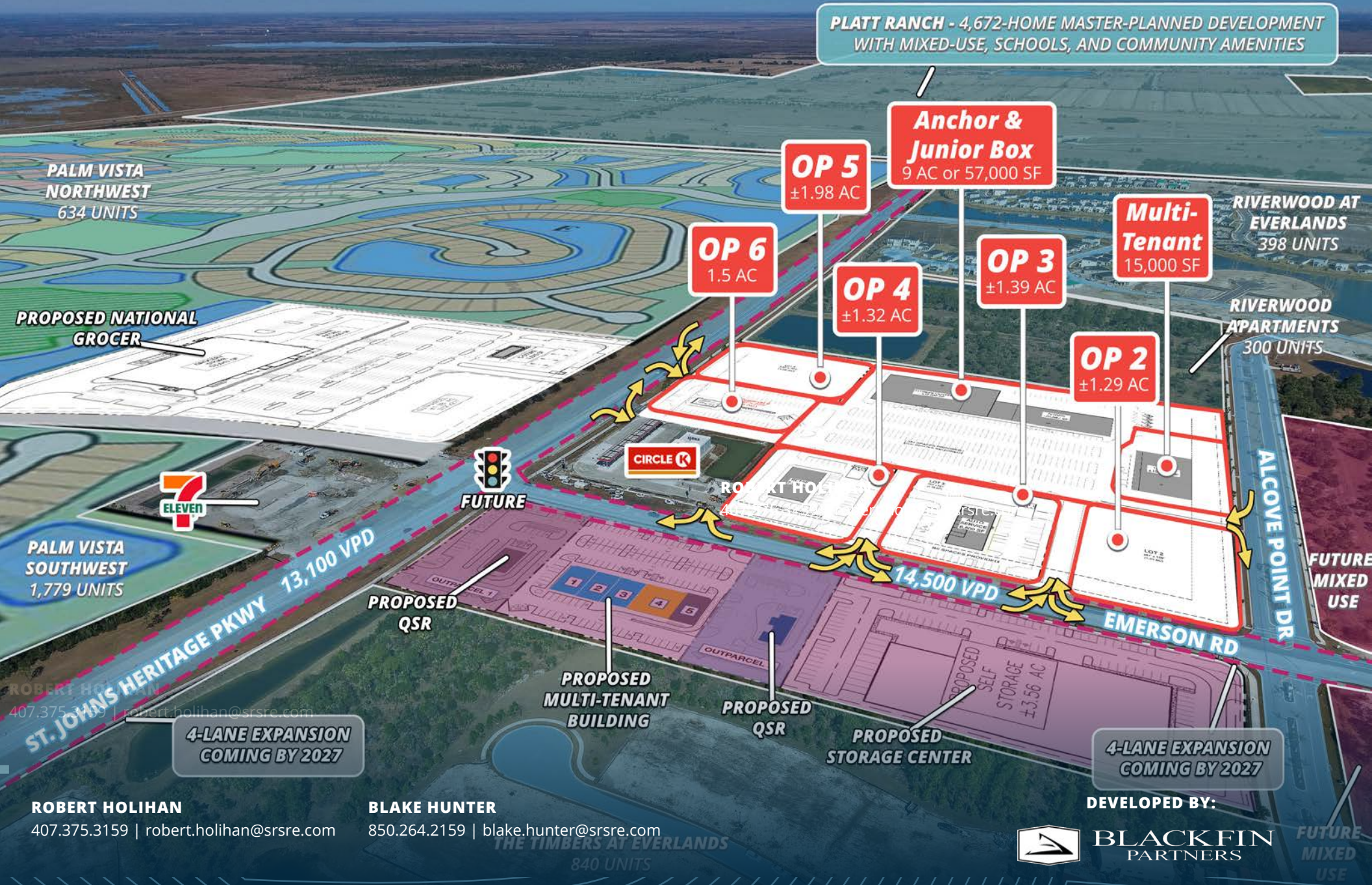


Heritage Town Center (NEC)

