FOR SALE | GROUND LEASE

±2 ACRES & UP TO ±10K SF AVAILABLE

1725 Columbia Lane, Melbourne, FL 32904



PRIME INTERSTATE 95 VISIBILITY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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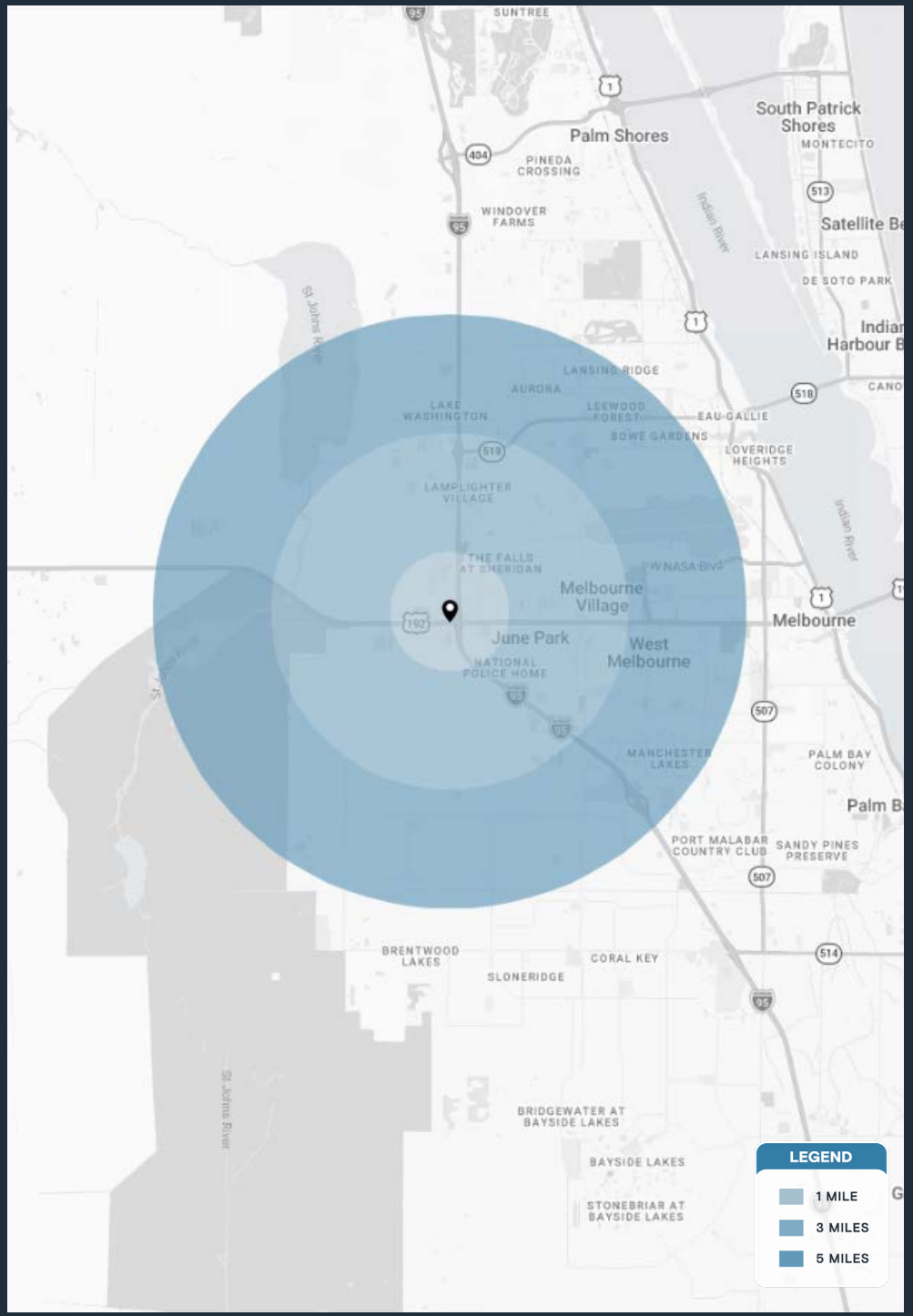
Property Overview

HIGHLIGHTS

- Located at the NWC of Interstate 95 and US-192 with over 100,000 AADT
- Join area retailers: Floor & Decor, Rooms To Go, Sam's Club, Target, Lowe's, The Home Depot, Best Buy, Dick's, Ashley HomeStore

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,023	24,024	92,773
HOUSEHOLDS	1,202	9,492	37,024
EMPLOYEES	1,496	14,802	45,853
AVERAGE HH INCOME	$119,022	$119,344	$107,368
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	9,645	72,270	181,988
HOUSEHOLDS	3,851	29,674	74,220
EMPLOYEES	4,912	28,620	78,827
AVERAGE HH INCOME	$118,413	$107,756	$97,812




95
- 103,500 AADT
SITE
PROPOSED
±10,000 SF
40 PARKING
SPACES
FLOOR & DECOR
59,032 SF
COLUMBIA LANE


Walmart
95
– 103,500 AADT
SITE
10,000 SF OUTPARCEL AVAILABLE
amazon fulfillment COMING 2027
Ashley HOMESTORE
FLOOR & DECOR
ROOMS TO GO
sam's club
CW THEATERS
192 – 32,500 AADT
TARGET
Burlington
BEST BUY
ROSS DRESS FOR LESS
PETSMART
MELBOURNE ORLANDO INTL AIRPORT
MELBOURNE SQUARE
macy's
DICK'S SPORTING GOODS
JCPenney
Dillard's
BABCOCK STREET – 31,500 AADT
MELBOURNE SHOPPING CENTER
Publix.
bealls
DOLLAR TREE
THE HOME DEPOT
LOWE'S
WINDOVER SQUARE
Publix.
DOLLAR TREE
SHOPPES AT WEST MELBOURNE
five BELOW
ALDI
FLORIDA INSTITUTE OF TECHNOLOGY
9,316 STUDENTS
Walmart
Neighborhood Market
95
– 83,500 AADT
HAMMOCK LANDING
Marshalls
petco
Michaels
ULTA
TARGET
five BELOW
HomeGoods
ROSS DRESS FOR LESS
DOLLAR TREE
Academy SPORTS + OUTDOORS
KOHL'S
amc
Walmart
SPROUTS FARMERS MARKET
BJ's Live Generously
PALM BAY ROAD – 57,000 AADT
MINTON ROAD – 27,500 AADT
PALM CROSSINGS
Publix.
Pet Supermarket
ALDI
PALM BAY CENTER
Publix.
TJ.maxx
Bass Pro Shops
PALM BAY WEST
Winn-Dixie
OLLIE'S GOOD STUFF CHEAP
NCG CINEMA
DOLLAR TREE
SHOPPES OF PALM BAY
Publix.
THE HOME DEPOT
MARKETPLACE AT PALM BAY
Winn-Dixie
bealls
MALABAR ROAD – 26,000 AADT
EASTERN FLORIDA STATE COLLEGE
20,000 STUDENTS
Walmart
HERITAGE SQUARE
Publix
N

Contact Brokers

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