790 Palm Bay Rd One Page Summa...

- Flexible commercial zoning
  - Surrounded by residential demand base
  - Positioned along growth corridor connecting major employers
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## **Permitted Uses & Development Potential**

The Community Commercial zoning district supports a wide range of uses including:

### **Primary Opportunities**

- Medical or professional office
- Retail or showroom
- Quick-service restaurant
- Childcare or service business

### **Specialty Opportunities**

- Vehicle / boat / RV sales
  - Financial institutions
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### **Development Standards**

- Max Building Coverage: 35%
  - Max Height: 70 ft
  - Front Setback: 30 ft
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### **Risk & Due Diligence Considerations**

Prior to development, buyer should verify:

- Boundary & topographic survey
  - Wetland delineation
  - Utility capacity confirmation
  - Phase I environmental
  - Site engineering & drainage design
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### **Recommended Development Path**

#### **Most Viable Uses**

- Medical / professional campus
- Retail service plaza
- Restaurant / convenience commercial

### **Secondary**

- Specialty automotive or equipment use
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### **Overall Assessment**

The property represents a viable small-scale commercial development opportunity supported by strong traffic exposure and flexible zoning. Final feasibility will depend primarily on-site engineering and design rather than zoning limitations.

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### **For More Information**



#### **We Say Sold**

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**\*P.S.** The information contained in this document has been compiled from sources deemed reliable; however, it is not guaranteed to be accurate or complete. All buyers and developers are advised to conduct their own independent due diligence, including verification of zoning, utilities, environmental conditions, and development requirements prior to acquisition or construction.