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 2 - ±1.29 AC

OP 3 - ±1.39 AC

OP 4 - ±1.32 AC

OP 5 - ±1.98 AC

OP 6 - ±1.5 AC

Multi-Tenant - 15,000 SF

Nat. Grocery or Big Box - ±9.0 AC or
57,000 SF

Traffic Counts

St. Johns Heritage Pkwy. 13,100 VPD

Emerson Dr. 14,500 VPD

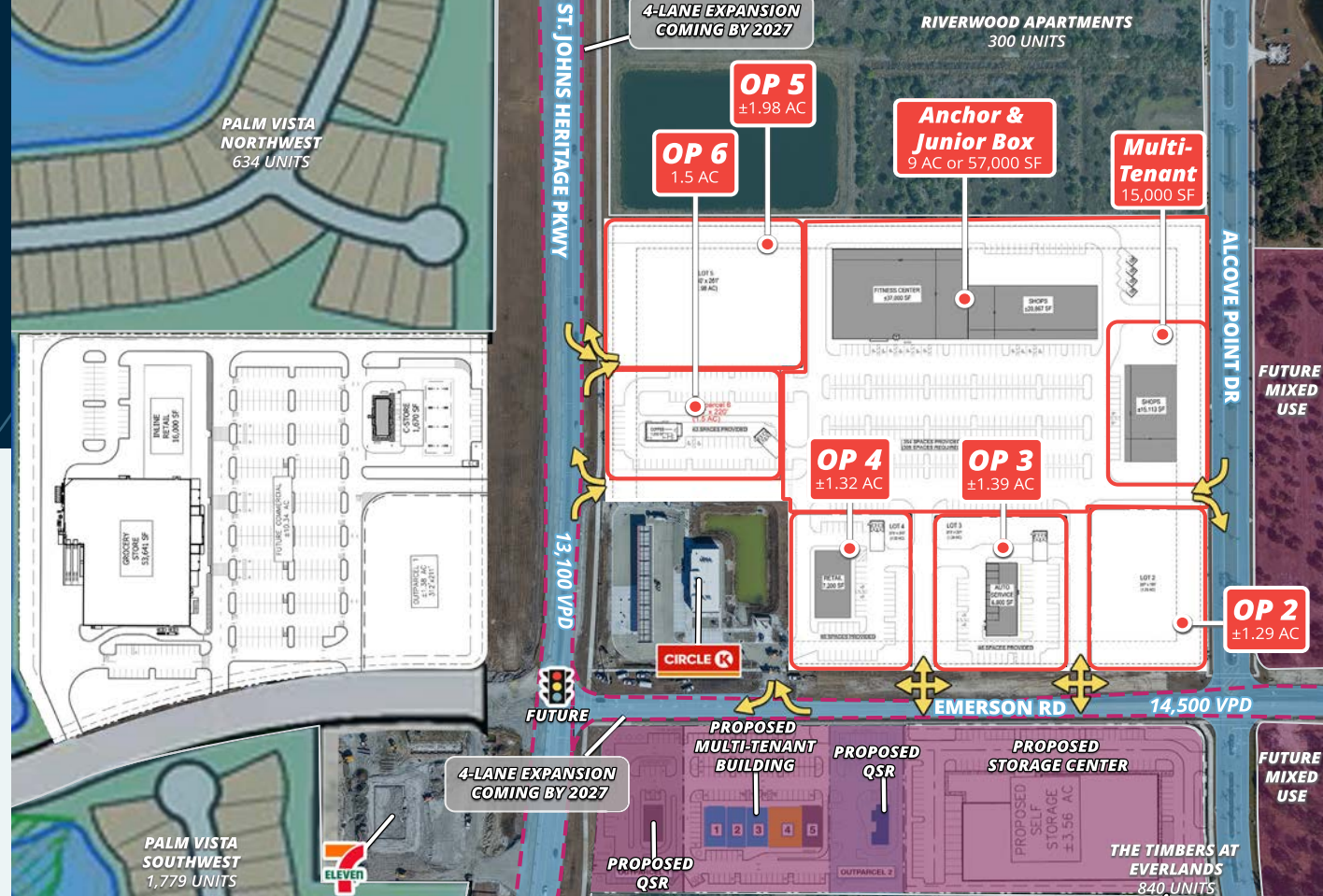
Source: FDOT

ROBERT HOLIHAN

407.375.3159 | robert.holihan@srsre.com

BLAKE HUNTER

850.264.2159 | blake.hunter@srsre.com



