



36,500 VPD

MINTON RD

SITE

PALM BAY RD

65,550 VPD

74,330 VPD

15,800

72,500 VPD

HOLLYWOOD BLVD

64,500 VPD

Avasa
300 Units

The Luminary
300 Units

The Carlton
382 Units

Imagine
617 Students

Pineapple Cove Academy
832 Students

AMC THEATRES

Academy
SPORTS+OUTDOORS

Michael's **Marshall's** **LAUNCH**

five BEESW **HomeGoods** **petco**

TARGET

HAMMOCK LANDING

ROSS
DRESS FOR LESS

KOHL'S

FIVE GUYS **McJ's**

MATTRESS FIRM

ME **Massage Envy**

SPRINGHILL SUITES
BY MARRIOTT

extended STAY AMERICA

SPROUTS
FARMERS MARKET

Pizzavola

Publix

Bath&BodyWorks

DOLLAR TREE

ULTA

SHOE CARNIVAL

carter's

Walgreens

REGIONS **CHASE**

OLD FASHION **Wendy's**

TRUIST **BURGER KING**

McDonald's **Panera** **LONGHORN STEAKHOUSE**

BUFFALO WILD WINGS

Culver's

Pollo Tropical

DISCOUNT TIRE

LAFITNESS

HAND+STONE

WINGSTEN BEER

Broken Egg Cafe

PROBLEMS

RaceTrac

7 ELEVEN

CVS

HealthFirst

MED*FAST
Urgent Care Centers

GIANT RECREATION WORLD

Bass Pro Shops

SZ

MOTOR HARLEY-DAVIDSON CYCLES

Arbys

HYATT HOME PLACE
SUITES BY HYATT

FOR GROUND LEASE

Exceptional Outparcel on Palm Bay Road

190 Palm Bay Rd NE | Palm Bay, FL

SRS

Information obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy. Imagery © 20XX Google. Internal Use Only.

Exceptional Outparcel on Palm Bay Road

190 Palm Bay Rd NE | Palm Bay, FL 32904



0.83 AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Positioned on the high-traffic, morning-drive side of Palm Bay Rd, maximizing eastbound exposure and commuter visibility.
- Flexible ground lease opportunity, ideal for retail, medical, QSR, automotive, and service-based concepts.
- Located within a strong retail corridor and growing market, surrounded by national tenants and dense residential neighborhoods.
- Superior access and convenient ingress/egress, with quick connectivity to I-95, major employment centers, and key Palm Bay amenities.

NEARBY RETAILERS

KOHL'S

Publix.



