

New Development Opportunity

Positioned at a signalized hard corner across from Publix Supermarket

SWC of St. John Heritage Pkwy & Malabar Rd
Palm Bay, FL 32907
www.cbre.com/orlando

Located in a high residential growth area



Property Highlights

- + New Retail Development Opportunity
- + Two available retail parcels:
 - Parcel 1: ±1.20 Acres
 - Parcel 2: ±1.14 Acres
- + Strategically positioned at a signalized hard corner offering strong visibility and ease of access
- + Located directly across from a new Publix-anchored shopping center, enhancing daily traffic and retail synergy
- + Co-tenancy opportunities with nationally recognized retailers including Wawa and Mavis Tires & Brakes
- + Situated within a high-growth residential trade area experiencing a 3.19% annual population increase within a five-minute drive
- + Affluent demographic profile, with an average household income of \$109,638 within a five-minute drive
- + St. Johns Heritage Parkway Extension: Future roadway extension currently in the planning and environmental review phase; schedule subject to project approvals



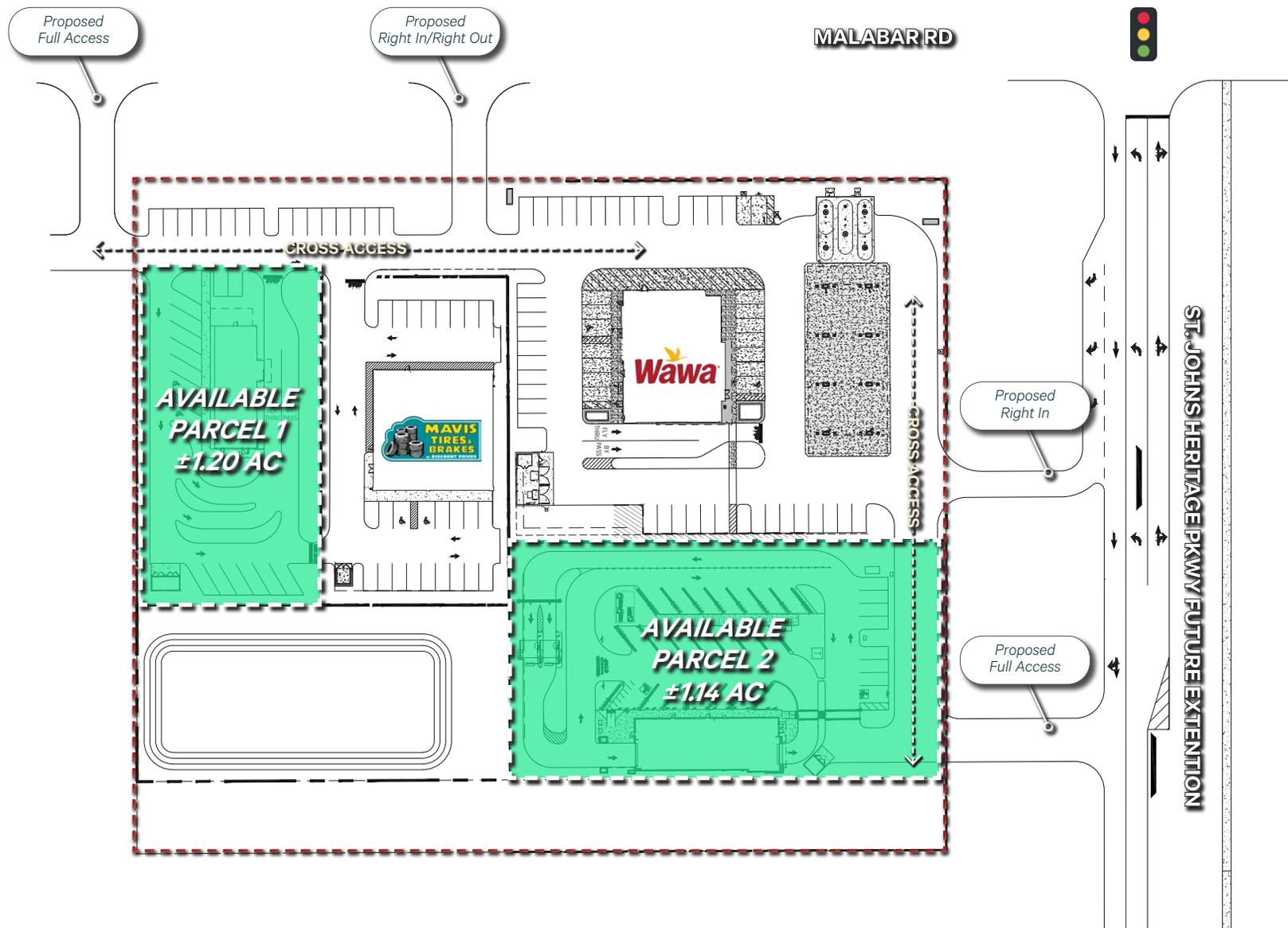