About the Property

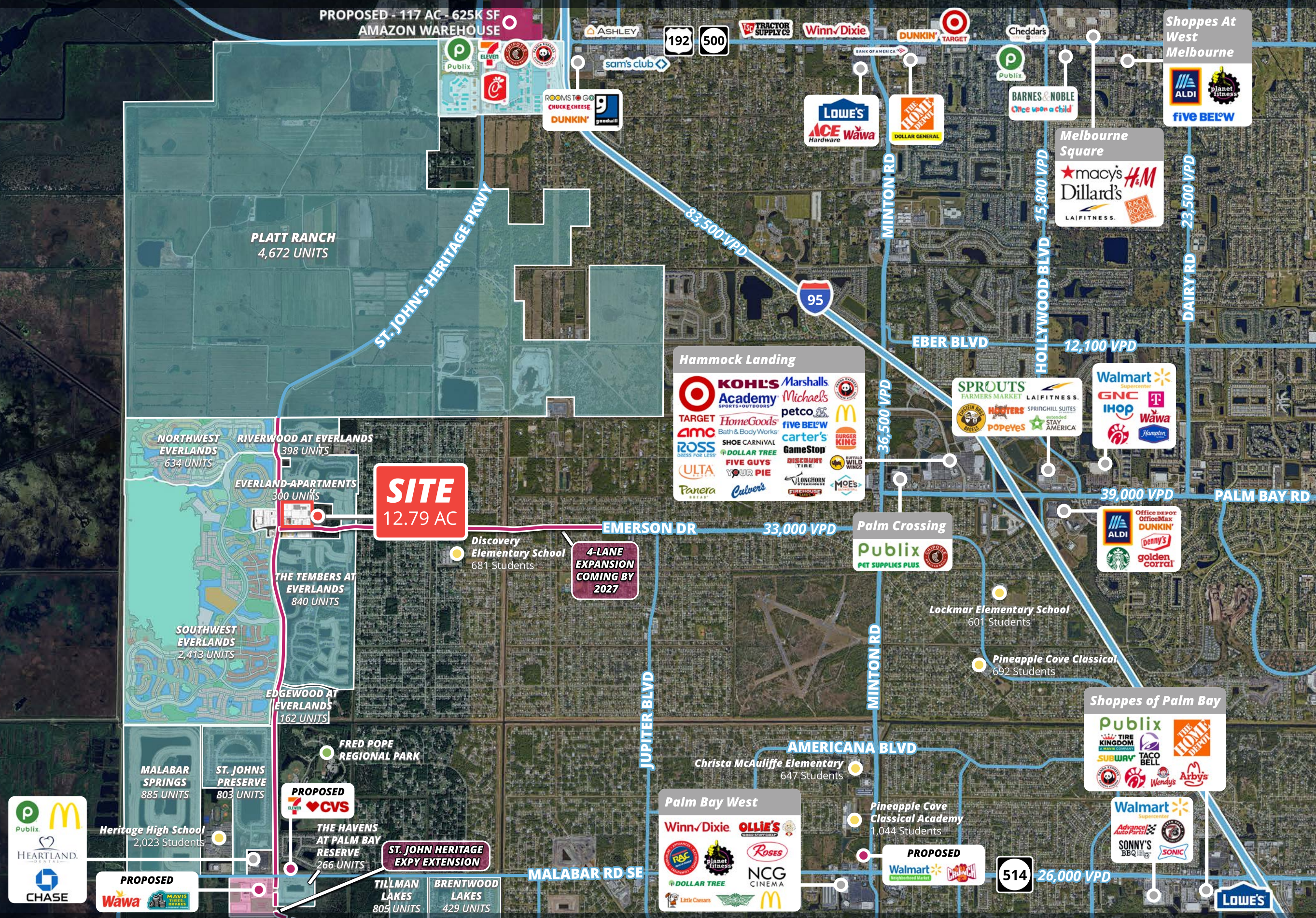
- Prime Palm Bay site with 14,000 new homes planned nearby, including Lennar's 4,747-home Everlands and adjacent 4,600+ home Platt Ranch
- Controls 3 corners of a rapidly growing commercial corridor
- Major road expansions and future I-95 connection make this a key commuter corridor
- Limited retail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

Trade Aerial | Heritage Town Center (NEC)

