

ACQUEST COMPANIES: YOUR DESIGN-BUILD PARTNERS

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PAD-READY OUTPARCEL RETAIL SITES

RETAIL & DINING CORRIDOR

SPACE COAST PKWY, WEST MELBOURNE, FL

Total Area: ±14.45 acres

Zoning: GTWY-1 (Gateway Interchange District)

Permitted Uses: Retail, Restaurant, Bank, Office,
Medical and many more.





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ALLOCATION*

- Shopping Center A: ±19,300 SF (2.31 AC)
- Restaurant 1: ±3,150 SF (0.86 AC)
- Restaurant 2: ±7,400 SF (1.75 AC)
- Restaurant 3: ±5,900 SF (1.25 AC)
- Restaurant 4: ±3,150 SF (0.88 AC)
- Restaurant 5: ±4,000 SF (1.02 AC)
- Restaurant 6: ±5,300 SF (2.19 AC)
- Gas Station: ±7,050 SF (2.17 AC)
- Access Tract / Circulation: 2.03 AC
- Total Buildable Program: ±55,250 SF**

* The individual outparcel sizes, building sizes and parking configurations as shown are for marketing purposes only and can altered to meet specific site selection requirements. Please contact Acquest Development to further evaluate your specific needs.



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PRIME LOCATION. STRONG VISIBILITY.

Offering a ±14.45-acre **retail and dining hub** positioned at the intersection of **US Highway 192** and **St. Johns Heritage Parkway**—two of Brevard County’s principal arterials. With high daily traffic counts, proximity to residential growth, and adjacency to a 103-acre Amazon property, the site offers unmatched positioning for national and regional tenants.

MARKET STRENGTHS

- DENSELY POPULATED MARKET** – Positioned within a trade area of **200,000+ residents**, ensuring a strong and reliable customer base for retail and dining.
- TOURISM-DRIVEN ECONOMY** – Florida’s #1 industry powers the region, with Melbourne/Palm Bay located just one hour from **Disney World, SeaWorld, Hollywood Studios, and Cape Canaveral**, bringing steady visitor traffic.
- AFFLUENT & GROWING COUNTY** – Brevard County is the **9th largest in Florida by population** and ranks **17th in household income statewide**, creating favorable demographics for retail and restaurants.
- CRUISE & MARITIME HUB** – **Port Canaveral, the world’s busiest cruise port**, serves seven major cruise lines and drives **\$500M annually** in local economic impact.

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DEMOGRAPHICS SNAPSHOT (2024 ESTIMATES)

CATEGORY	PRIMARY TRADE AREA	SECONDARY TRADE AREA	TOTAL TRADE AREA
POPULATION (2024)	69,960	107,380	177,340
POPULATION (2029 PROJECTION)	76,286	121,559	197,845
DAYTIME POPULATION	52,280	88,334	91,366
AVERAGE HH INCOME	\$82,346	\$89,701	\$86,023
MEDIAN AGE	42.1	43.4	42.7