5 Minute Drive Time

 **\$109,638**
Average Household Income

 **40.5**
Median Age

 **3.19%**
Population Growth Rate

Site Plan | Conceptual



Aerial | Trade Area



5 Minute Drive Time

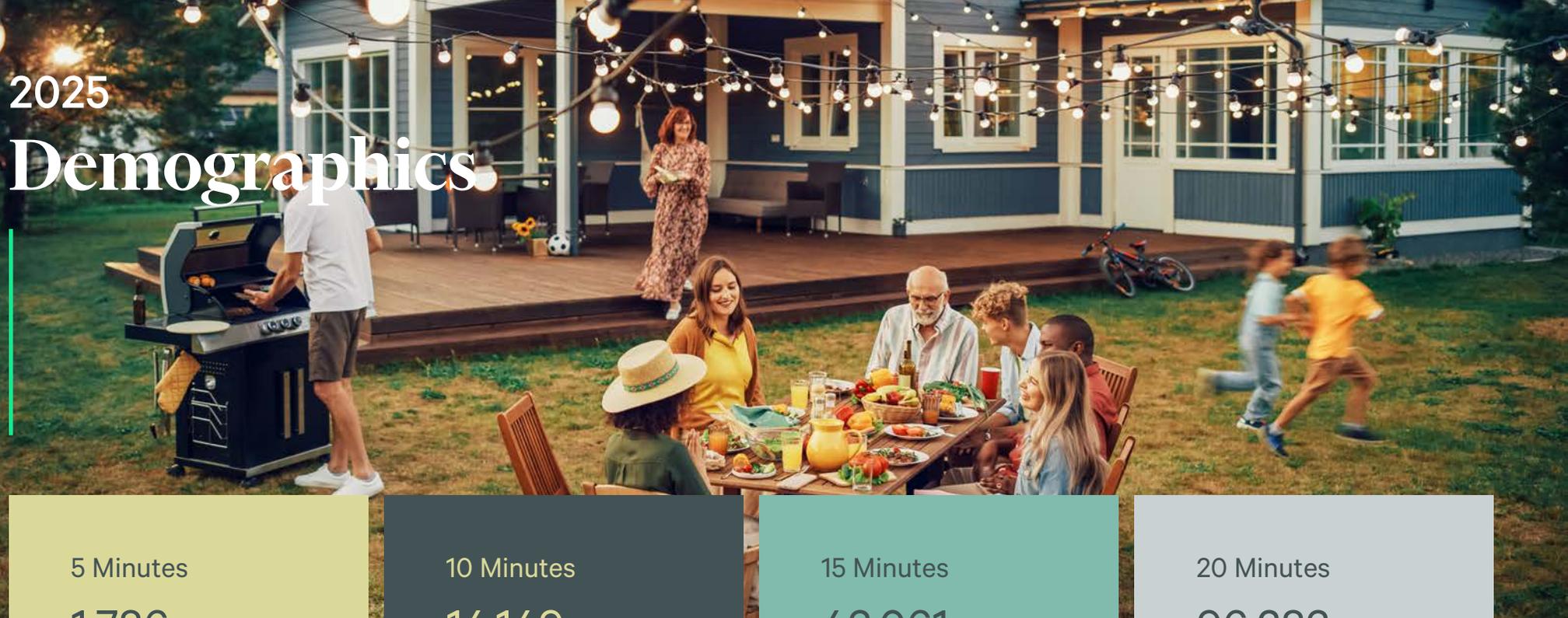
Housing Growth

NEW SUBDIVISION	PLANNED HOMES	HOMES BUILT
Edgewood at Everlands	162	162
Riverwood at Everlands	840	69
Timbers at Everlands	840	235
Malabar Springs	885	0
Palm Island	77	0
Sanibel Cove	50	48
St Johns Preserve	740	432
Tillman Lakes	726	203
TOTAL HOMES	4,320	1,149



2025

Demographics



5 Minutes

1,786

Total Population

3.19%

Population Growth

1,157

Daytime Population

\$109,638

Average Household
Income

10 Minutes

14,149

Total Population

1.48%

Population Growth

8,818

Daytime Population

\$94,793

Average Household
Income

15 Minutes

43,061

Total Population

1.07%

Population Growth

29,756

Daytime Population

\$97,478

Average Household
Income

20 Minutes

96,283

Total Population

1.35%

Population Growth

78,016

Daytime Population

\$98,899

Average Household
Income

For leasing information please contact:

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