

PALM BAY RETAIL, OFFICE & WAREHOUSE

1950 Palm Bay Road NE, Palm Bay, FL 32905

FOR SALE

Priced at \$1,650,000



IDEAL FOR OWNER-USERS & INVESTORS

Contractor / Trades

Showroom + Warehouse

Distribution

Service Business

Light Industrial

Investment

SELLER FINANCING

CMB
CRADY MACKIN BELLAND
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PROPERTY OVERVIEW

A well-maintained, two-building commercial property on a signalized corner of NE Palm Bay Road, offering an owner-user or investor a rare combination of front-of-house retail/office space and functional rear warehouse space on 1.18 acres, just 2.7 miles from I-95 and near the L3Harris Technologies campus.



Property Highlights

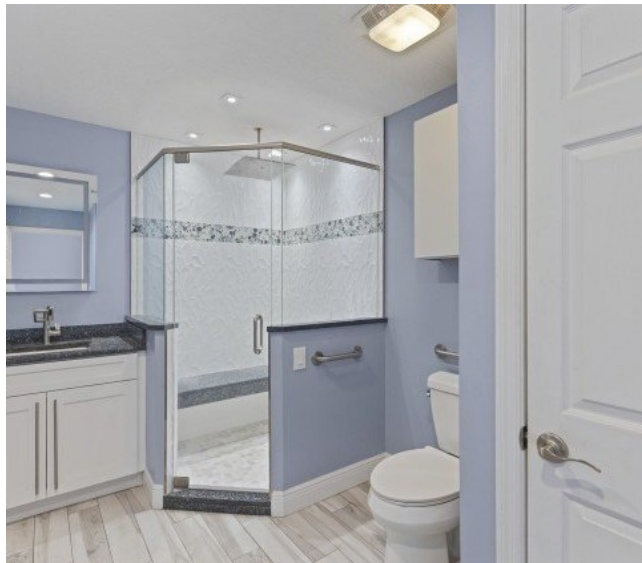
- **Retail / office (3,601 SF):** showroom, private offices, conference room and a renovated restroom with shower
- **Warehouse (6,000 SF):** two units with five 10' x 12' bay doors for light industrial, storage or distribution
- **Visibility:** 132' of frontage at a signalized intersection with a dedicated monument sign
- **Access:** 2.7 miles to I-95, 2 miles to US-1; ample on-site parking
- **Seller financing:** available to qualified buyers

Information deemed reliable but not guaranteed. Subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Price	\$1,650,000
Financing	Seller financing available
Building Size	9,601 SF total
Retail / Office	3,601 SF
Warehouse	6,000 SF (2 units)
Acreage	1.18 AC
Frontage	132'
Year Built	1965 / 1988 (renovated)
Construction	Masonry / Steel
Parking	Ample
Zoning	CC – Community Commercial
Land Use	Commercial
Parcel ID	28-37-22-00-529

