

# PALM BAY RETAIL, OFFICE & WAREHOUSE

1950 Palm Bay Road NE, Palm Bay, FL 32905



**SELLER FINANCING AVAILABLE**

**FOR SALE | \$1,700,000**

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- This well-maintained commercial property offers an exceptional opportunity for owner/users or investors seeking a versatile site in a prime Palm Bay location.
- The front retail/office building features a spacious showroom, multiple administrative offices, a conference room, and a fully renovated restroom with shower. There is also ample parking and a dedicated monument sign.
- The rear 6,000 SF warehouse is subdivided into two units with five 10x12 bay doors, ideal for light industrial, storage, or distribution use.
- Excellent frontage on NE Palm Bay Road at a signalized intersection, just 3 miles from I-95, major retail corridors, and the L3Harris Technologies campus.



## SELLER FINANCING AVAILABLE

<b>PRICE</b>	\$1,700,000 <small>(Price reduced from \$1,750,000)</small>
<b>BUILDING SIZE (9,601 SF)</b>	3,601 SF (Retail/Office) 6,000 SF (Warehouse)
<b>BUILDING TYPE</b>	Mixed-Use
<b>ACREAGE</b>	1.18 AC
<b>FRONTAGE</b>	132'
<b>TRAFFIC COUNT</b>	34,000 ADT
<b>YEAR BUILT</b>	1965/1988 (recently renovated)
<b>CONSTRUCTION TYPE</b>	Masonry / Steel
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	CC-Community Commercial
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	28-37-22-00-529

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**Office**  
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**Office**  
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# SITE PHOTOS



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	10,177	64,383	128,513
2025 Population	10,871	71,165	141,589
2030 Population Projection	11,664	76,822	152,755
Annual Growth 2020-2025	1.4%	2.1%	2.0%
<b>Households</b>			
2020 Households	4,756	27,951	53,802
2025 Households	5,039	30,750	59,158
2030 Household Projection	5,389	33,118	63,708
<b>Population Summary</b>			
Median Age	39.70	42.20	43.80
Avg Age	41.80	43.40	43.80
<b>Worker Travel Time To Job</b>			
<30 Minutes	3,155	20,364	41,316
30-60 Minutes	875	6,571	12,662
60+ Minutes	466	1,893	3,772
<b>Households By Income</b>			
Avg Household Income	\$71,577	\$81,455	\$91,046
Median Household Income	\$58,627	\$63,930	\$71,447

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office  
772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

<i>USE</i>	<i>See Section</i>	<i>OP</i>	<i>RC</i>	<i>NC</i>	<i>CC</i>
<b>COMMERCIAL - RETAIL USES</b>					
Brewpub					
Drinking establishments	174.039				P
Drive-through establishments			P	C(3)	P
Equipment sales, rental, leasing					
Fuel stations	174.041			C	C
Plant nurseries and green houses	174.010		C(5)	C	P
Restaurants/eating establishments	174.009 & 174.039		P(5)	P(2)	P
Retail establishment	174.010		P(5)	P(2)	P
Vehicle, major recreational equipment, and mobile home sales, rental, leasing, and storage	174.049				P
<b>COMMERCIAL - SERVICE USES</b>					
Banks and financial institutions		P	P(5)	P(1)	P
Car wash (principal use)					C
Contractors' offices	174.036		P(5)		
Funeral homes			P(5)	P(1)	P
General offices		P	P	P(2)	P
Medical and dental labs					P
Pet day care	174.044			P(1)	P
Service establishments, business			P(5)	P(1)	P
Service establishments, intensive			C(5)		C

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office  
772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

Service establishments, personal			P(5)	P(1)	P
Tattoo parlors				P(1)	P
Vehicle and major recreational equipment repair, heavy	174.049				C
Vehicle and major recreational equipment repair, light	174.049				P
Veterinarians and veterinary clinics (no boarding of animals)		C	P(5)	P(1)	P
<b>INDUSTRIAL WAREHOUSING USES</b>					
Assembly of components manufactured off-site					
Self-storage facilities	174.047				C
<b>INSTITUTIONAL USES</b>					
Childcare facilities			P(3, 5)	P(2)	P
Churches		C(4)		P(2)	P
Convention centers					
Corrections facilities	174.037				
Crematoriums	174.038				C
Educational institutions (3,4,6)			C		C
Government establishments		C	P	P	P
Hospitals			C(5)	C	P
Urgent care center				P(1)	

