



BUILD-TO-SUIT/GROUND LEASE

+/- 1.40 ACRES

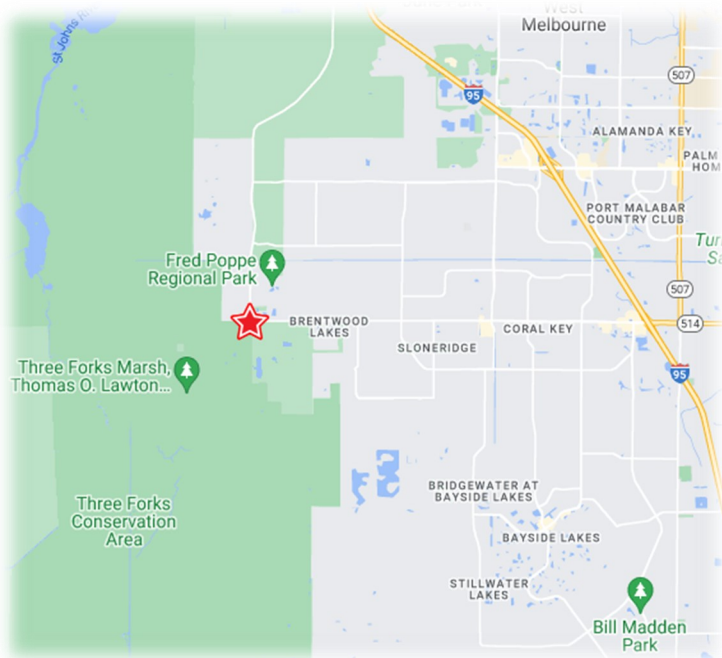
NEC MALABAR RD & ST. JOHN'S HERITAGE PKWY, PALM BAY, FL



Property Highlights

- ◆ NEC Lot 2 Available 1.40 acres
- ◆ Approved CVS on Lot 1
- ◆ Heritage Square Shopping Center is now open with Publix grocer anchor
- ◆ Close proximity to Heritage High School with over 1900 students
- ◆ Over 4,600 homes are in various stages of construction within a 2 mile radius
- ◆ SEC has 266 "Build To Rent" units under construction at Palm Bay Reserve
- ◆ Over 26,000 VPD at this intersection

	1 Mile	3 Miles	5 Miles
Population	2,383	11,487	26,567
Average HH Income:	\$116,429	\$95,489	\$94,314
Daytime Population:	189	692	1,933



Nearby Retailers



CONTACT

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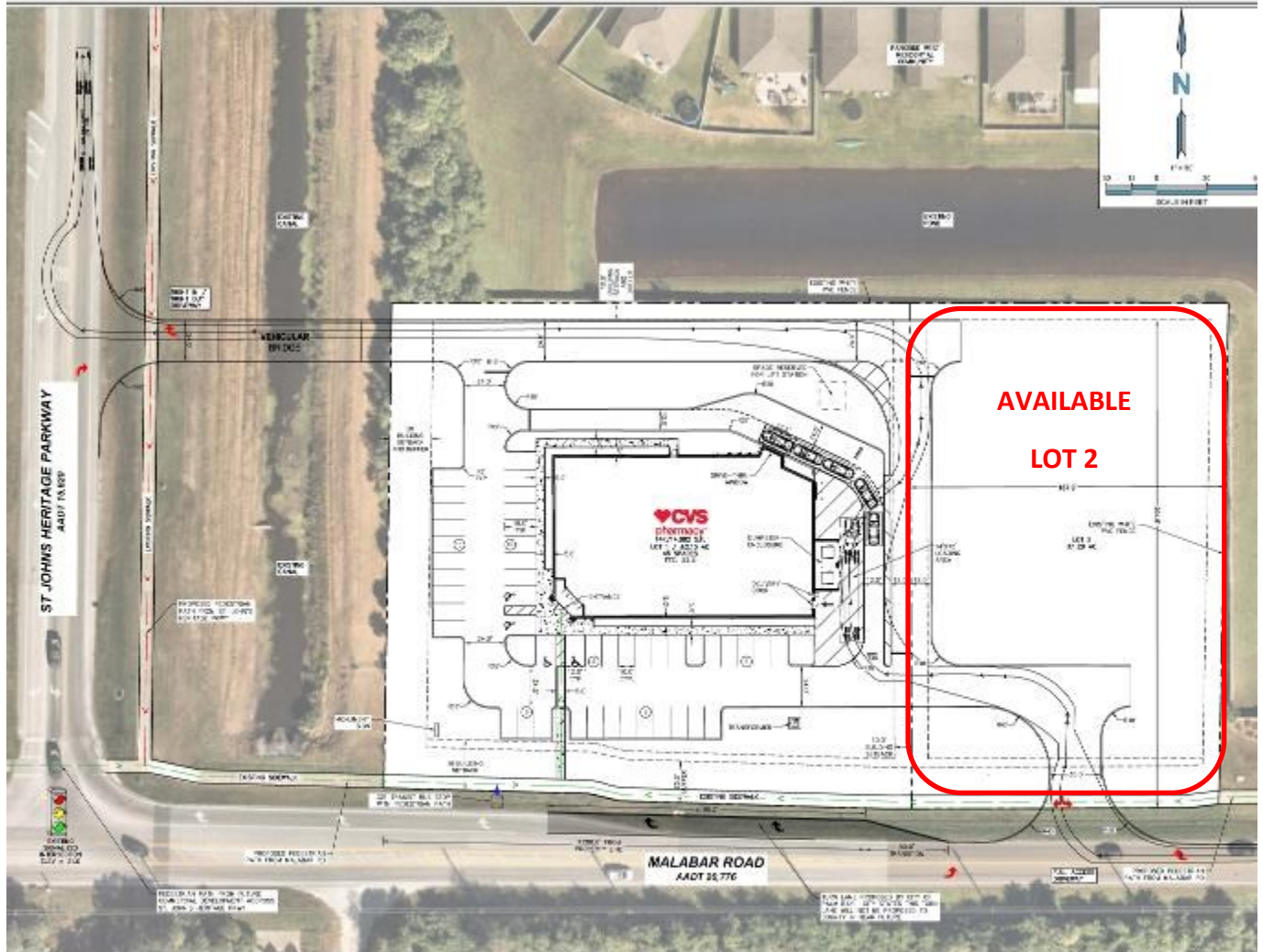


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SITE PLAN



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