Palm Bay, FL



Residential Development | Heritage Town Center

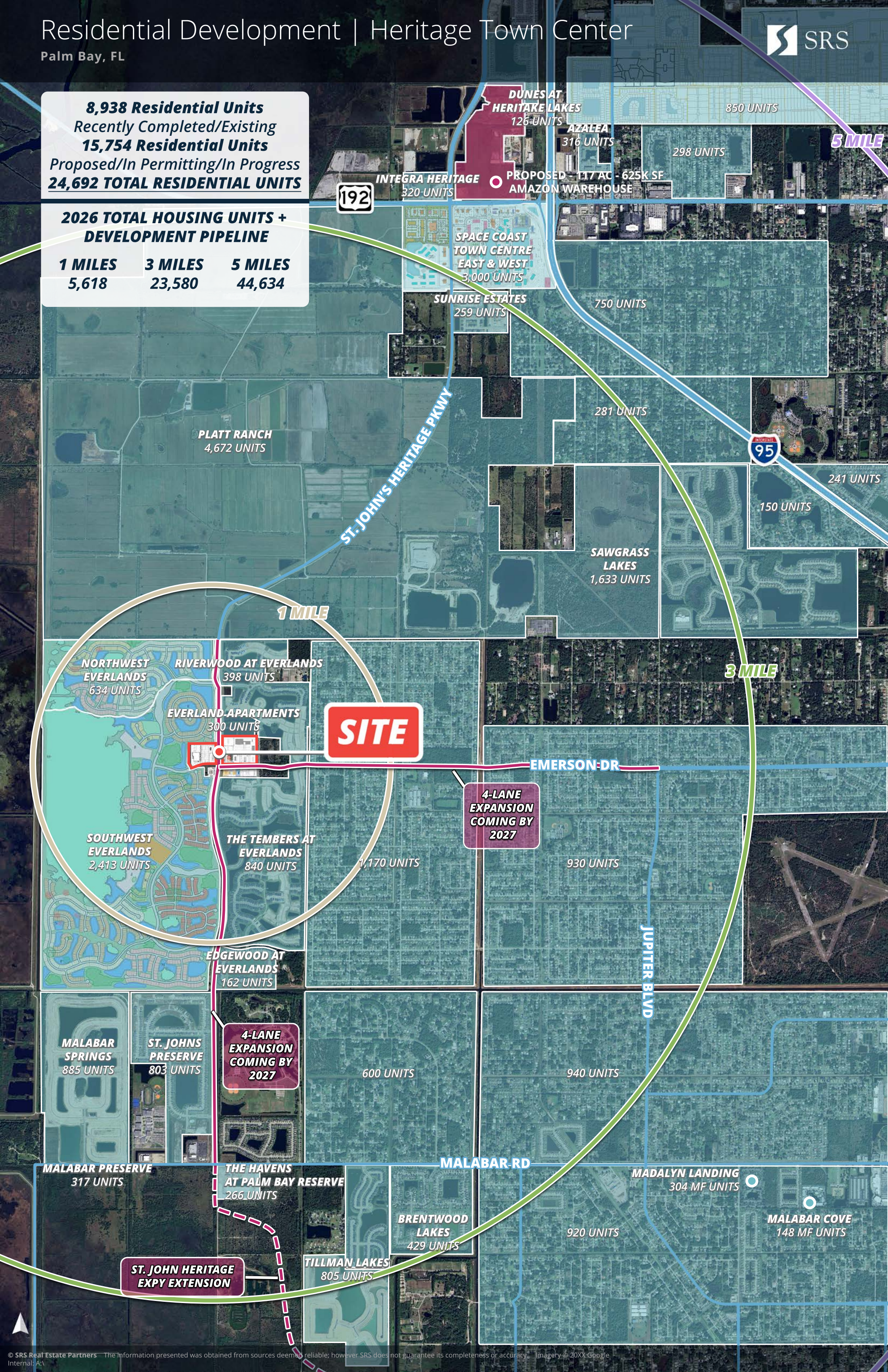
Palm Bay, FL



8,938 Residential Units
Recently Completed/Existing
15,754 Residential Units
Proposed/In Permitting/In Progress
24,692 TOTAL RESIDENTIAL UNITS

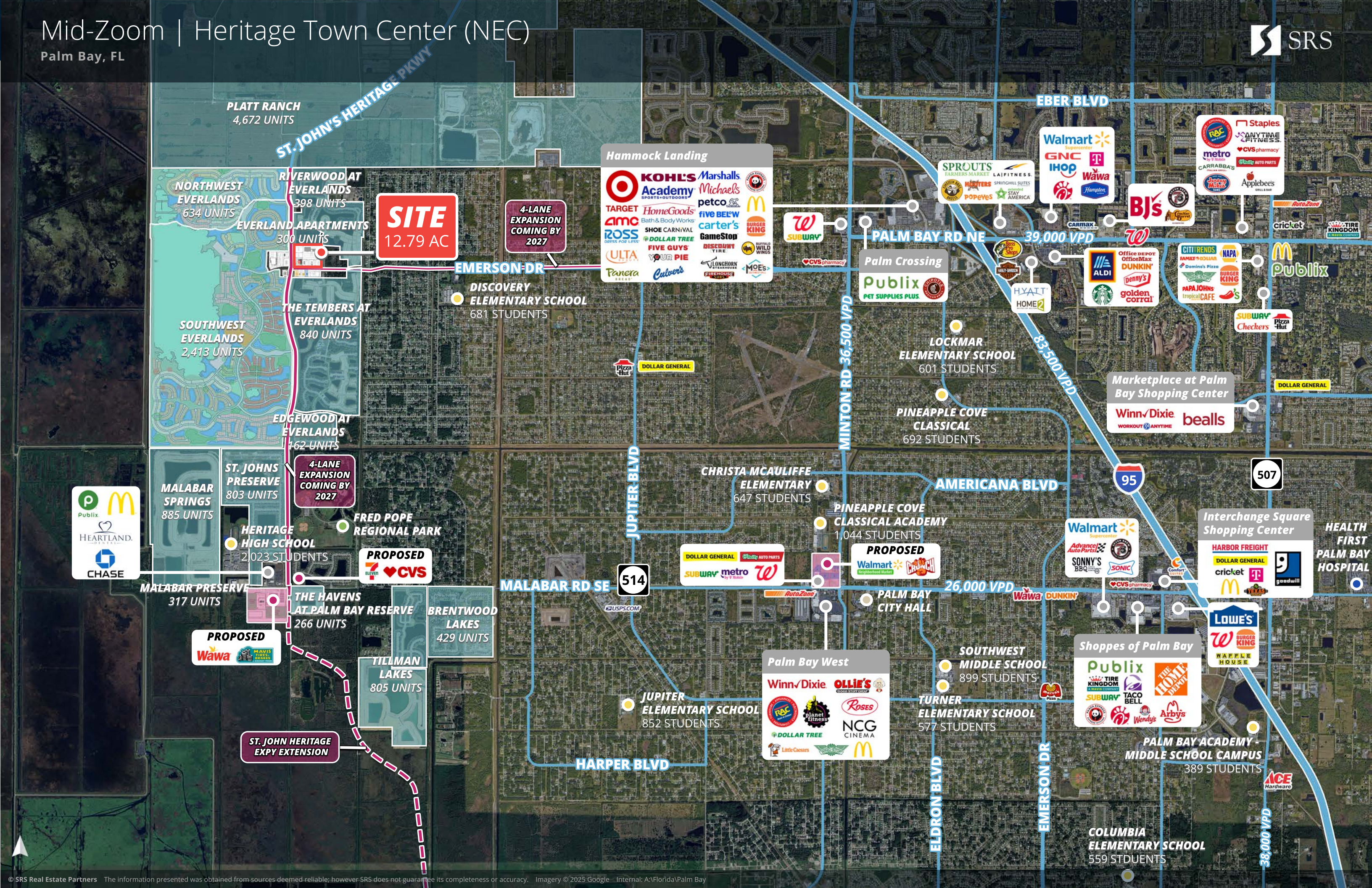
**2026 TOTAL HOUSING UNITS +
DEVELOPMENT PIPELINE**