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

**Office**

500 SE Osceola Street  
Stuart FL, 34994

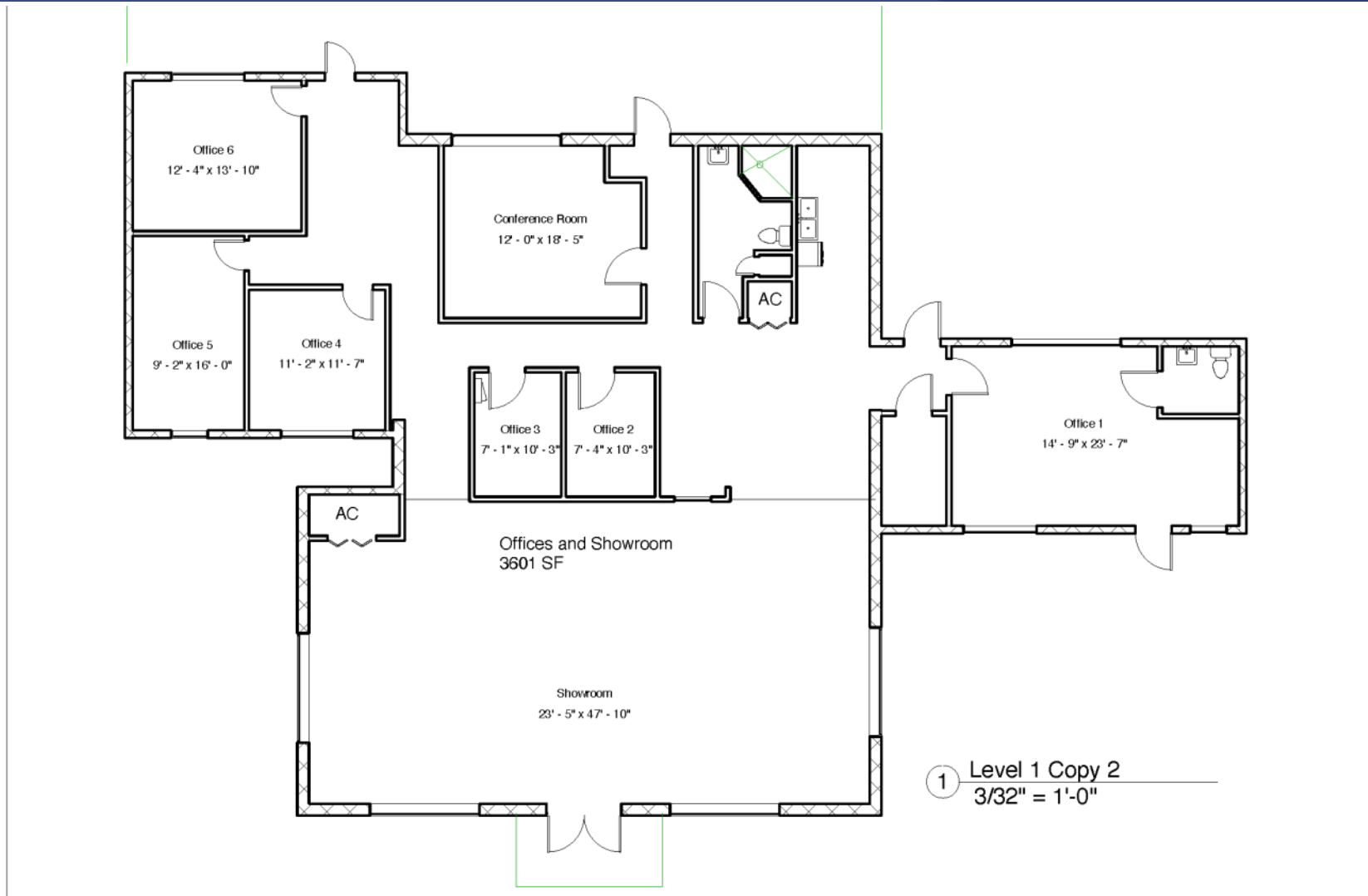
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office  
772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# FLOOR PLAN OFFICE



