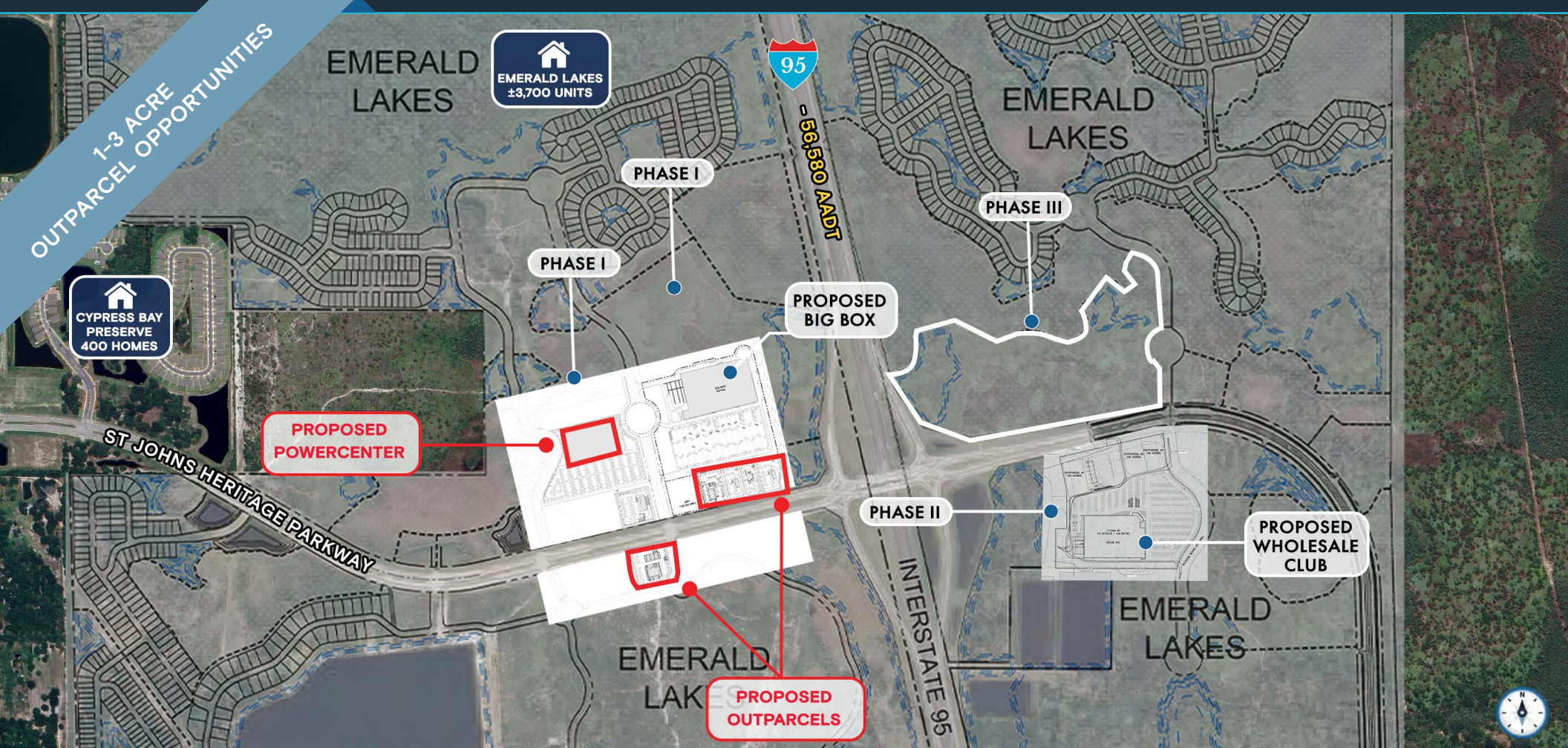


FOR LEASE | FOR SALE | FOR GROUND LEASE

EMERALD LAKES POWER CENTER & OUTPARCEL OPPORTUNITIES

St. Johns Heritage Parkway & Interstate 95, Palm Bay, FL 32909



NEW POWERCENTER, BIG BOX RETAILER AND WAREHOUSE CLUB COMING SOON!

