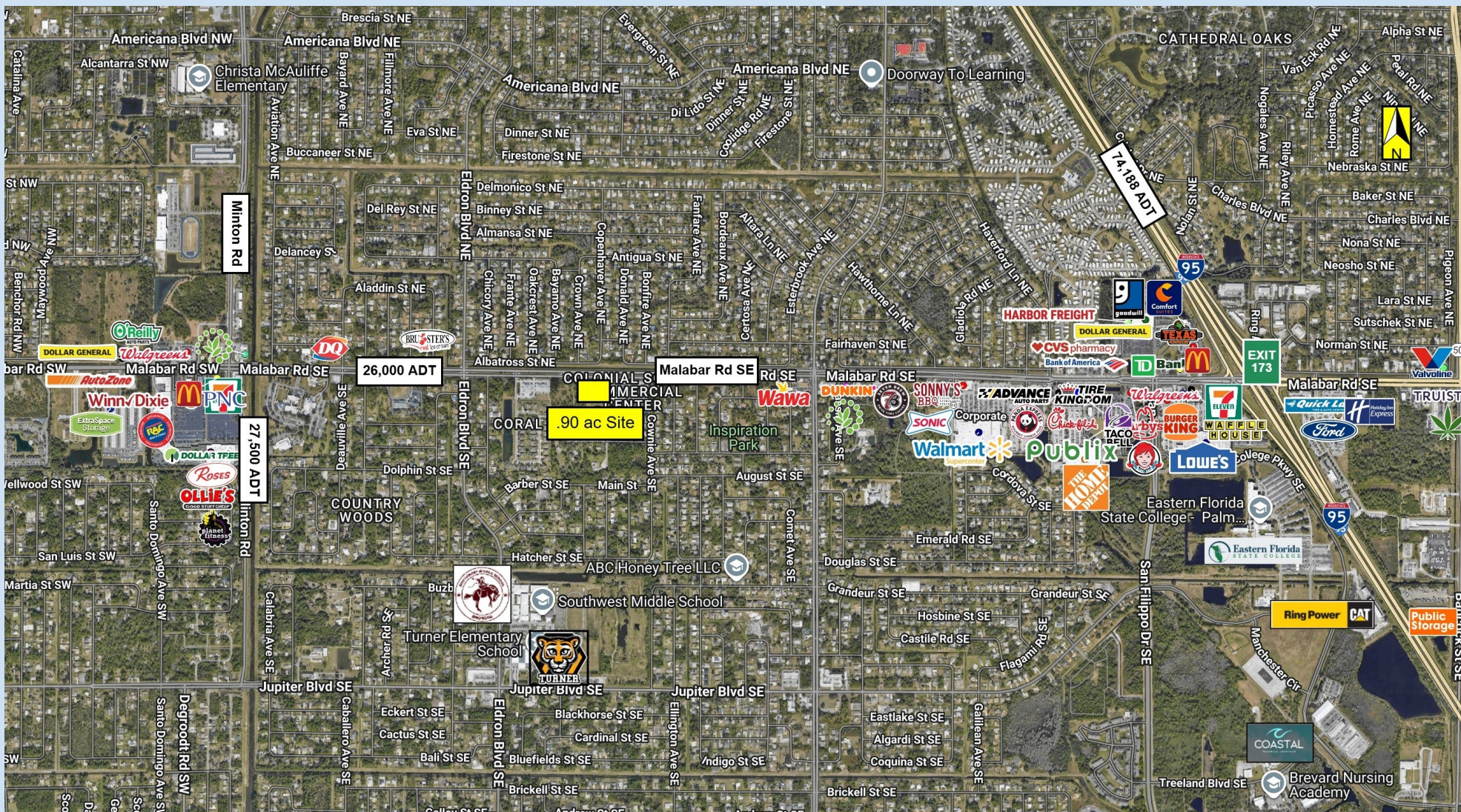


.90 ac Land Available in Heavy Residential Corridor, Brevard County FL

110 Greenacre Dr SE, Palm Bay FL 32909



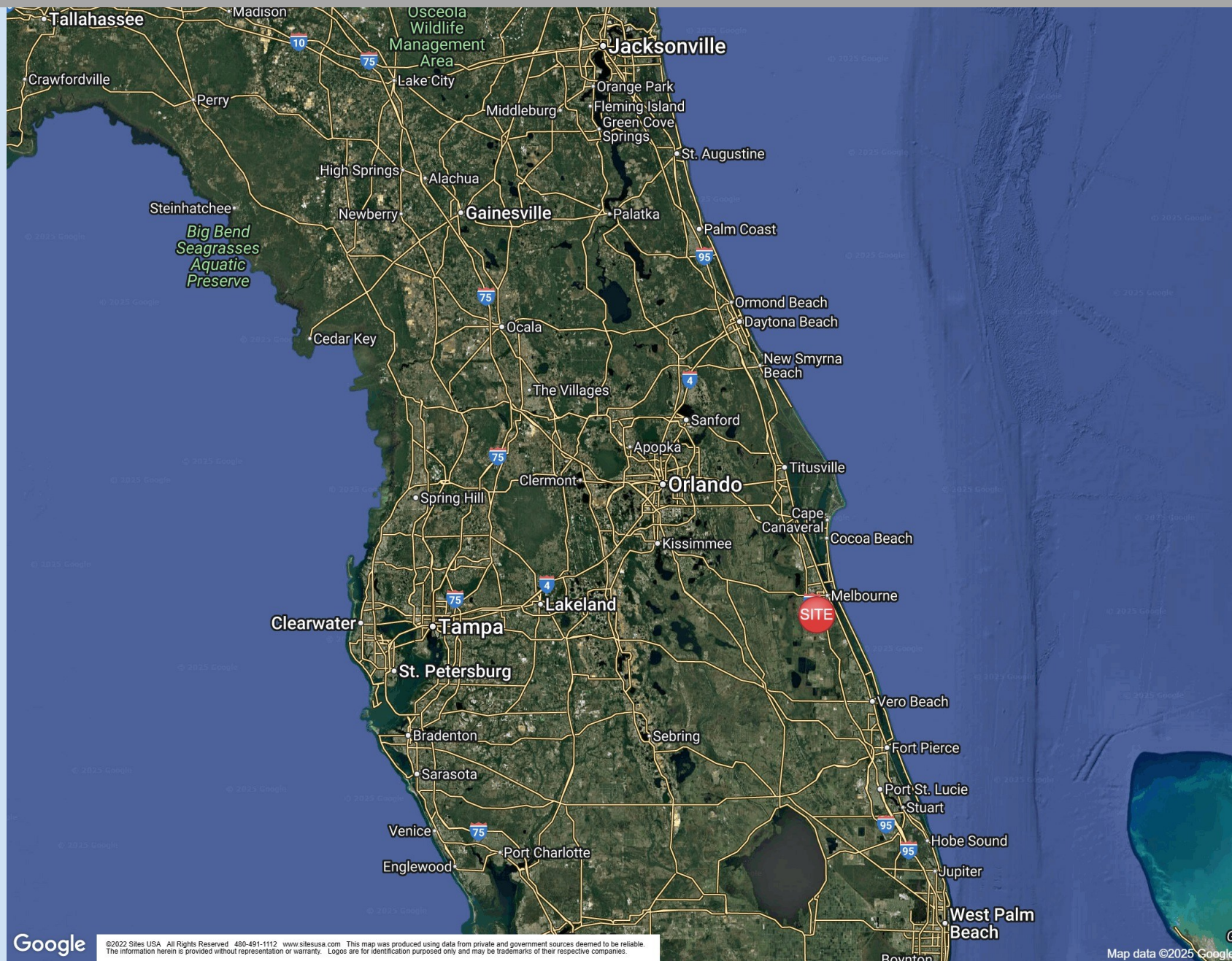
Southeast Commercial—FL

1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial-FL.com
www.SoutheastCommercial-FL.com

Carol Bauman

Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

Palm Bay Florida Location Overview



.90 acre Site Outline 110 Greenacre Dr SE, Palm Bay FL 32909



110 Greenacre Dr SE, Palm Bay FL 32909

Site Details

- .90 ac land amid heavy residential
- 39,000 SF Thrifty Specialty Produce and Meats Market under development adjacent to the site
- City water and sewer are on site
- Zoned commercial which allows for many uses such as QSR, auto parts, sit down restaurants, cell phone stores (no car wash or auto repair)
- Governing jurisdiction City of Palm Bay
- High median income
- Available for Ground Lease or Build to Suit
- Pricing: Contact Broker



Traffic Counts: Malabar Rd 26,000 ADT

Demographics	1 mile	3 miles	5 miles
Median Income	\$69,406	\$71,944	\$78,709
Median Age	39.9	40.5	40.9
Population	10,463	72,563	164,332
Median Home Value	\$302,198	\$297,082	\$309,253

Palm Bay, FL - A Thriving Residential/Retail Destination

Palm Bay, Florida rests along the scenic eastern coast of the state, offering a dynamic blend of natural beauty, modern development, and community spirit. As the largest city in Brevard County, Palm Bay provides residents and visitors with diverse attractions, stunning landscapes, and a thriving environment for both living and business.

Waterfront Splendor

Palm Bay's identity is defined by its remarkable waterfronts. To the west lies the **Indian River Lagoon**, while the **Atlantic Ocean** stretches to the east. These waterways not only deliver breathtaking views but also serve as vibrant centers for recreation, including boating, fishing, and water sports. The city's dedication to conservation is evident in the **Turkey Creek Sanctuary**, a nature reserve that protects ecological diversity and offers serene trails for exploration.