ROSS
DRESS FOR LESS



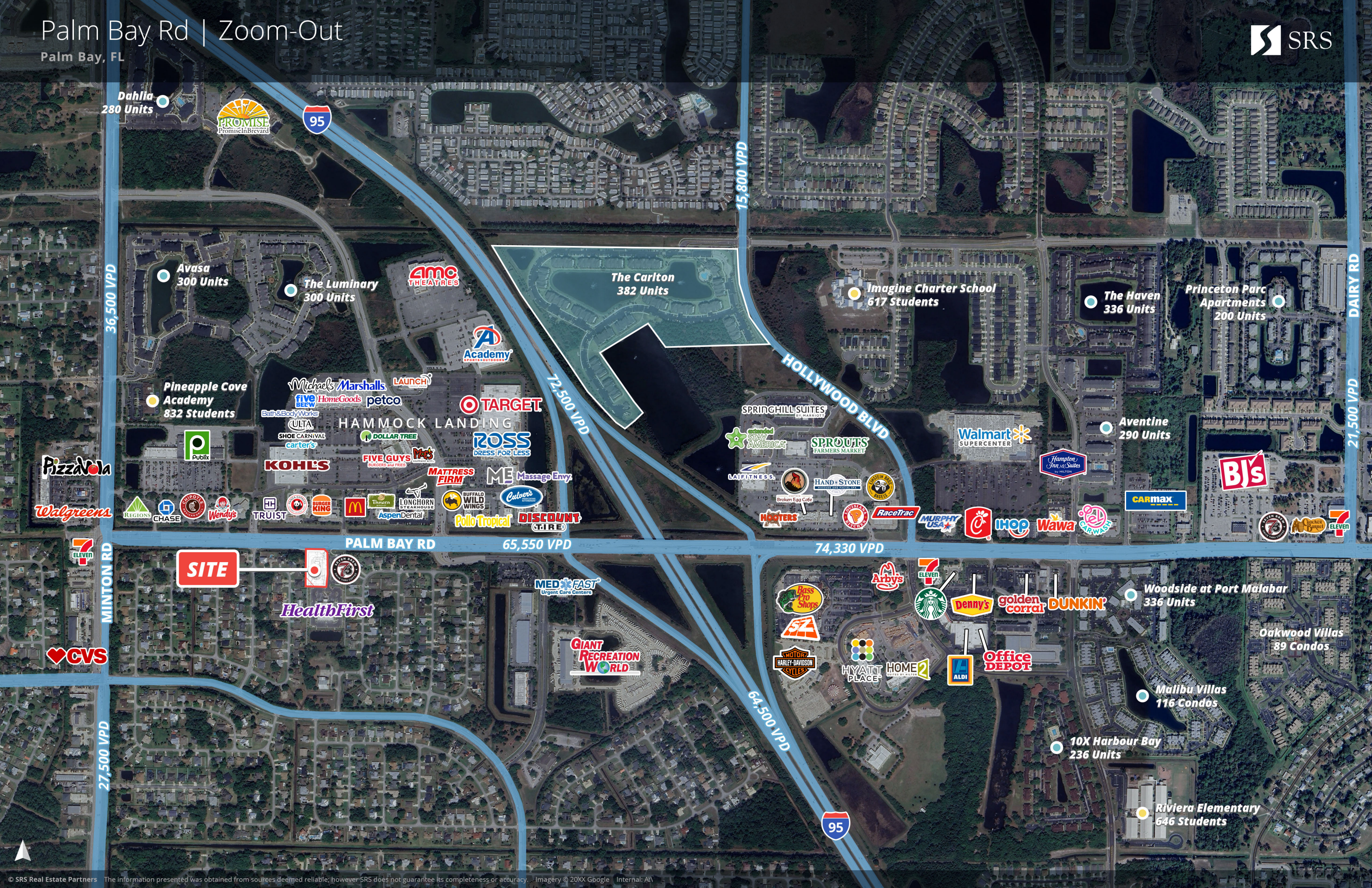
TRAFFIC COUNTS

Palm Bay Rd	65,550 VPD
Minton Rd	36,500 VPD
I-95	64,500 VPD

Year: 2024 | Source: FDOT

Palm Bay Rd | Zoom-Out

Palm Bay, FL



Dahlia
280 Units



Avasa
300 Units

The Luminary
300 Units



The Carlton
382 Units

Imagine Charter School
617 Students

The Haven
336 Units

Princeton Parc
Apartments
200 Units

36,500 VPD

15,800 VPD

72,500 VPD

HOLLYWOOD BLVD

DAIRY RD

21,500 VPD

Pineapple Cove
Academy
832 Students



Aventine
290 Units



PALM BAY RD

65,550 VPD

74,330 VPD

SITE

HealthFirst



Woodside at Port Malabar
336 Units

Oakwood Villas
89 Condos



MINTON RD

27,500 VPD

64,500 VPD



Malibu Villas
116 Condos

10X Harbour Bay
236 Units

Riviera Elementary
646 Students

Pineapple Cove Academy
832 Students

36,500 VPD

MINTON RD

Michael's Marshalls
five BELOW **HomeGoods** **petco** **LAUNCH CREDIT UNION**
Great Clips **Bath&BodyWorks** **ULTA BEAUTY TV** **SHOE CARNIVAL** **carter's** **DOLLAR TREE** **Planet Smoothie** **crumbl cookies** **Meat 'n Mow** **FIVE GUYS BURGERS and FRIES** **Target** **ROSS DRESS FOR LESS** **KAY JEWELERS** **SportClips HAIRCUTS** **ME Massage Envy**
KOHL'S **MATTRESS FIRM**
REGIONS **CHASE** **CHIPOTLE MEXICAN GRILL** **Wendy's** **SPACE COAST CREDIT UNION** **TRUIST** **PANDA EXPRESS** **BURGER KING** **Mobil** **McDonald's** **Panera BREAD** **LONGHORN STEAKHOUSE** **AspenDental** **BUFFALO WILD WINGS** **Pollo Tropical** **AT&T**

PALM BAY RD

65,550 VPD

SITE



HealthFirst

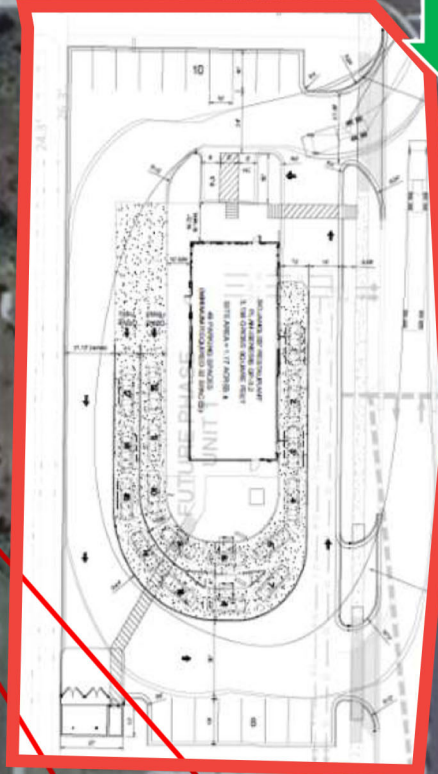




PALM BAY RD

65,500 VPD

14 Exclusive
Offsite
Spaces



HealthFirst

Exceptional Outparcel on Palm Bay Road

190 Palm Bay Rd NE | Palm Bay, FL 32904



DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,796 Population	6,647 Total Daytime Population	\$99,469 Average Household Income	2,963 Total Households
---------------------	--------------------------------------	---	------------------------------

