

ATLANTIC
Commercial Group, Inc.®

EPLER PARK

An aerial photograph of a commercial and residential area. In the center, a large white industrial building is surrounded by a parking lot. To the left of the building is a vacant lot, which is highlighted by a white callout box with the word "SITE" inside. The surrounding area includes residential houses, a road, and other commercial buildings in the background.

SITE

190 PALM BAY RD NE, PALM BAY, FL 32904

PROPERTY OVERVIEW

PROPERTY NAME EPLER PARK

ADDRESS 190 PALM BAY RD NE, PALM BAY, FL 32904

LOT SIZE 0.83 AC

TRAFFIC COUNTS PALM BAY RD: 65,550 VPD
 MINTON RD: 36,500 VPD
 I-95: 64,500 VPD

NEARBY RETAILERS KOHL'S, PUBLIX, ROSS, CHASE BANK, CHIPOTLE,
 SPACE COAST CREDIT UNION, PANERA

CONTACT BROKER FOR LEASE RATES:

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PROPERTY HIGHLIGHTS

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

PROPERTY AERIALS



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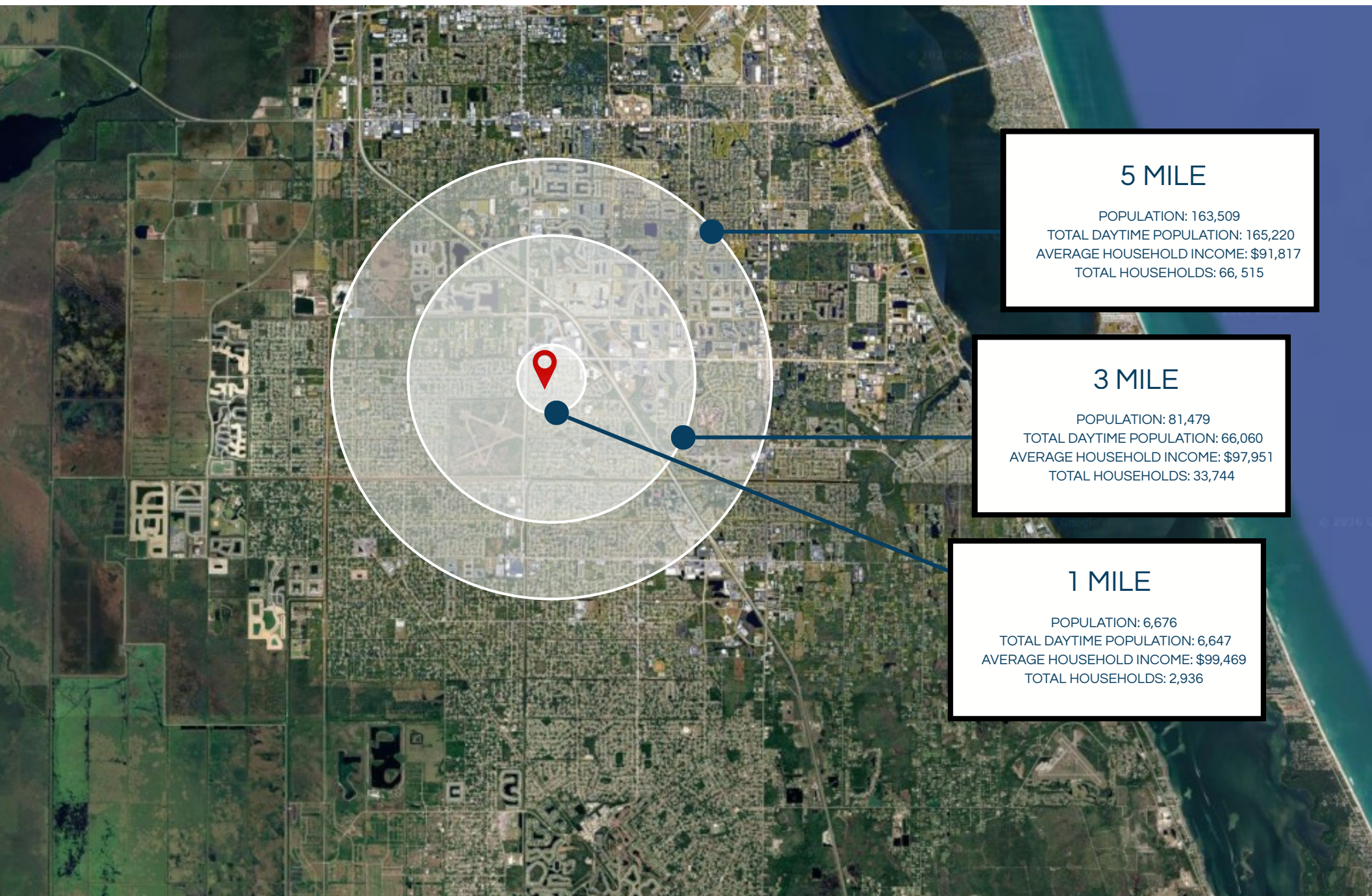
PROPERTY AERIALS