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

## **Office**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

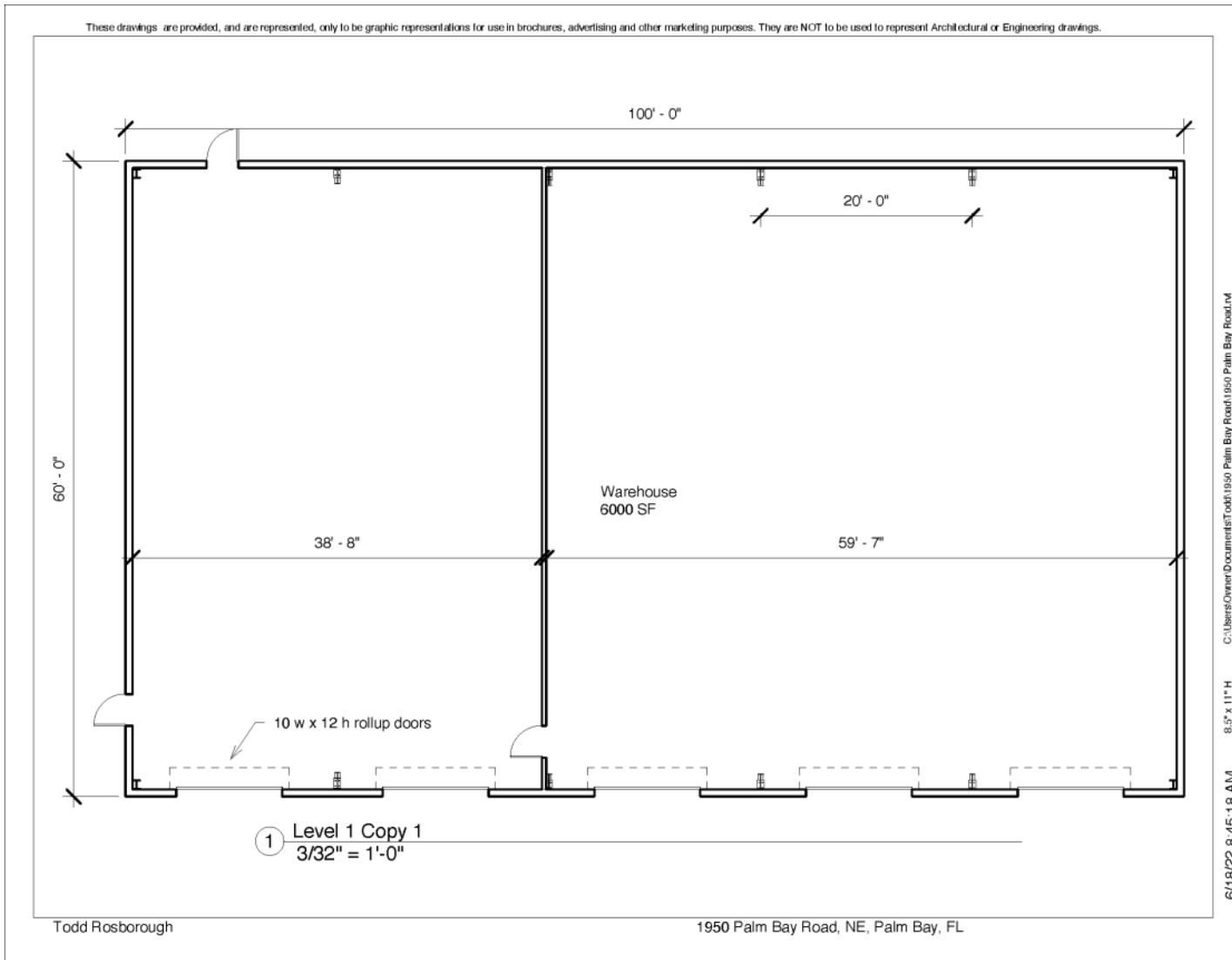
## **Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# FLOOR PLAN WAREHOUSE