Robert Nucherenro

DIRECTOR

robertnucherenro@katzretail.com

(716) 867-5222

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jennifer Houston

SENIOR DIRECTOR

jenniferhouston@katzretail.com

(561) 400-4675

Property Overview

HIGHLIGHTS

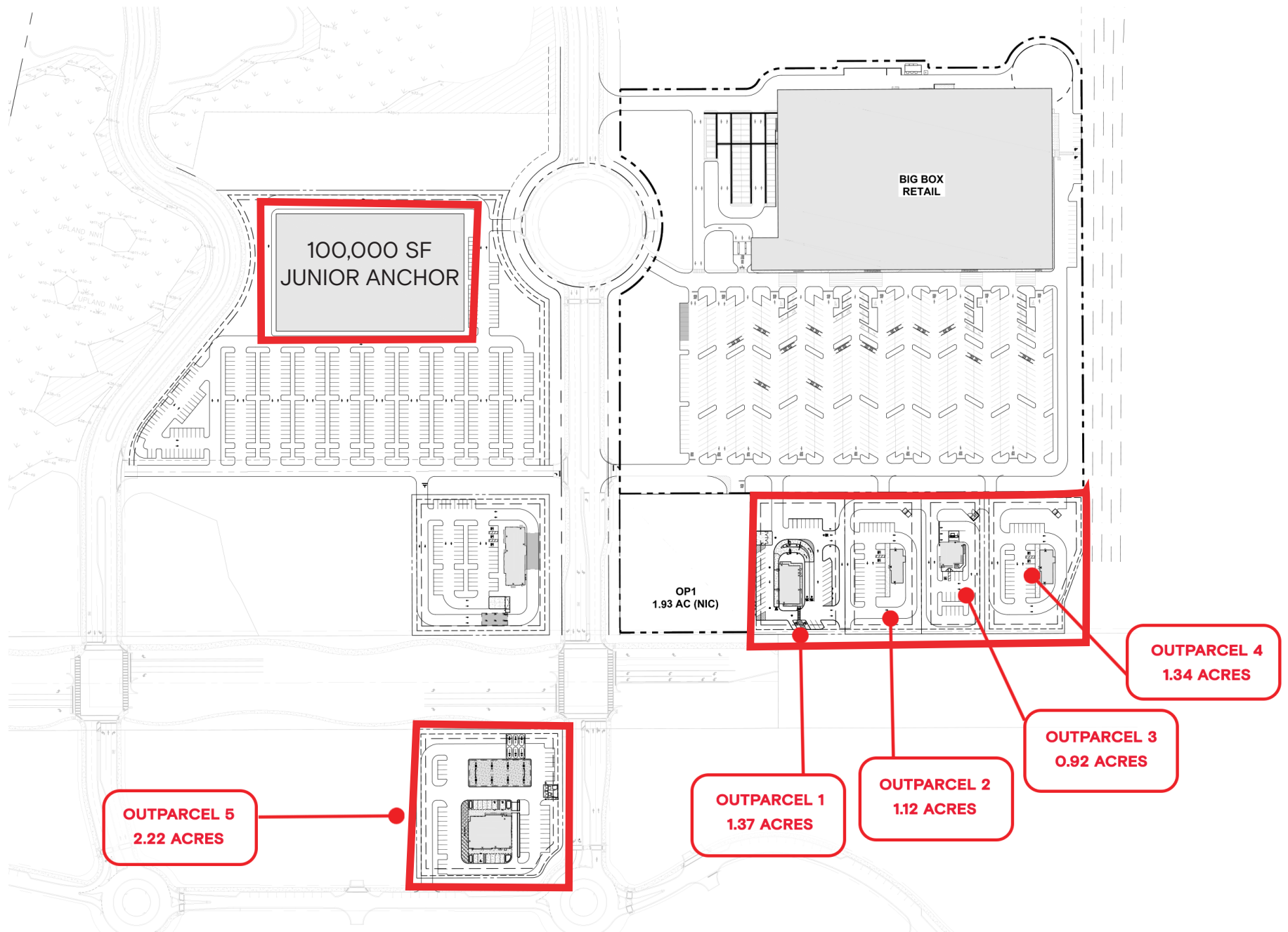
- ±100,000 SF junior anchor and outparcels available
- Located at the only exit (exit 166) for over 20,000 new homes, I-95 interchange at St John's Parkway in Palm Bay, Florida, in what will be a major commercial retail corridor and strategically located near new residential communities
- St Johns Heritage Parkway is the only exit to the new housing communities
- U-Haul's top U.S. growth city in 2023
- Looking for Power Center tenants
- Prime outparcel opportunities from 1-3 acres that shadow the new Power Center and national Big Box tenant
- High traffic counts and access to a growing residential base, the area is experiencing significant residential growth, with over 20,000 new homes approved or under construction within a 3-mile radius, providing a built-in customer base for businesses