SURROUNDING RETAILERS



AREA DEMOGRAPHICS



5 MILE

POPULATION: 163,509
TOTAL DAYTIME POPULATION: 165,220
AVERAGE HOUSEHOLD INCOME: \$91,817
TOTAL HOUSEHOLDS: 66, 515

3 MILE

POPULATION: 81,479
TOTAL DAYTIME POPULATION: 66,060
AVERAGE HOUSEHOLD INCOME: \$97,951
TOTAL HOUSEHOLDS: 33,744

1 MILE

POPULATION: 6,676
TOTAL DAYTIME POPULATION: 6,647
AVERAGE HOUSEHOLD INCOME: \$99,469
TOTAL HOUSEHOLDS: 2,936

PALM BAY, FL

3-MILE RADIUS FROM SITE

81,479

POPULATION

\$97,951

AVERAGE HH
INCOME

40.7

MEDIAN AGE

PALM BAY, FLORIDA IS THE LARGEST CITY IN BREVARD COUNTY AND ONE OF THE BIGGEST BY LAND AREA IN THE ENTIRE STATE, THOUGH IT STILL HAS A DISTINCTLY SUBURBAN, SPREAD-OUT FEEL RATHER THAN A DENSE URBAN CORE. IT SITS ON FLORIDA'S SPACE COAST, ROUGHLY 15 MILES SOUTH OF MELBOURNE, BORDERED BY THE INDIAN RIVER LAGOON TO THE EAST — GIVING RESIDENTS EASY ACCESS TO FISHING, KAYAKING, AND WATERFRONT PARKS LIKE CASTAWAYS POINT.

THE CITY HAS GROWN QUICKLY OVER THE LAST TWO DECADES, BECOMING A POPULAR LANDING SPOT FOR PEOPLE PRICED OUT OF NEARBY MELBOURNE, AS WELL AS WORKERS CONNECTED TO THE REGION'S AEROSPACE AND DEFENSE INDUSTRY, SINCE KENNEDY SPACE CENTER AND CAPE CANAVERAL ARE WITHIN COMMUTING DISTANCE. THAT GROWTH HAS BROUGHT A STEADY WAVE OF NEW SUBDIVISIONS, SHOPPING PLAZAS, AND FAMILY AMENITIES, WHILE POCKETS OF THE CITY RETAIN A QUIETER, MORE RURAL FEEL, ESPECIALLY TOWARD THE SOUTH.

PALM BAY IS KNOWN FOR ITS NETWORK OF PARKS AND NATURAL SPACES — TURKEY CREEK SANCTUARY IS A LOCAL HIGHLIGHT, WITH BOARDWALK TRAILS WINDING THROUGH A NATURE PRESERVE HOME TO GOPHER TORTOISES AND TURTLES. FRED POPPE REGIONAL PARK AND INSPIRATION PARK ROUND OUT A STRONG LINEUP OF FAMILY-FRIENDLY RECREATION, WITH PLAYGROUNDS, DOG PARKS, AND SPORTS FIELDS.

EPLER PARK

190 PALM BAY RD NE, PALM BAY, FL 32904

EXCLUSIVELY LISTED BY:

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