RETAIL / OFFICE BUILDING

3,601 SF Showroom & Offices



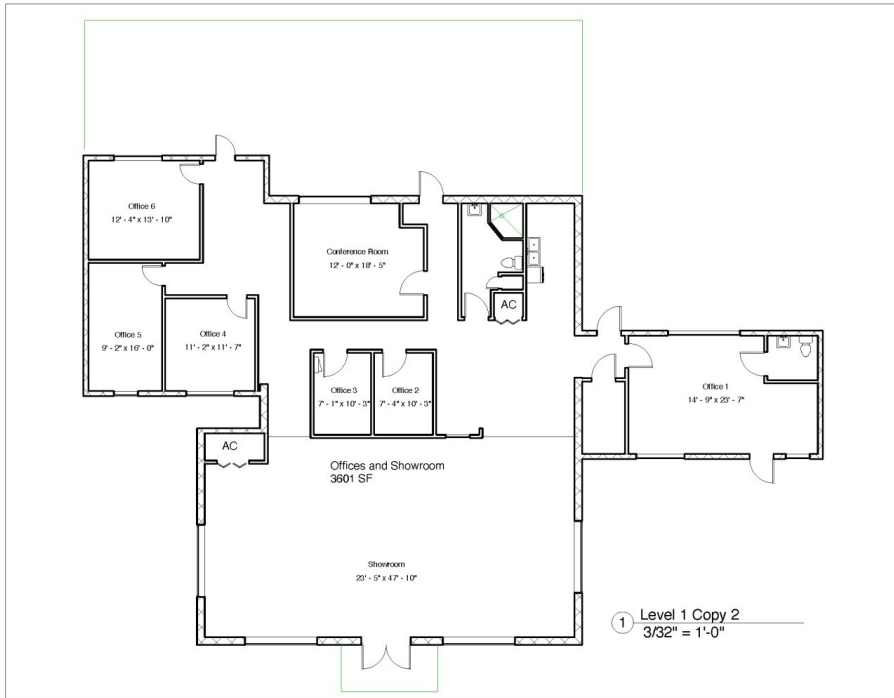
WAREHOUSE BUILDING

6,000 SF Warehouse | 5 Bay Doors

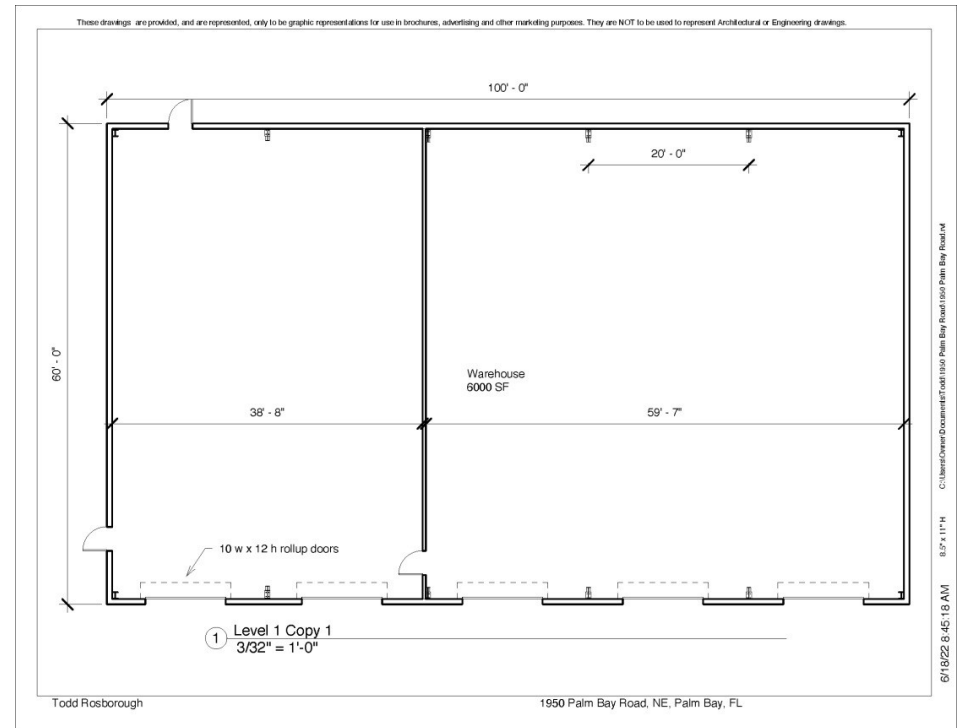


FLOOR PLANS

Retail / Office | 3,601 SF



Warehouse | 6,000 SF



DEMOGRAPHICS

1-Mile Radius

2025 Population	10,871
2030 Projection	11,664
2025 Households	5,039
Median Age	39.7
Avg HH Income	\$71,577
Median HH Income	\$58,627

3-Mile Radius

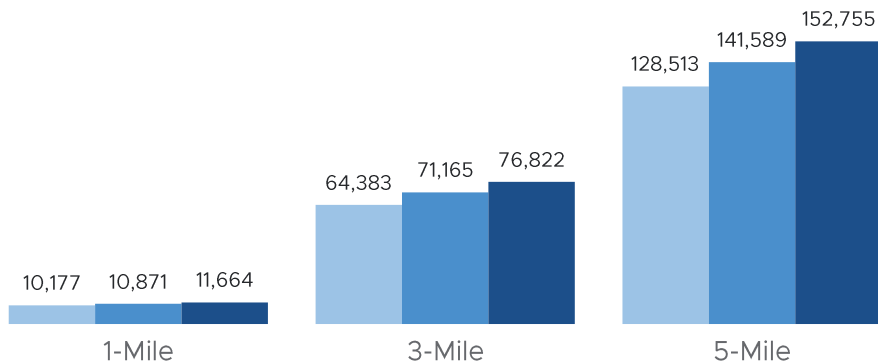
2025 Population	71,165
2030 Projection	76,822
2025 Households	30,750
Median Age	42.2
Avg HH Income	\$81,455
Median HH Income	\$63,930

5-Mile Radius

2025 Population	141,589
2030 Projection	152,755
2025 Households	59,158
Median Age	43.8
Avg HH Income	\$91,046
Median HH Income	\$71,447

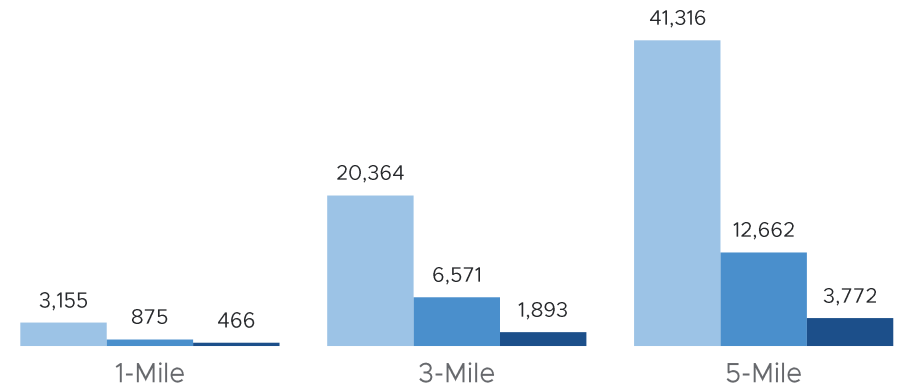
Population Growth

■ 2020 ■ 2025 ■ 2030 Projection



Worker Travel Time to Job

■ < 30 Min ■ 30-60 Min ■ 60+ Min



ZONING INFORMATION

CC – Community Commercial (City of Palm Bay). P = permitted by right; C = conditional use.

Retail

Retail establishments

P

Restaurants / eating establishments

P

Drinking establishments

P

Drive-through establishments

P

Plant nurseries and greenhouses

P

Vehicle / RV / mobile home sales & rental

P

Fuel stations

C

Service & Office

General offices

P

Banks and financial institutions

P

Medical and dental labs

P

Service establishments: business & personal

P

Light vehicle & RV repair

P

Veterinary clinics (no boarding)

P

Pet day care; tattoo parlors; funeral homes

P

Car wash; intensive service; heavy repair

C

Institutional & Other

Hospitals

P

Childcare facilities

P

Churches

P

Government establishments

P

Self-storage facilities

C

Educational institutions

C

Crematoriums

C

TRADE AREA MAP



PROXIMITY MAP

