

Property Summary



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 4500 Dixie Hwy NE, Palm Bay, FL, 32905. This spacious property boasts a versatile layout suitable for a range of business needs. With ample parking and excellent visibility, it offers a highly desirable location for attracting both customers and clients. The modern amenities and well-maintained facilities make it an ideal setting for success. Whether you're seeking a new retail storefront, office space, or another commercial venture, this property provides the ideal canvas for bringing your vision to life. Don't miss out on this exceptional leasing opportunity in a thriving business district.

OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rate: | \$11.00-\$14.00 PSF + \$5.25 PSF (NNN) |
| Number of Units: | 10 |
| Available SF: | 891 - 6,801 SF |
| Lot Size: | 3.27 Acres |
| Building Size: | 35,846 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,957 | 12,705 | 31,360 |
| Total Population | 4,776 | 28,678 | 74,143 |
| Average HH Income | \$57,775 | \$59,919 | \$58,989 |



VITOR DE SOUSA, CCIM

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



Palm Bay Plaza | 4500 Dixie Hwy NE, Palm Bay, FL 32905



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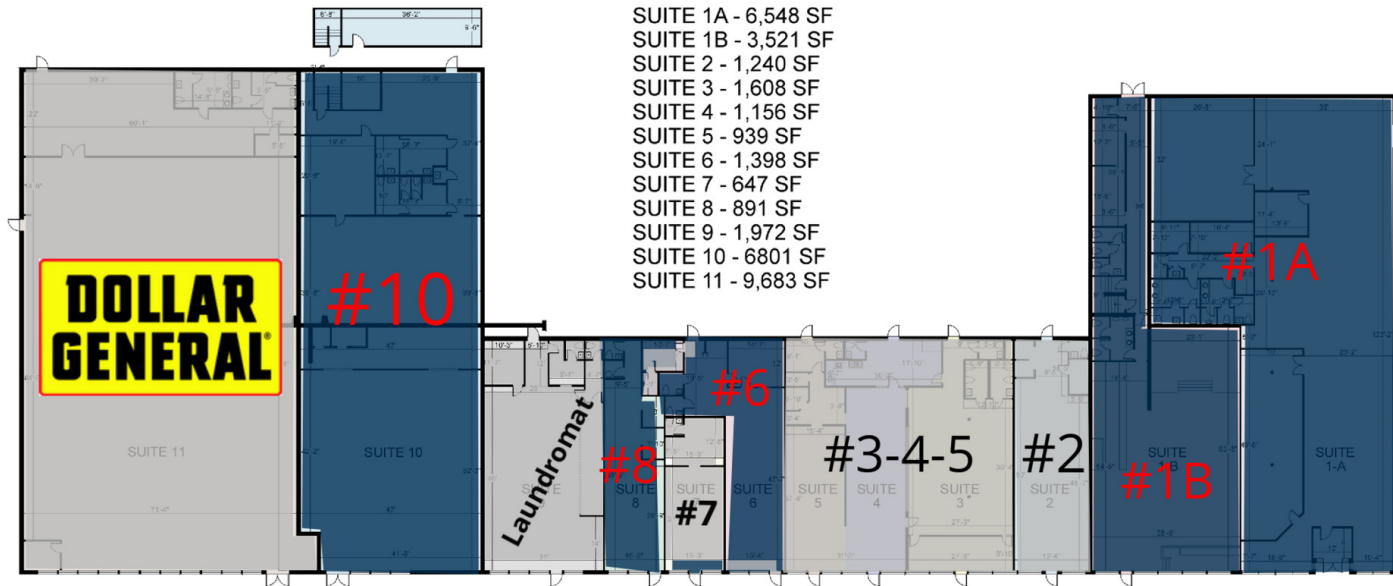
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4500 DIXIE HIGHWAY NE
PALM BAY, FL 32905



LEGEND

Available

Unavailable



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LEASE INFORMATION

| | |
|--------------|----------------|
| Lease Type: | \$5.25/sf NNN |
| Total Space: | 891 - 6,801 SF |

| | |
|-------------|-------------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$11 - \$14 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE | TYPE | RATE |
|-------|----------|---------------|---------------|
| #1A | 6,548 SF | \$5.25/sf NNN | \$11.00 SF/yr |
| #1B | 3,521 SF | \$5.25/sf NNN | \$11.00 SF/yr |
| #6 | 1,398 SF | \$5.25/sf NNN | \$14.00 SF/yr |
| #8 | 891 SF | \$5.25/sf NNN | \$14.00 SF/yr |
| #10 | 6,801 SF | \$5.25/sf NNN | \$11.00 SF/yr |



