

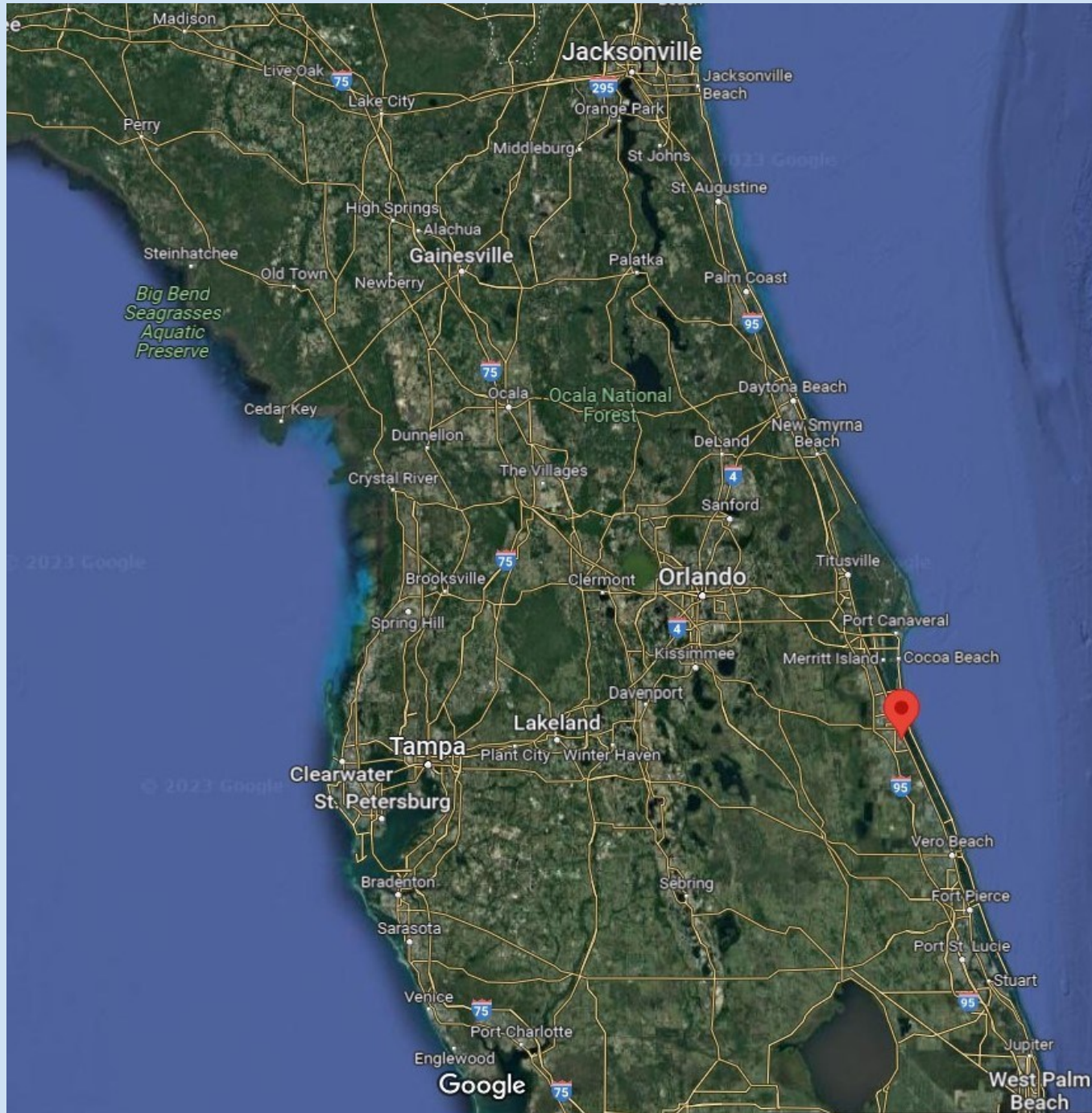
Pads For Sale | 2155 Robert J Conlan Blvd, NE Palm Bay, FL 32905



