

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.

LOCATION DESCRIPTION

Directly fronts US 1 between Palm Bay Rd. and Malabar Rd in Palm Bay, FL

DISTANCES:

- 1.3 miles south of Palm Bay Rd.
- 1.9 miles north of Malabar Rd.
- 4.6 miles south of US 192
- 5.8 miles to I-95 via Palm Bay Rd.

OFFERING SUMMARY

Lease Rate:	\$11.00-\$14.00 PSF + \$5.25 PSF (NNN)
Number of Units:	10
Available SF:	891 - 10,069 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

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

LEASE INCENTIVES AVAILABLE 4 MONTHS OF FREE RENT



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

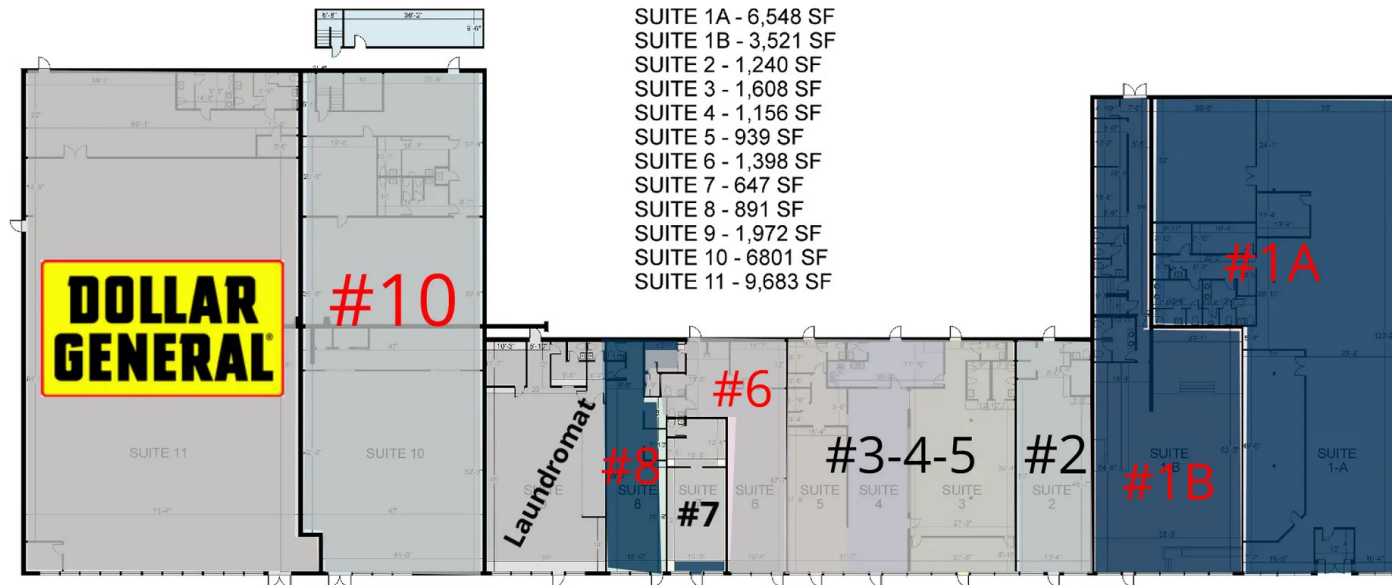
COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

4500 DIXIE HIGHWAY NE
PALM BAY, FL 32905



LEGEND

Available

Unavailable



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

LEASE INFORMATION

Lease Type:	\$5.25/sf NNN; NNN	Lease Term:	Negotiable
Total Space:	891 - 10,069 SF	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
#8	891 SF	\$5.25/sf NNN	\$14.00 SF/yr



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

Location Map



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



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.