DEMOGRAPHICS

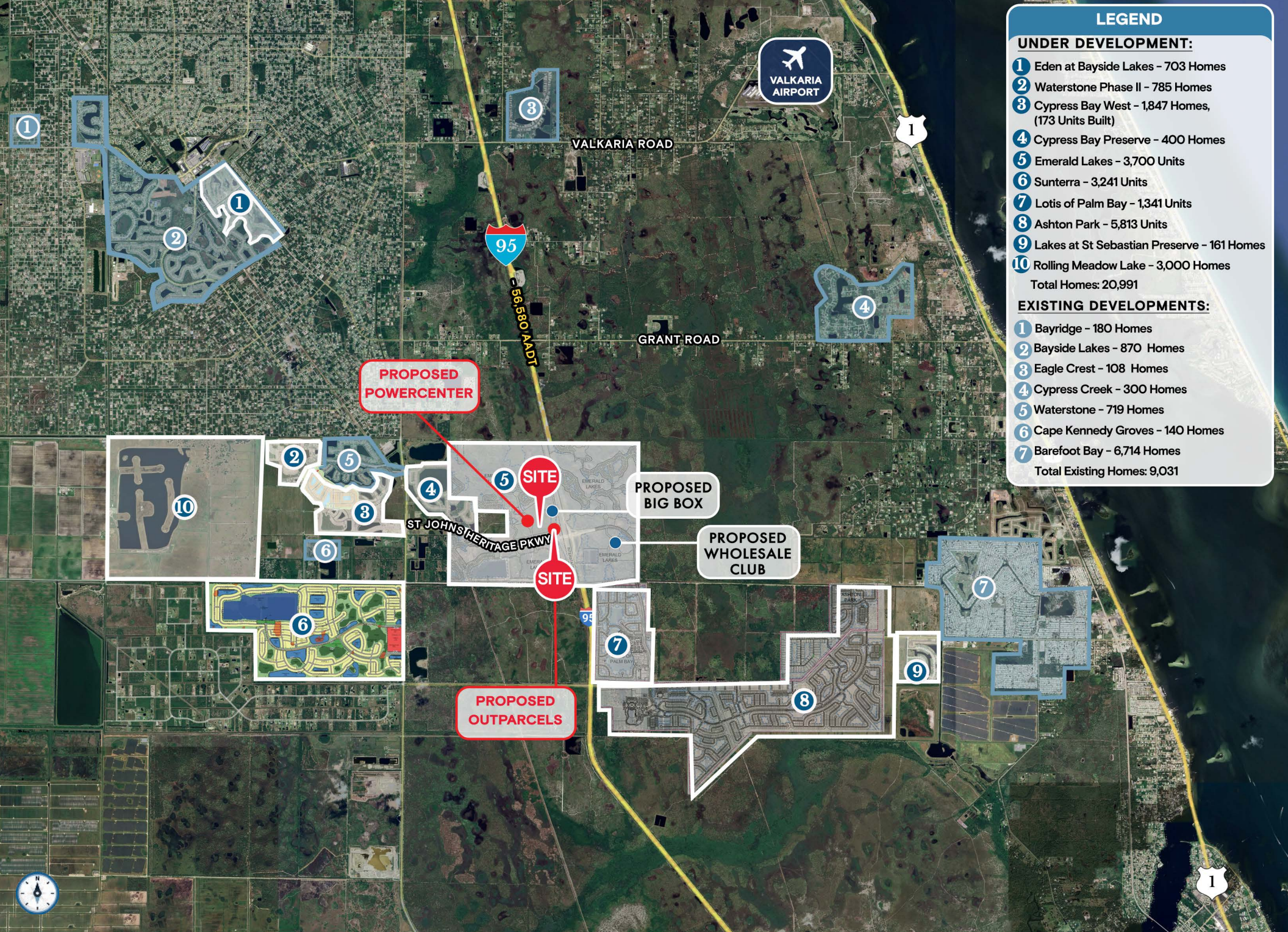
	3 MILES	5 MILES
POPULATION	5,282	31,562
HOUSEHOLDS	1,985	12,684
EMPLOYEES	4,467	26,920
AVERAGE HH INCOME	\$158,397	\$125,636