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Florida Site Overview

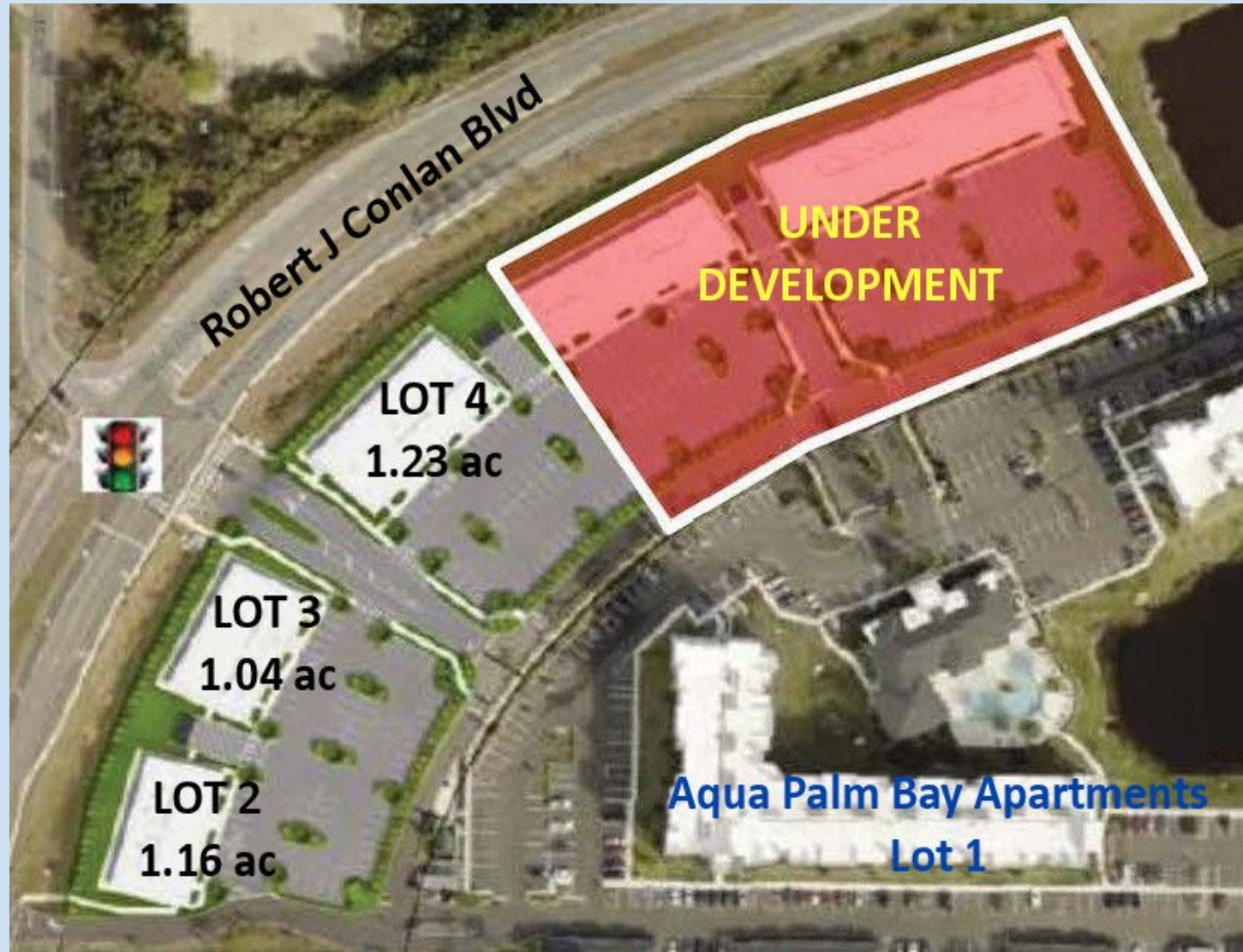


2155 Robert J Conlan Blvd, Palm Bay FL 32905



Property Highlights with Conceptual

- 3 cleared lots available for sale
- Off Site retention
- Utilities at property line
- Bayfront Commercial Zoning
- Monument sign at entrance/light
- Fronting Aqua Apartments with 320 units
- West Shore Apartments, 248 units across Robert J Conlan Blvd
- East Shore Apartments , 272 units under development next to West Shore Apartments. Will front Robert J Conlan Blvd
- Contact Broker for pricing



High-Tech Employment Area

Growing High-Tech Employment Nearby



L3 Harris Technologies Inc. (HQ)

- 8,400+ Florida employees (average annual salary of \$90k)
- Headquartered in Melbourne, FL since 1978.
- 1.7M SF of office, R&D, and manufacturing space
- Ranked #4246 on Fortune 500