Demographics Map & Report

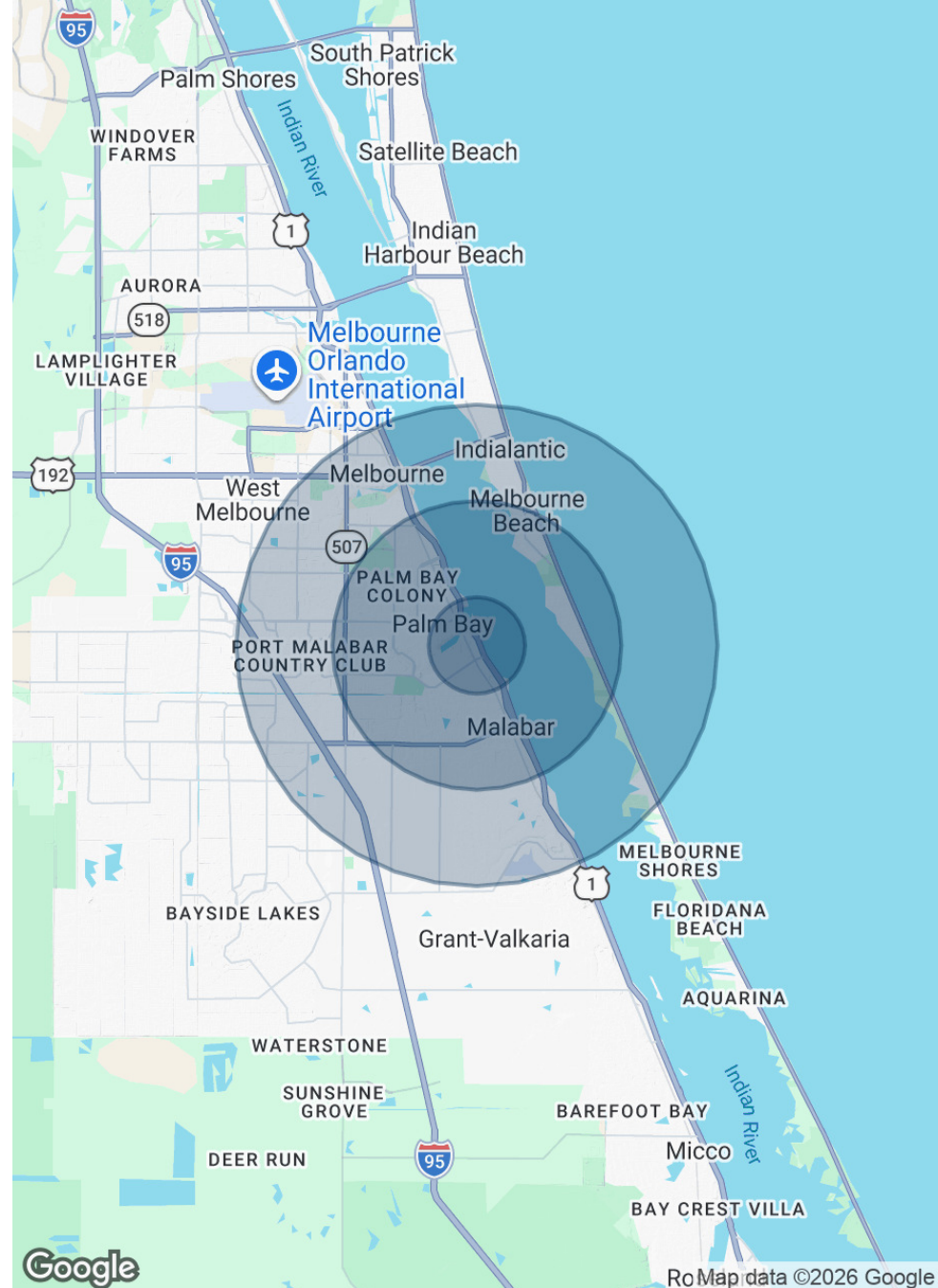
POPULATION

	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)



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
bwilson@teamlbr.com

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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.