

WEST MELBOURNE INTERCHANGE CENTER

705 - 745 PALM BAY RD, WEST MELBOURNE, FLORIDA

RETAIL SPACE AVAILABLE



THE
BENCHMARK
GROUP

4053 MAPLE ROAD
AMHERST, NY 14226
PHONE (716) 833-4986 EXT 382
WWW.BENCHMARKGRP.COM
KEVIN ZUGGER
KZUGGER@BENCHMARKGRP.COM

FEATURES:

WEST MELBOURNE INTERCHANGE CENTER

705-745 PALM BAY ROAD

WEST MELBOURNE, FLORIDA

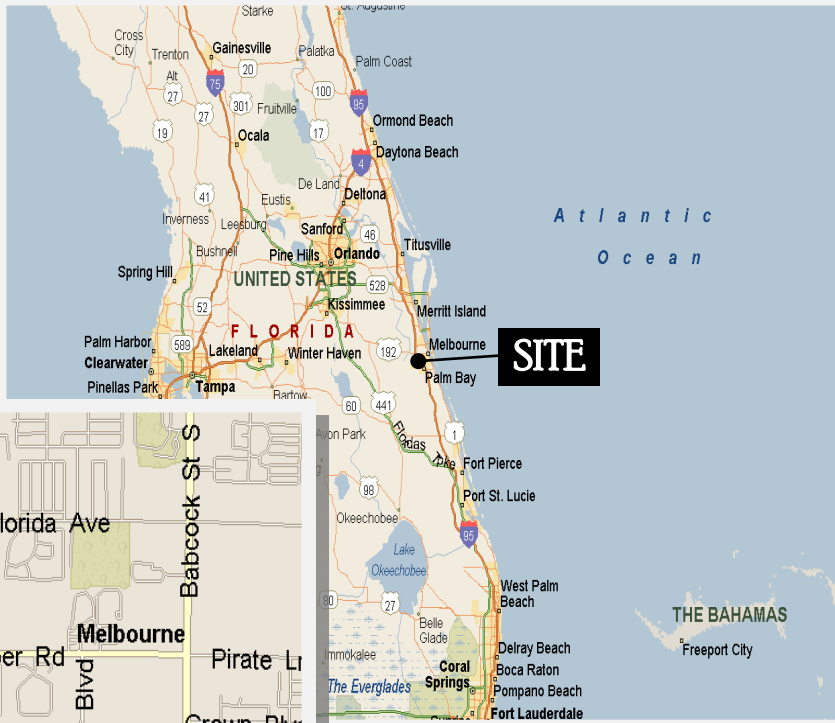
- OUTPARCELS / RESTAURANT SITES AVAILABLE ON PRIME 35 ACRES
- SHOPPING CENTER TENANTS INCLUDE: SPROUTS FARMERS MARKET, ESPORTA FITNESS, EXTENDED STAY AMERICA, PROPOSED SPRINGHILL SUITES BY MARRIOTT, RED WING SHOES, POPEYES CHICKEN, HOOTER'S, RACE TRAC, TIJUANA FLATS, EINSTEIN'S BROS. BAGEL, VERIZON, THE LEARNING EXPERIENCE AND HEARTLAND DENTAL
- ADJACENT TO SUPER WALMART; NEARBY RETAIL INCLUDES BASS PRO SHOPS, HARLEY DAVIDSON, OFFICE DEPOT, ALDI'S, STARBUCKS, AND SEVERAL RESTAURANTS
- I-95 AND PALM BAY ROAD (EXIT 176) PROVIDE THE STRONGEST 3, 5 AND 10 MILE POPULATION COUNTS IN ALL OF BREVARD COUNTY
- SEVERAL MAJOR RESIDENTIAL SUB-DIVISIONS UNDER CONSTRUCTION
- EXCELLENT VISIBILITY FROM I-95 WITH IMMEDIATE ACCESS AND TRAFFIC COUNTS OF 78,000 VEHICLES PER DAY; PALM BAY ROAD TRAFFIC COUNTS: 51,500 VEHICLES PER DAY

DEMOGRAPHICS			
	<u>1MILE</u>	<u>3MILE</u>	<u>5MILE</u>
<u>POPULATION</u>	4,948	65,097	134,093
<u>AVG HH INCOME</u>	\$59,997	\$56,540	\$53,406



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705-745 PALM BAY RD
WEST MELBOURNE, FLORIDA