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Location Map



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Demographics Map & Report

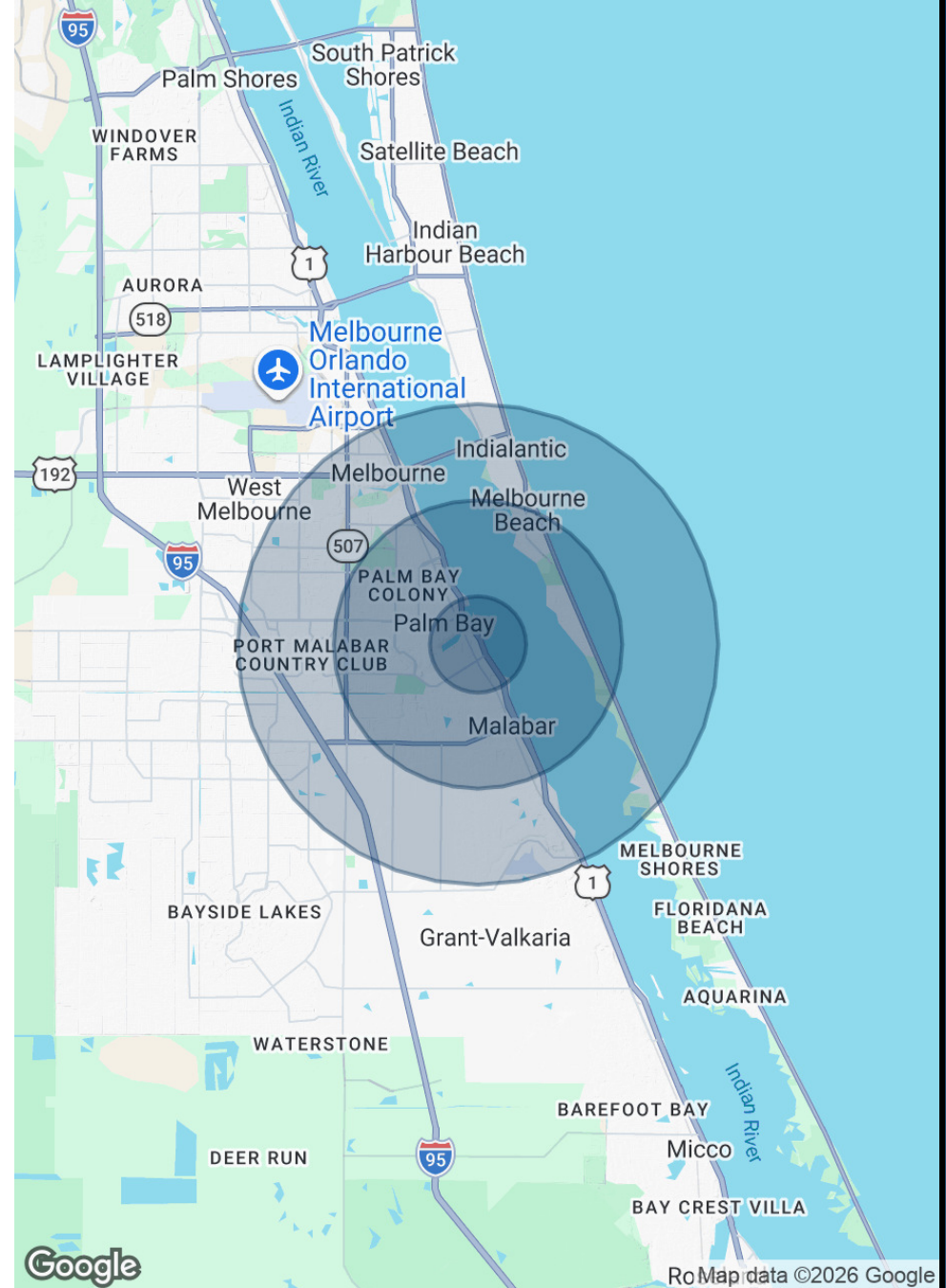
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,776 | 28,678 | 74,143 |
| Average Age | 47.9 | 47.4 | 44.4 |
| Average Age (Male) | 47.3 | 45.2 | 41.2 |
| Average Age (Female) | 51.1 | 49.7 | 47.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,957 | 12,705 | 31,360 |
| # of Persons per HH | 2.4 | 2.3 | 2.4 |
| Average HH Income | \$57,775 | \$59,919 | \$58,989 |
| Average House Value | \$337,451 | \$274,163 | \$224,638 |

2020 American Community Survey (ACS)



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