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 424
www.benchmarkgrp.com
John DelleBovi
jdellebovi@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, LA FITNESS, EXTENDED STAY AMERICA, SPRINGHILL SUITES BY MARRIOTT, RED WING SHOES, POPEYES CHICKEN, HOOTER'S, RACE TRAC, TIJUANA FLATS, EINSTEIN'S BROS. BAGEL, VERIZON, THE LEARNING EXPERIENCE, DUTCH BROS COFFEE 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

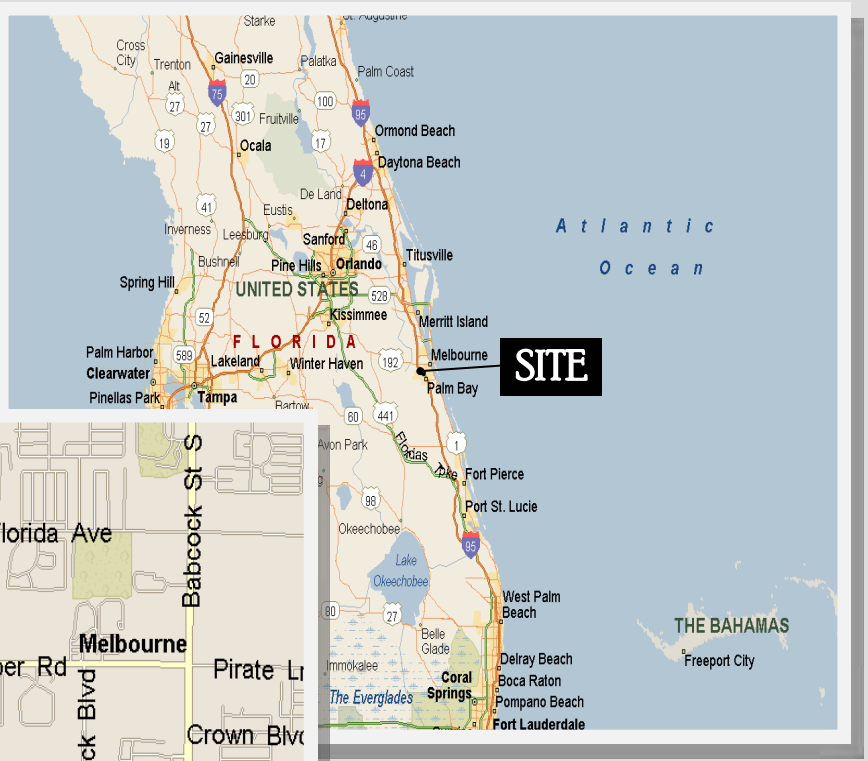
DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
POPULATION	4,948	65,097	134,093
AVG HH INCOME	$59,997	$56,540	$53,406