Source: Placer.ai 2024/2029 Estimates

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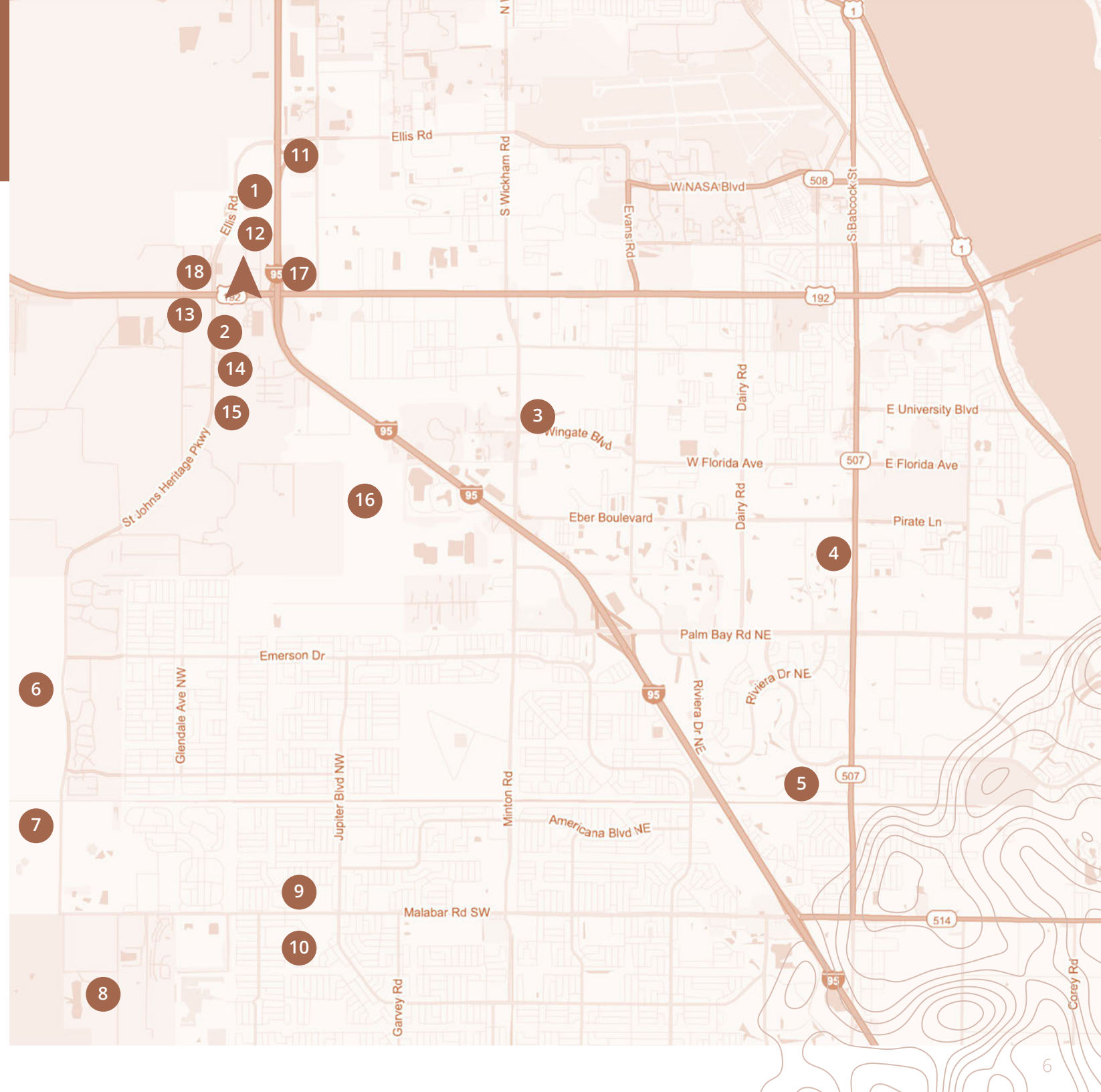


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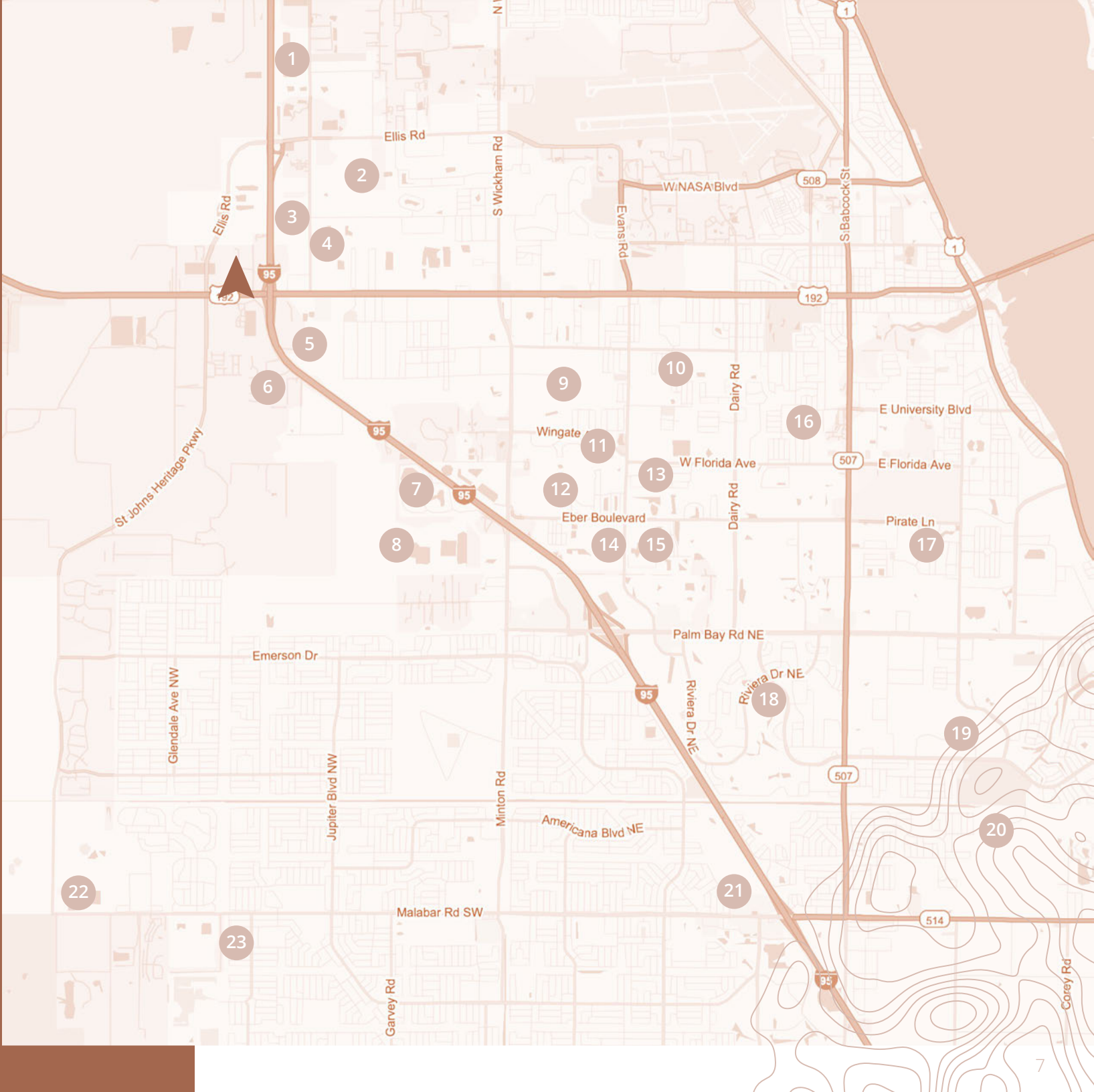
NEW DEVELOPMENT / PIPELINE