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



Mid-Zoom | Heritage Town Center (NEC)

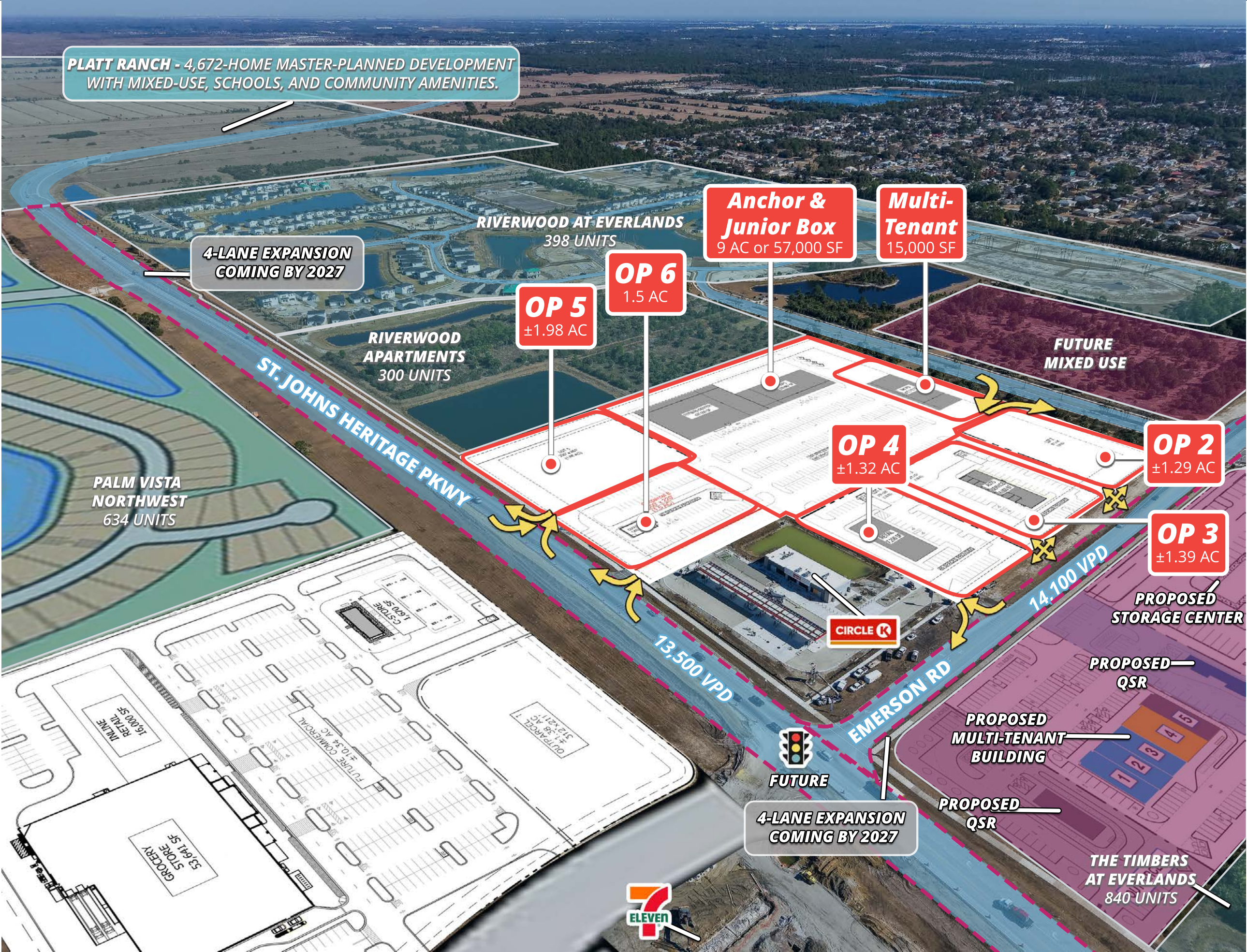
Palm Bay, FL



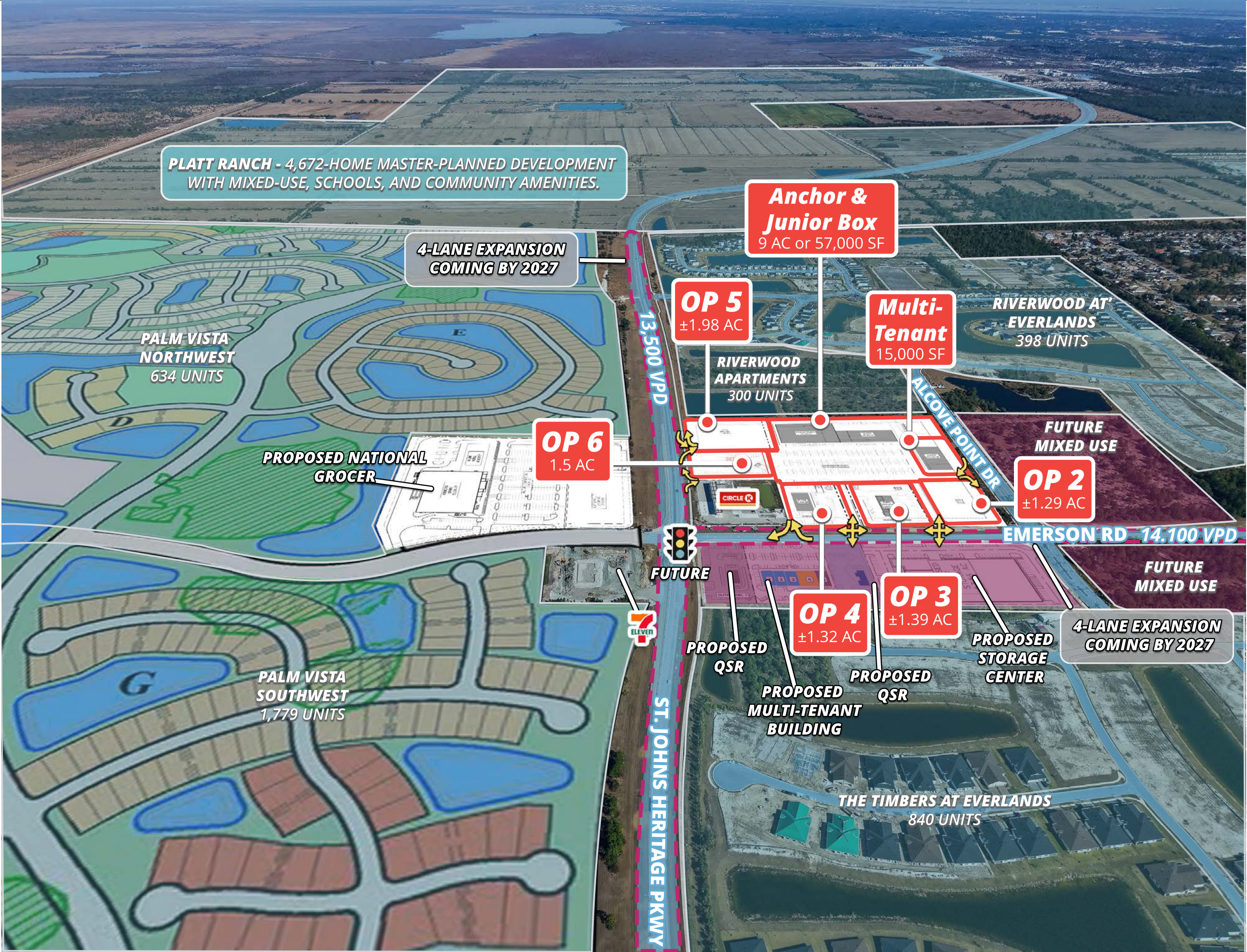
Drone Aerials - Facing East



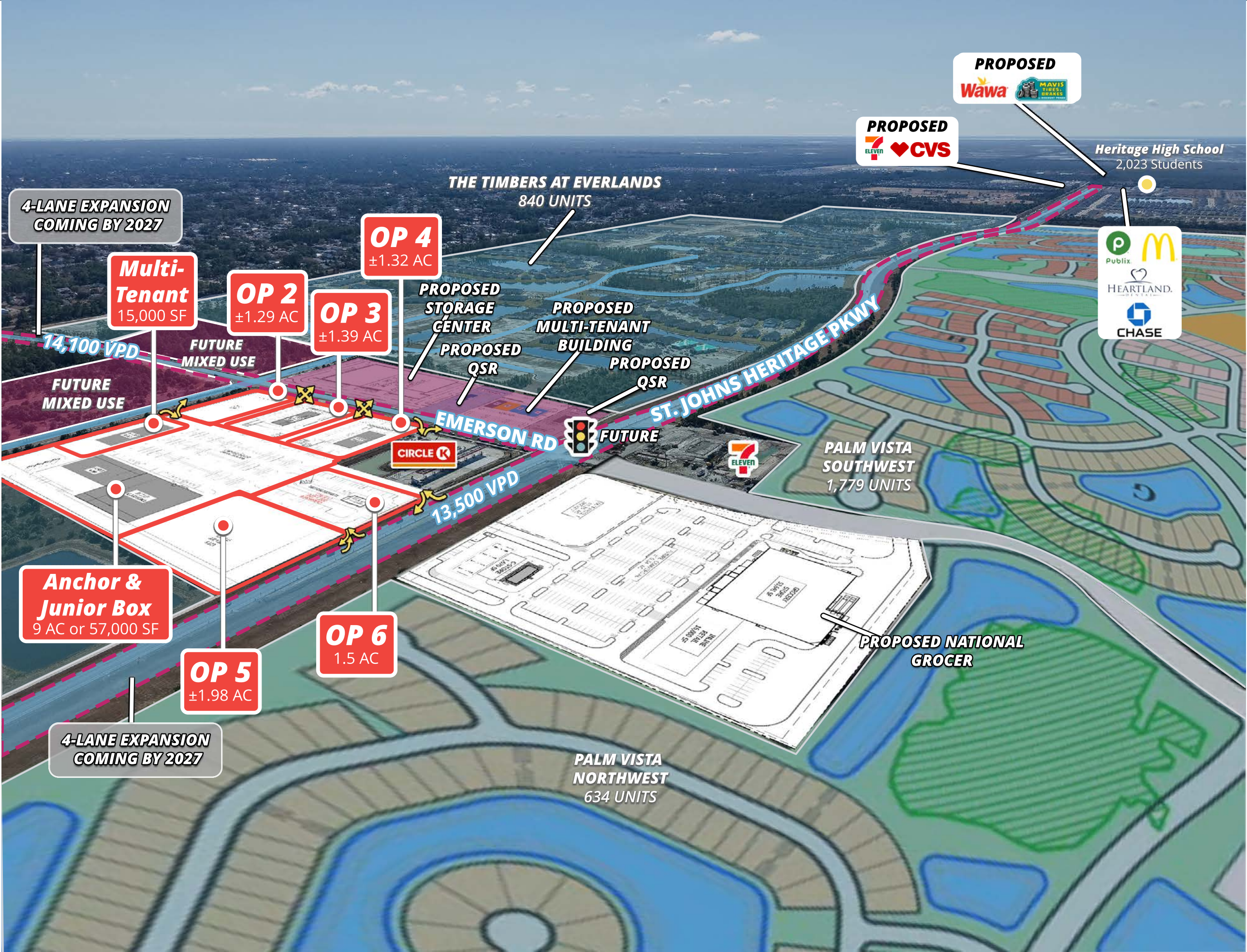
Drone Aerials - Facing NE