Diverse Living Options

Palm Bay's residential landscape is as varied as its natural surroundings. Family-friendly neighborhoods with top-rated schools, upscale waterfront properties, and established communities with unique character all contribute to the city's appeal. The housing market reflects Palm Bay's growth, offering both modern developments and long-standing neighborhoods to suit a wide range of lifestyles.

Education is a cornerstone of Palm Bay's success.

The **Brevard County School District** ensures quality learning opportunities across all grade levels, while higher education is easily accessible through the nearby **Florida Institute of Technology**, which offers advanced academic programs and research opportunities.

Economic Growth

Palm Bay's economy is shaped by innovation and industry. Aerospace and technology leaders such as **L3 Harris** and **Dynatech International** anchor the city's workforce, driving stability and job creation. Its strategic location along major transportation routes further enhances commerce and trade, positioning Palm Bay as a hub for opportunity and growth.

Recreation & Lifestyle

Palm Bay offers abundant opportunities for leisure and community engagement. From expansive parks to cultural venues, the city ensures residents and visitors can enjoy an active lifestyle. **Fred Poppe Regional Park** stands out with its sports fields, playgrounds, and picnic areas, serving as a centerpiece for outdoor enjoyment and community gatherings.

Palm Bay, Florida stands out as a destination where natural beauty, diverse living, and economic opportunity converge. Palm Bay has become a sought-after place to live, invest, and thrive.



Southeast Commercial—FL

1341 Bedford Ave, Suite A

Melbourne FL 32940

cbauman@southeastcommercial-FL.com

www.SoutheastCommercial-FL.com

Carol Bauman

Licensed Real Estate Broker

813.992.9696 Mobile

321.600.4200 Office