Northrop Grumman

- 2,200 employees in the local market
- 664-KSF of office and manufacturing space
- Ranked #113 on Fortune 500



Dassault Aviation

- 400 employees in the local market
- 175-KSF of maintenance space; capability to work on 18 Falcon jets simultaneously
- Average market salary of \$86,120



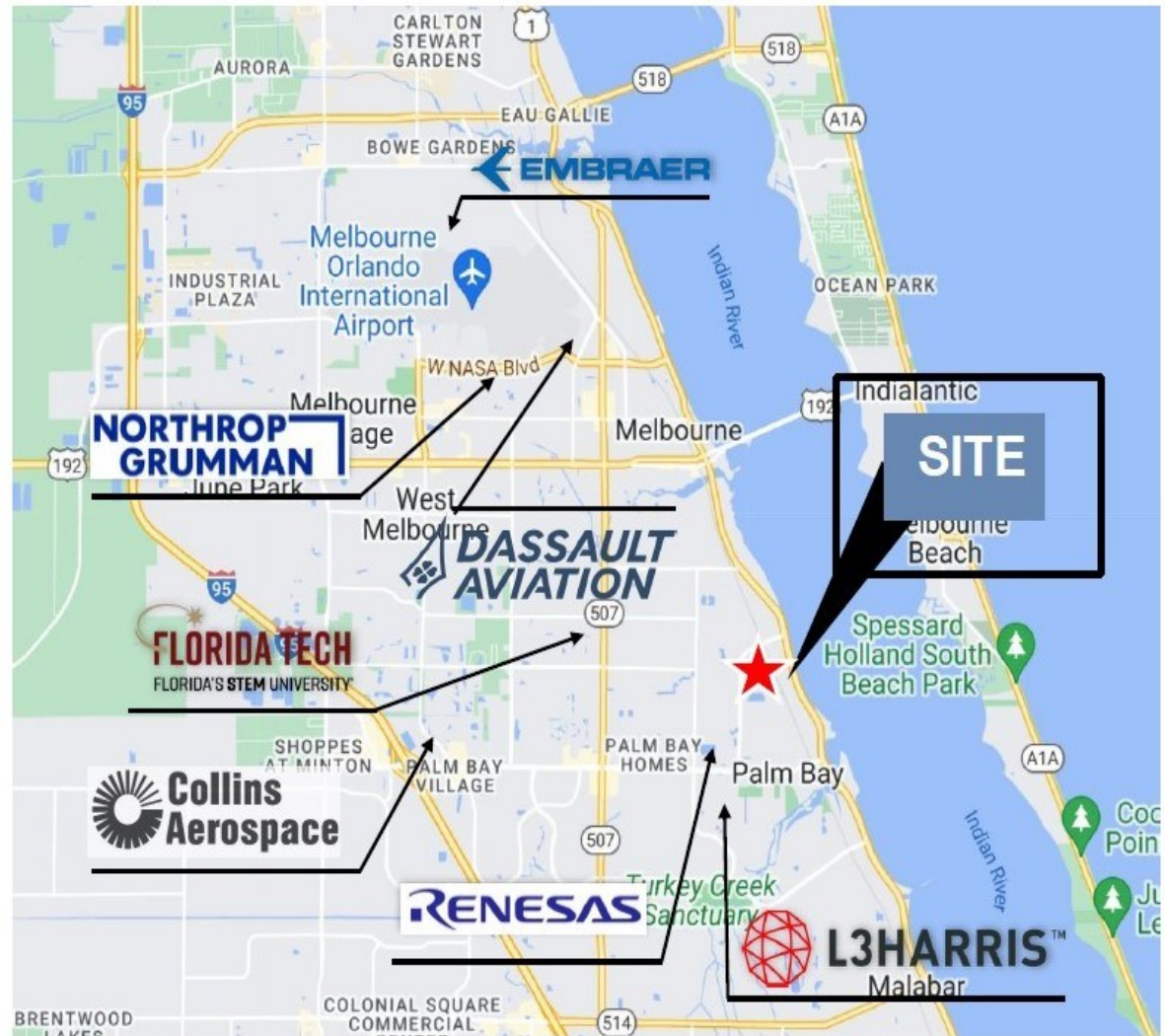
Collins Aerospace

- 1,455 employees
- 225-KSF of manufacturing space



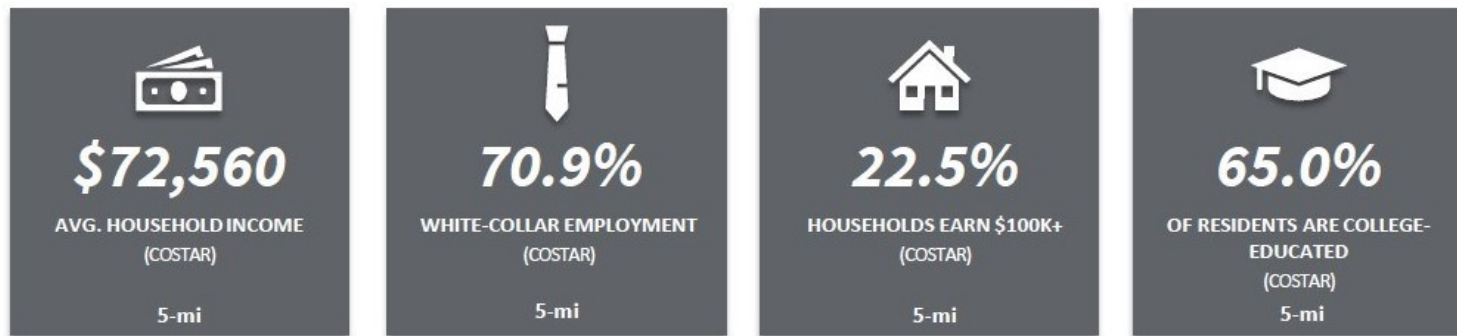
Renesas Electronics

- 1,000 employees
- 630-KSF of manufacturing space



Space Coast (Palm Bay-Melbourne-Titusville) MSA

The rapid expansion and proliferation of private space companies such as SpaceX and Blue Origin have revitalized the market's economic growth. Brevard County is developing as a growing locale for high-tech industries. The workforce of Florida's Space Coast is comprised of nearly 50 engineers per 1,000 workers; more than any other Florida metro and any of the 25 most populous MSAs in the country. Notable proximate employers consist of: Blue Origin, Collins Aerospace, Dassault, Embraer, L3 Harris, Lockheed Martin, Northrop Grumman, Raytheon, Renesas Electronics, and SpaceX.



	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	BREVARD COUNTY	FLORIDA
POPULATION					
2028 Projection	8,107	61,985	126,180	644,352	23,846,175
2023 Estimate	7,842	59,810	121,547	625,584	22,244,823
2010 Census	6,809	51,079	102,553	543,376	18,801,310