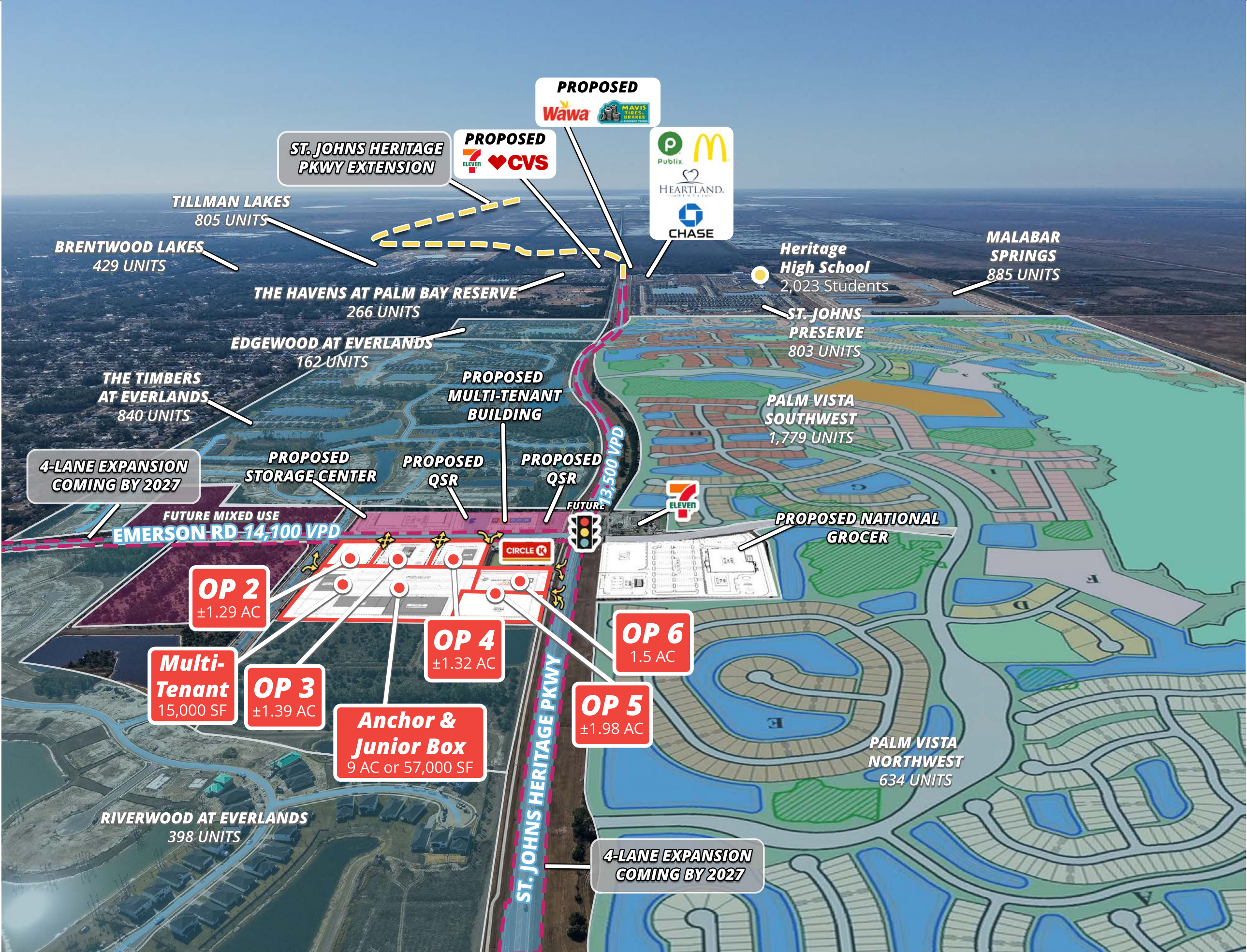
Drone Aerials - Facing North



Drone Aerials - Facing SE



Drone Aerials - Facing South



Drone Aerials - Facing South Zoom Out





Area Snapshot

1 MILE

9,420

Population

1.30%

Proj. Annual
Growth 2025-2030

7,654

Total Daytime