- 1 **EDEN HERITAGE LAKES** - 373 Homes/ Starting \$515K
- 2 **SPACE COAST TOWN CENTER** - up to 3,000 Homes
- 3 **HERITAGE POINT** - 49 Homes
- 4 **LAGUNA VILLAGE** - 75 Homes/ Starting \$600K
- 5 **COUNTRY CLUB ESTATES** - 200 Homes/ Starting \$415K
- 6 **PALM VISTA** - 4,000 Homes/ Starting \$343K
- 7 **ST JOHNS PRESERVE** - 538 Homes / Starting \$360K
- 8 **TILLMAN LAKES** - 200 Homes/ Starting \$279K
- 9 **AVERY SPRINGS** - 140 Homes/ Starting \$304K
- 10 **SANIBEL COVE** - 50 Homes/ Starting \$395K
- 11 **LEGACY APARTMENTS** - 206 Units
- 12 **DUNES AT HERITAGE LAKES** - 146 Units
- 13 **INTEGRA APARTMENTS** - 319 Units
- 14 **FUTURE MULTIFAMILY** - 522 Units
- 15 **PULTE WEST MELBOURNE** - 254 Units
- 16 **SAWGRASS LAKES WEST** - 1,200 Units
- 17 **AZALEA AT WEST MELBOURNE** - 316 Units
- 18 **FUTURE APARTMENTS** - 350 Units



EXISTING DEVELOPMENTS

- 1 LAMPLIGHTER VILLAGE - 55+ / 442 Homes — \$26-200
- 2 THE FALLS AT SHERIDAN - 194 Homes — \$300-500K
- 3 SHERIDAN LAKES - 130 Homes — \$275-500K
- 4 SHERIDAN WOODS - 96 Homes — \$400-500K
- 5 FALCON RIDGE - 64 Homes — \$480-575K
- 6 BRANDYWINE ESTATES - 100 Homes — \$500-850K
- 7 CARRIAGE GATE - 162 Homes — \$650K-1.4M
- 8 SAWGRASS LAKES - 700 Homes — \$400-700K
- 9 HERITAGE OAKS - 586 Homes — \$300-500K
- 10 HOLLYWOOD ESTATES - 360 Homes — \$90-180K
- 11 WESTBROOKE - 359 Homes — \$425-540K
- 12 HAMMOCK LAKES - 280 Homes — \$280-515K
- 13 OAK GROVE - 315 Homes — \$310-550K
- 14 LAKES OF MELBOURNE - 55+ / 602 Homes — \$110-220K
- 15 MANCHESTER LAKES - 155 Homes — \$298-555K
- 16 UNIVERSITY PARK - 230 Homes — \$200-300K
- 17 EAGLE LAKE - 315 Homes — \$240-385K
- 18 PORT MALABAR CC - 1,400 Homes — \$135K-1.2M
- 19 SANDY PINES PRESERVE - 372 Homes — \$200-370K
- 20 BROOK HOLLOW ONE - 130 Homes — \$289-899K
- 21 HOLIDAY PARK - 55+ / 703 Homes — \$89-195K
- 22 PARKSIDE WEST - 234 Homes — \$340-490K
- 23 BRENTWOOD LAKES - 429 Homes — \$250-440K



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