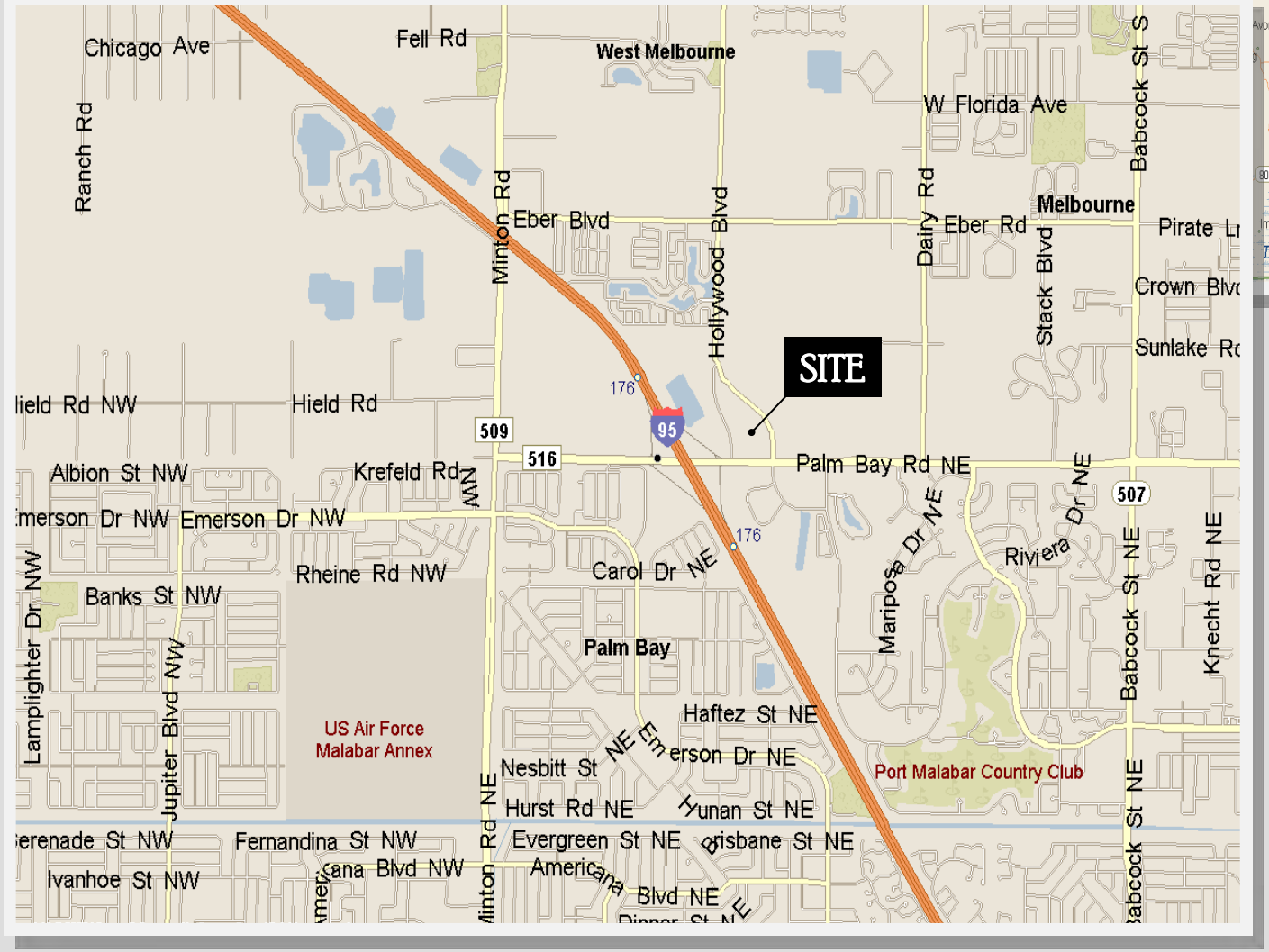
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West Melbourne, Florida