Growth 2010-2023	15.17%	17.09%	18.52%	15.13%	18.32%
HOUSEHOLDS					
2028 Projection	3,560	28,514	56,008	263,100	8,827,501
2023 Estimate	3,445	27,469	53,872	254,942	8,570,389
Growth 2010-2023	15.53%	18.94%	20.20%	15.43%	21.11%
EMPLOYMENT					
White Collar Profession (2023)	62.4%	77.1%	70.9%	62.7%	51.9%

Palm Bay is located in the Melbourne-Palm Bay-Titusville MSA within Brevard County

Palm Bay is Brevard’s largest city, with over 110,000 residents in 98 square miles. Conveniently located to Melbourne and 8 miles to the Melbourne International Airport, Northrup Grumman, L3Harris Melbourne Offices, and Thales Avionics

- L3Harris Palm Bay has approximate 1,500 employees: 1.9 miles from the site
1395 Troutman Blvd NE, Palm Bay, FL 32905
- Renesas Electronics has approximately 1,000 employees at this location: 1.1 miles from the site
1650 Robert J Conlan Blvd NE, Palm Bay, FL 32905
- Florida Institute of Technology, 174 ac campus with 4,000+ student and 800+employees: 2.8 miles from site
150 W University Blvd, Melbourne, FL 32901

www.fit.edu/media/site-specific/wwwfitedu/oir/documents/Original-Census-Report---Spring-2023.pdf

Demographics

	3 mile	5 miles
Population	53,103	113,795
Median Age	45.9	46.6
Median HH Income	\$58,664	\$67,181

Traffic Count

Robert J Conlan Blvd 15,956 ADT

US Hwy 1 34,122 ADT



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