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

## Office

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

## Matt Crady

772.286.5744 Office  
772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Office**

500 SE Osceola Street  
Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

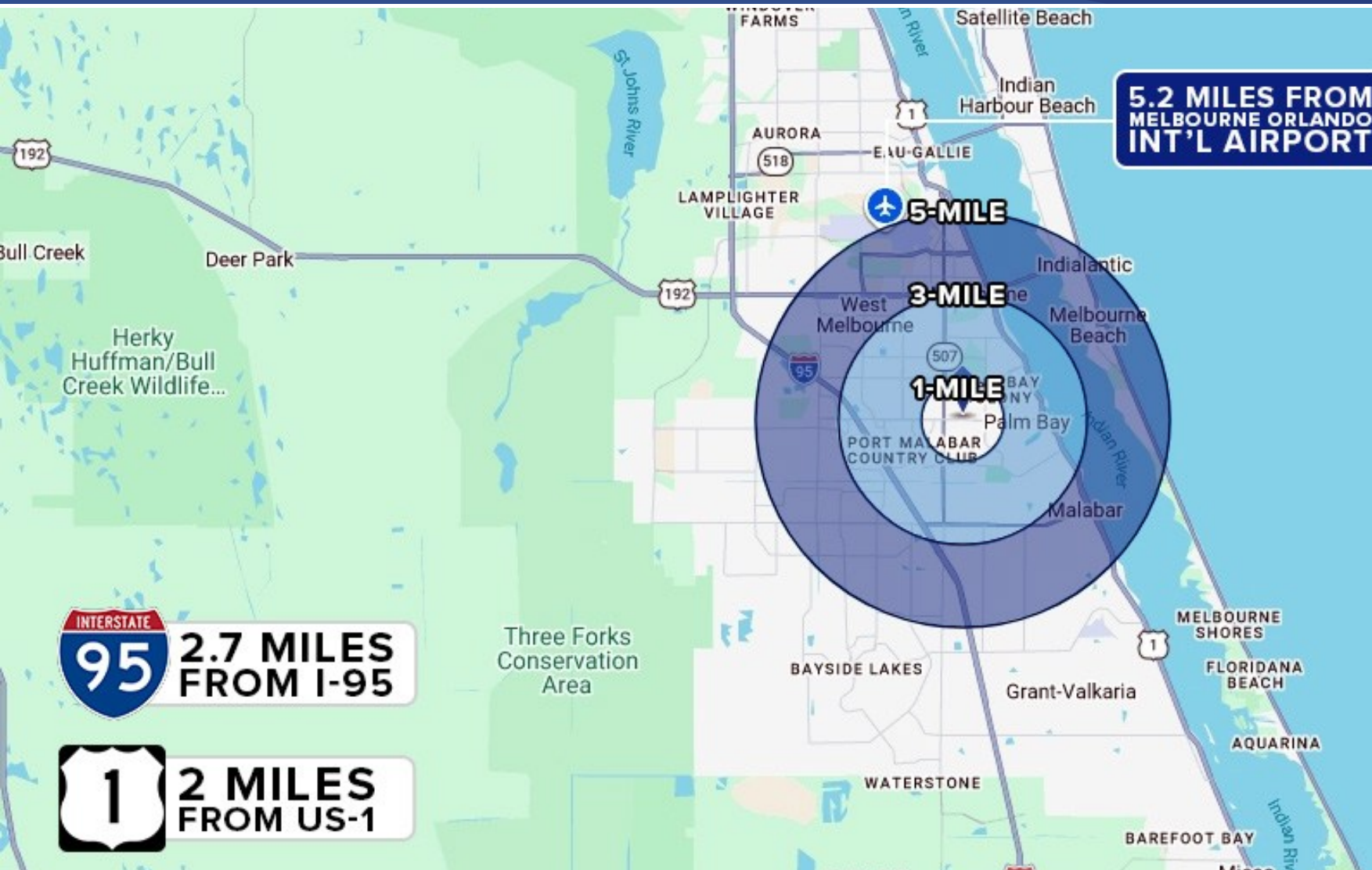
**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROXIMITY MAP



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**Office**  
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)