3 MILES

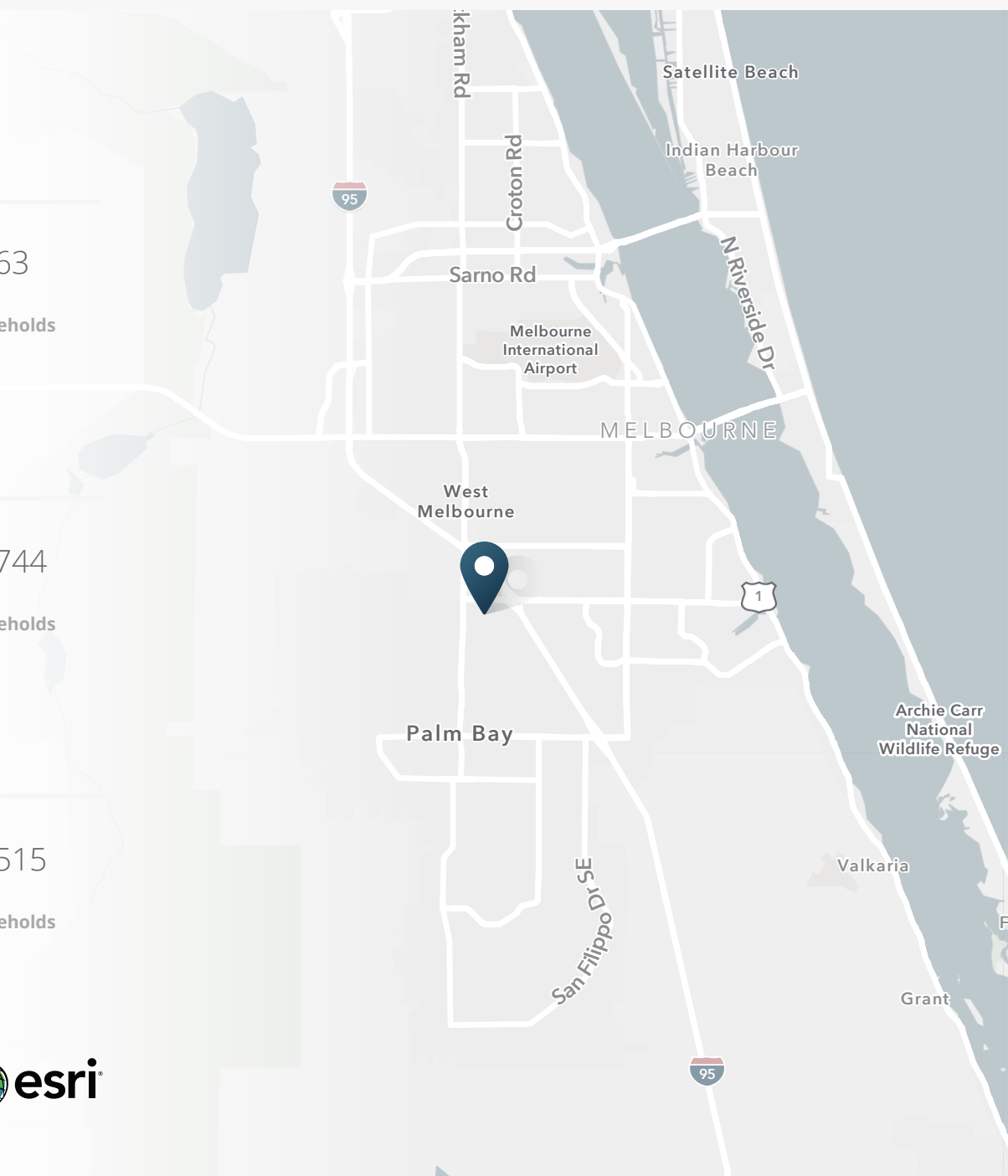
81,479 Population	66,060 Total Daytime Population	\$97,951 Average Household Income	33,744 Total Households
----------------------	---------------------------------------	---	-------------------------------

5 MILES

163,509 Population	165,220 Total Daytime Population	\$91,817 Average Household Income	66,515 Total Households
-----------------------	--	---	-------------------------------

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

SOURCE





SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

KC Herbert
407.757.1629
kc.herbert@srsre.com

Blake Hunter
407.455.5025
blake.hunter@srsre.com

Robert Holihan
407.375.3159
robert.holihan@srsre.com

SRSRE.COM

©2024 SRS Real Estate Partners LLC. All Rights Reserved.

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