Population

\$87,063

Average Household
Income

3 MILES

60,922

Population

1.20%

Proj. Annual
Growth 2025-2030

46,400

Total Daytime
Population

\$92,321

Average Household
Income

5 MILES

145,002

Population

1.38%

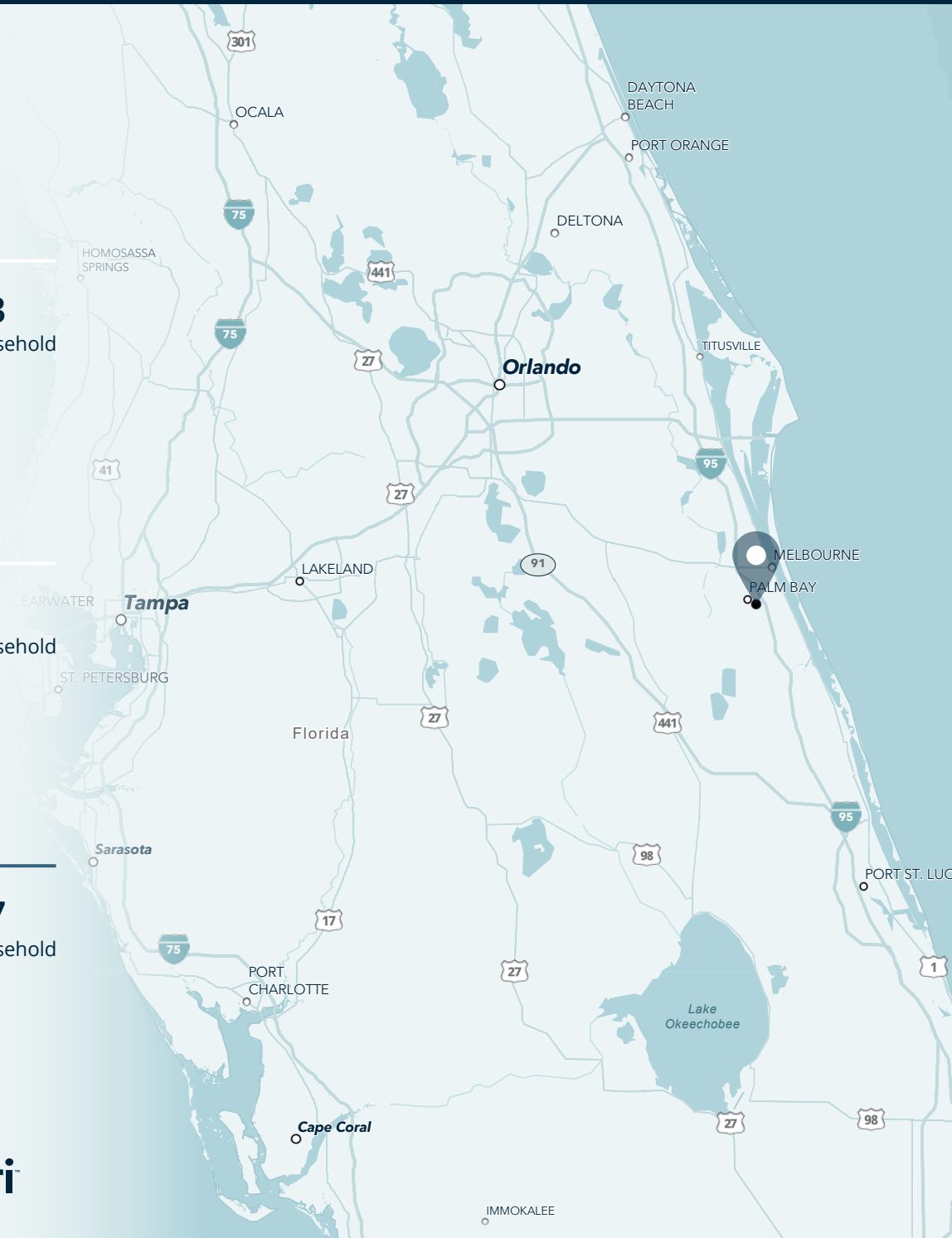
Proj. Annual
Growth 2025-2030

112,050

Total Daytime
Population

\$96,287

Average Household
Income



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

SOURCE





SRS REAL ESTATE PARTNERS

1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
813.371.0980

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.