NORTH



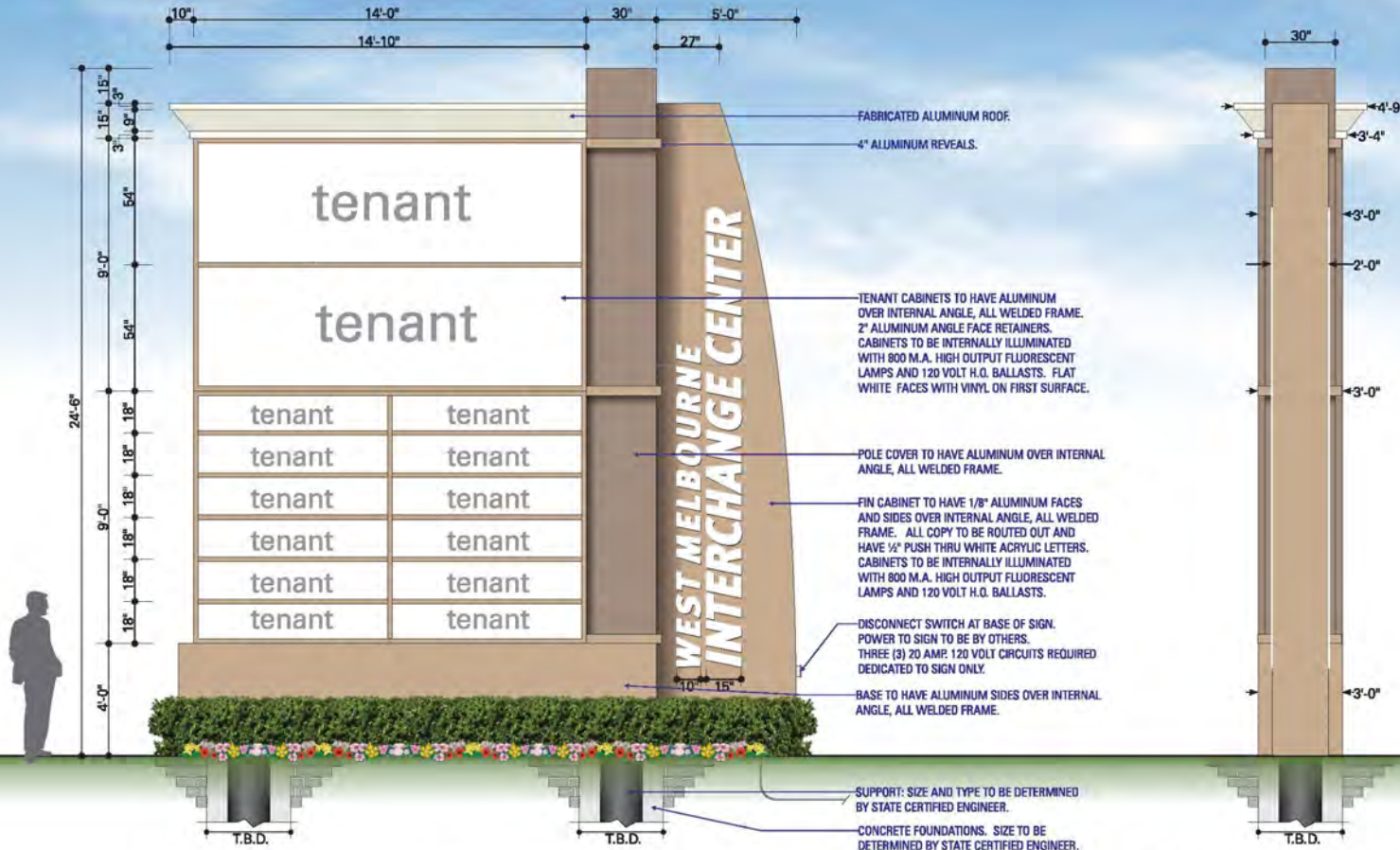
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MONUMENTS A-B-C



THREE (3) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGNS REQUIRED.
 TOTAL SQUARE FEET OF TENANT AREA = 252.0

INTERNATIONAL Sign
 Corporate Office
 10831 Canal Street
 Largo, FL 33777
 1-727-541-5573
 Fax: 1-727-544-7745
 LIC. #ES 12000419
 www.IntlSign.com

Client:
 WEST MELBOURNE INTERCHANGE
 PALM BAY ROAD
 MELBOURNE, FL

Date:
 APRIL 30, 2015

Drawing Number:
 D15158-50-WEST MELBOURNE

Revisions:

DATE	DESCRIPTION
01 00-00	NR
02 00-00	NR
03 00-00	NR
04 00-00	NR
05 00-00	NR
06 00-00	NR
07 00-00	NR
08 00-00	NR
09 00-00	NR
10 00-00	NR

Sales Person:
 BETH RENFRO

Scale:
 AS NOTED

Drawn by:
 O. BARNITZ

CLIENT/LANDLORD APPROVAL

APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

Signature: _____
 Title: _____

DESIGNER AGENT ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNCHANGED AND CORRECT.

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PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

U.L. N.E.C.

SIGN MUST BE INSTALLED IN COMPLIANCE WITH ARTICLE 606 OF THE NATIONAL ELECTRIC CODE.