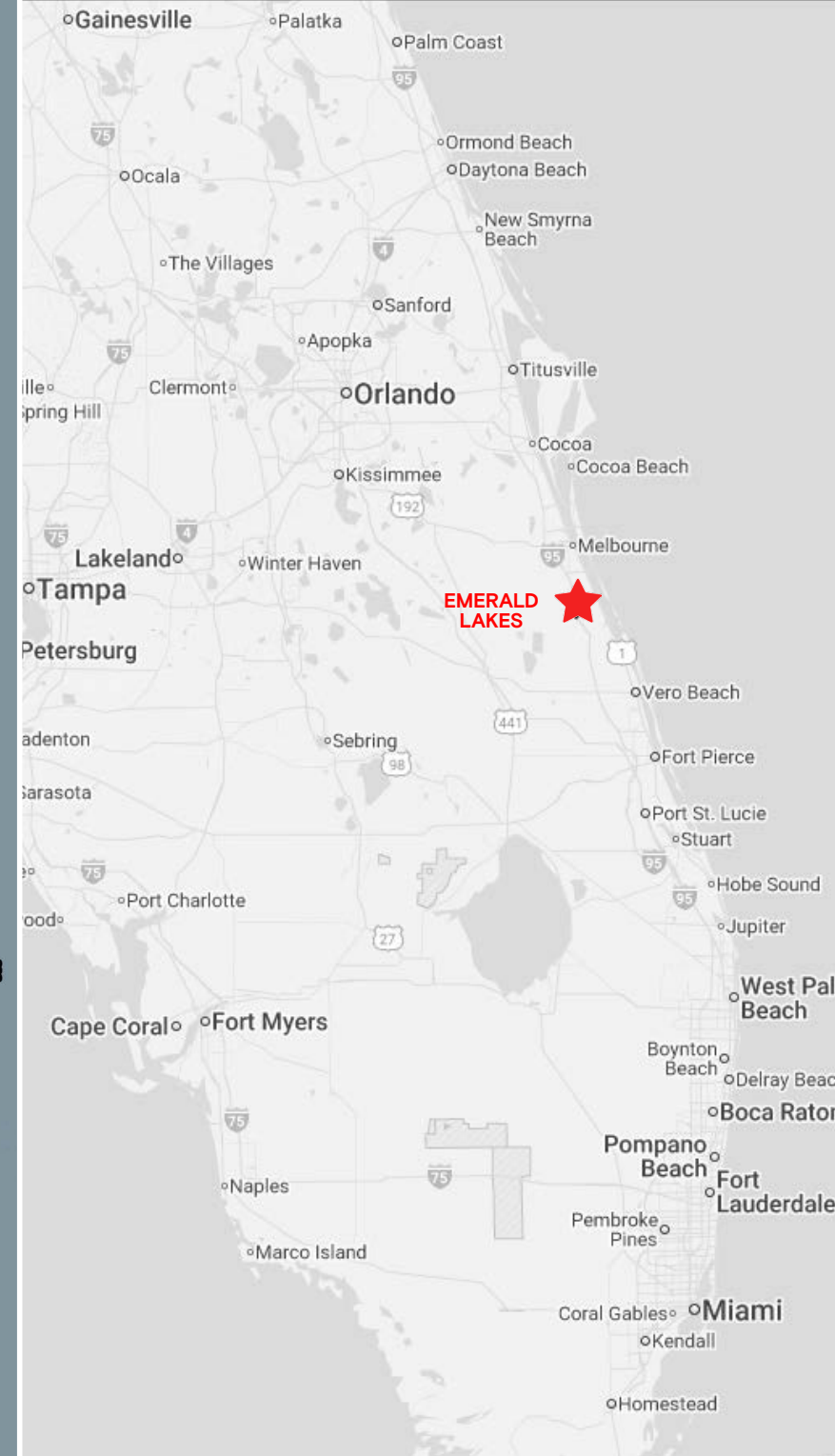
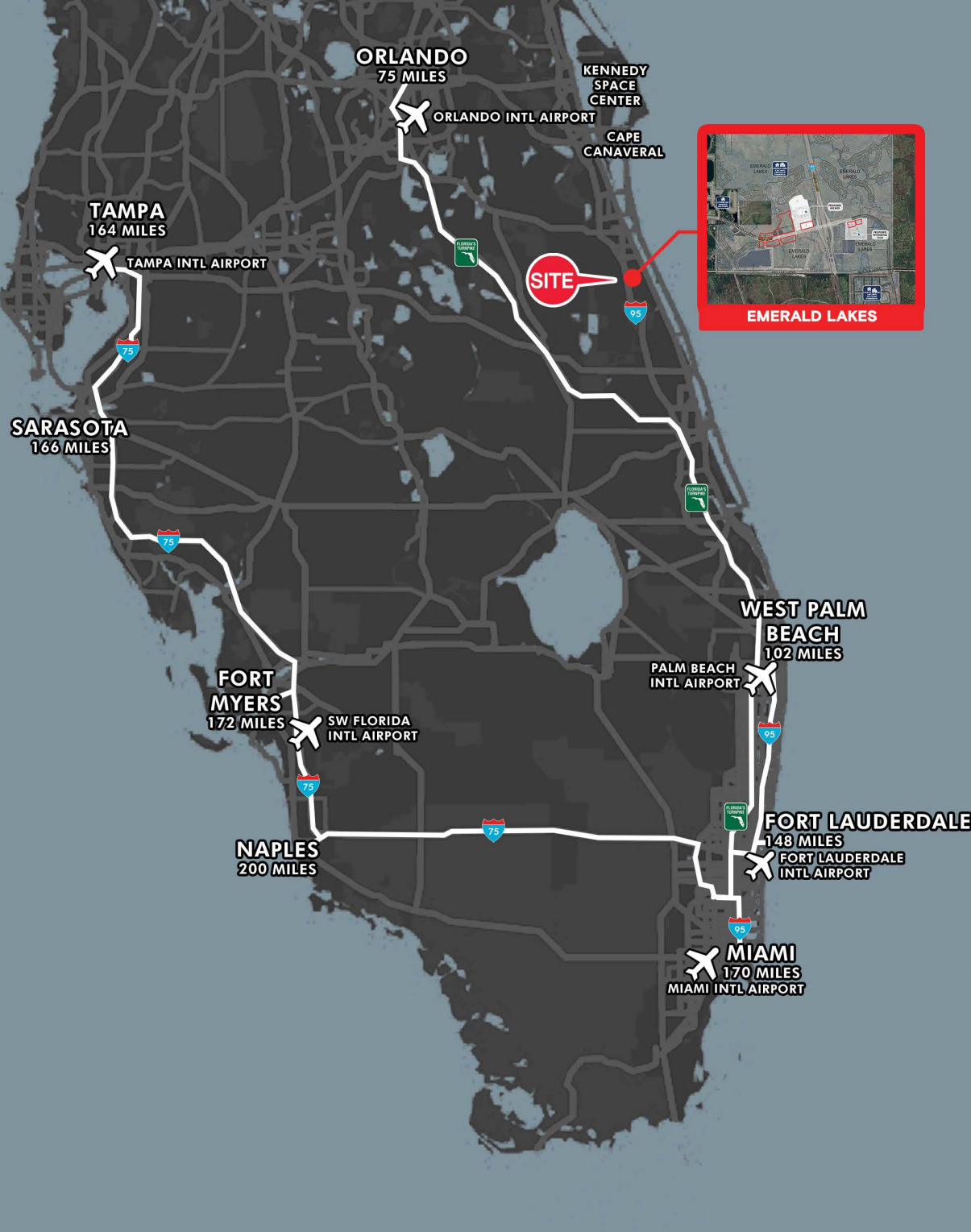
	10 MINUTES	15 MINUTES
POPULATION	25,838	107,883
HOUSEHOLDS	9,808	43,379
EMPLOYEES	21,433	90,805
AVERAGE HH INCOME	\$114,913	\$95,365











Contact Brokers

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DIRECTOR

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.05.25