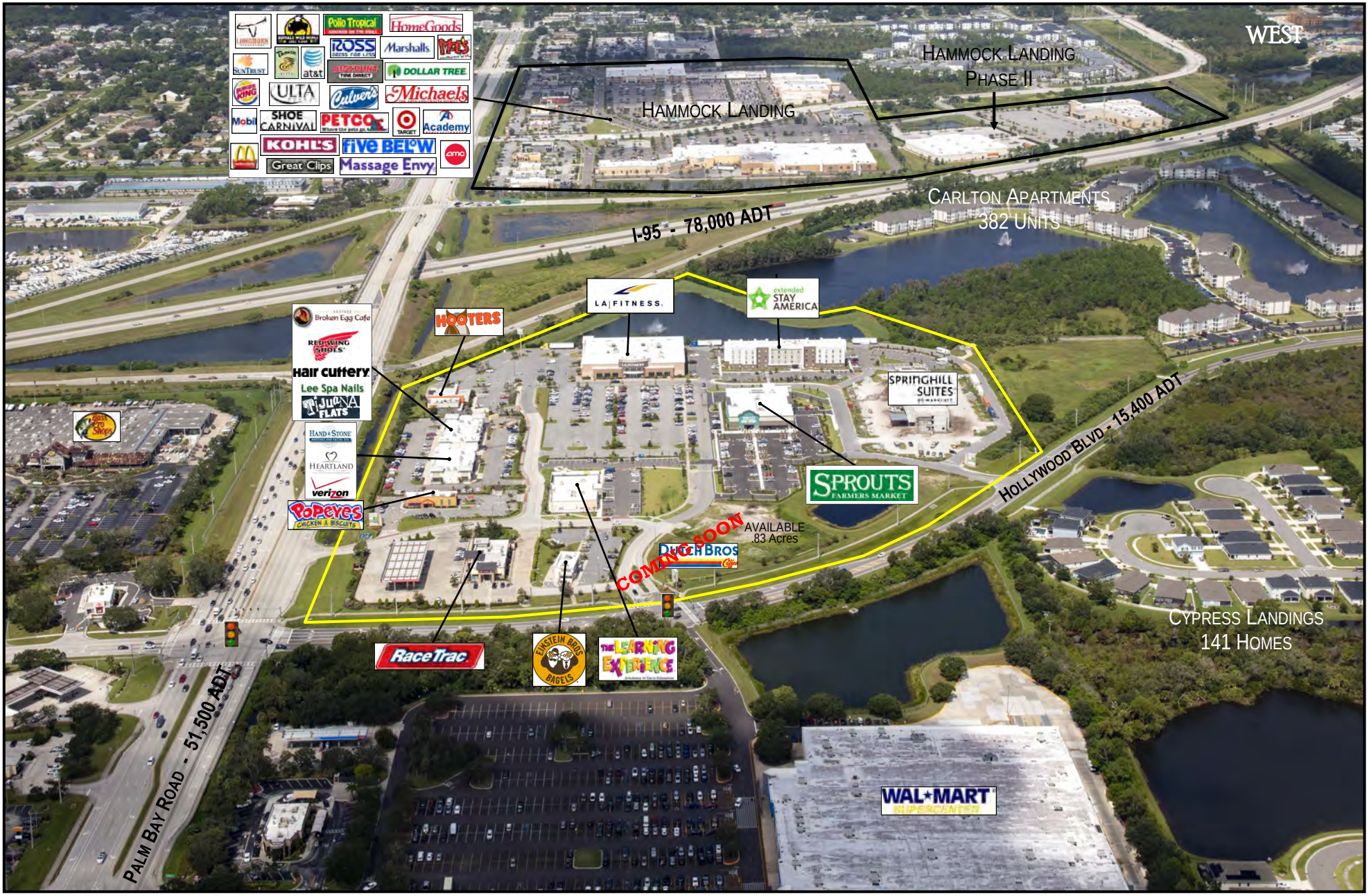






WEST MELBOURNE INTERCHANGE CENTER ~ WEST MELBOURNE, FLORIDA

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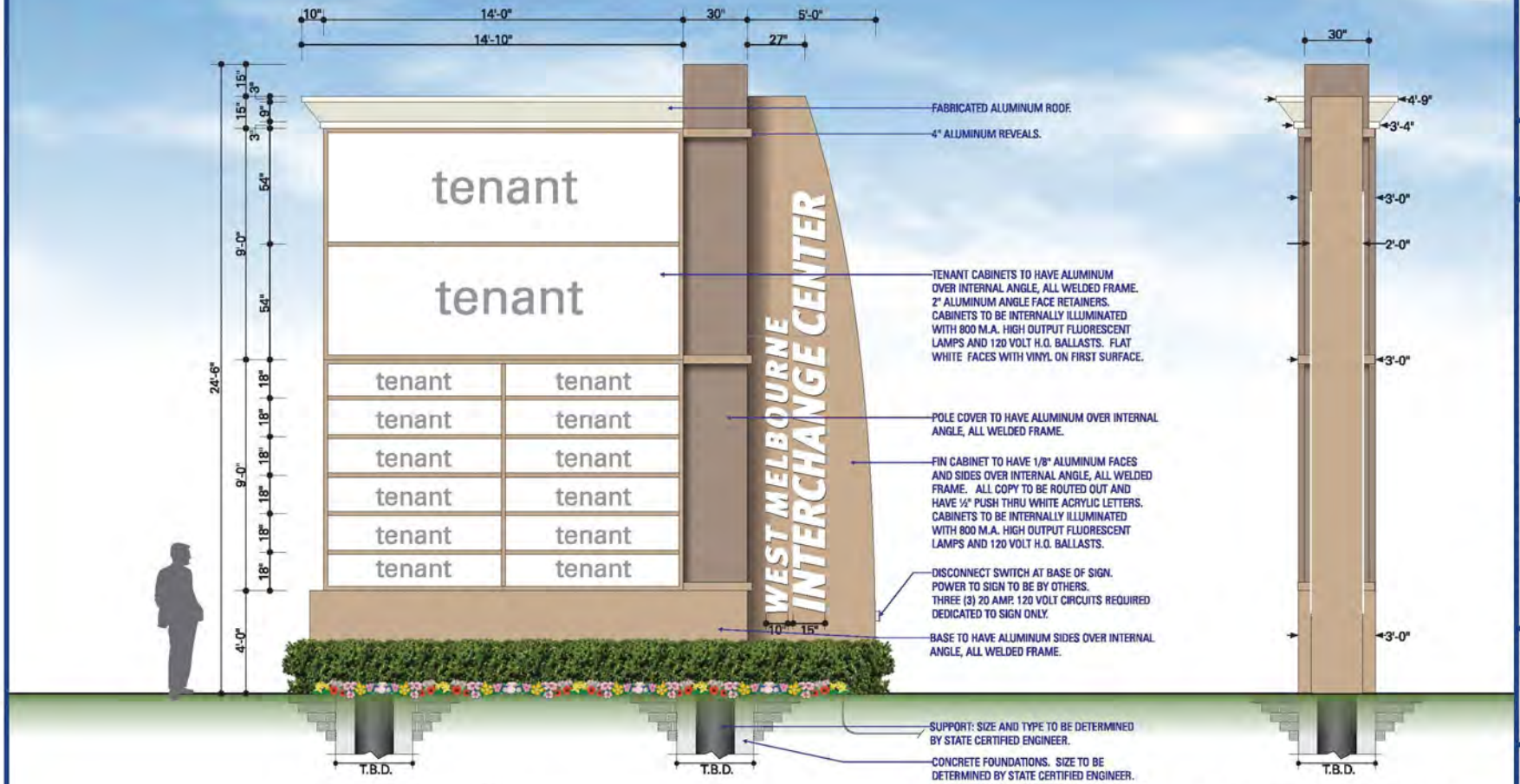


WEST MELBOURNE INTERCHANGE CENTER ~ WEST MELBOURNE, FLORIDA

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CONSERVATION EASEMENT
SPRINGHILL SUITES BY MARRIOTT
MONUMENT SIGN
Pylon Sign
HOLLYWOOD BOULEVARD
extended STAYAMERICA
SPROUTS FARMERS MARKET
125 SPACES
AVAILABLE
+/- .83 Acres
Future Retail
34 SPACES
14 SPACES
DUTCH BROS
COMING SOON
Pylon Sign
ESPORTA FITNESS
Broken Egg Cafe
FIJUANA FLATS
Hair Cuttery
Lee Spa Nails
RED WING SHOES
THE LEARNING EXPERIENCE
verizon
HEARTLAND
HAND & STONE MASSAGE AND FACIAL SPA
EINSTEIN BROS BAGELS
Einstein Bagels
1,457 SF
RACETRAC
RaceTrac
HOOTERS
POPEYES
Pylon Sign
Pylon Sign
Palm Bay Road
GRAPHIC SCALE
SCALE: 1"= 70'

MONUMENTS A-B-C



1 *MONUMENT SIGN FRONT ELEVATION*
SCALE: 1/4"=1'-0"

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

2 *MONUMENT SIGN SIDE ELEVATION*
SCALE: 1/4"=1'-0"

INTERNATIONAL Sign FLORIDA
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:
1	00-00	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR
9	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:
Date:
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD 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
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101