

HERITAGE TOWN CENTER



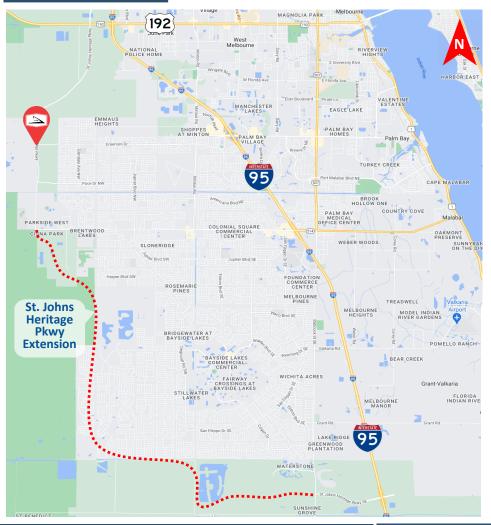




MARKET HIGHLIGHTS

- Located in Brevard County's largest city, Palm Bay, which is experiencing massive amounts of residential growth with over 14,000 new homes approved or under construction within 3-miles of this location.
- This site encompasses all four corners of this major intersection of the St. Johns Heritage Parkway and Emerson Drive, and is the commercial component to Lennar's 4,000 home community, Everlands, which surrounds these parcels.
- The traffic signal here is fully funded and approved and is scheduled to be installed later this year.
- Directly north is the Platt Ranch that has approvals for 4,672 homes, approximately 500,000 SF of commercial and multiple schools with a 1,700 student capacity.
- The 4-laning of St. Johns Heritage Pkwy from Hwy 192 to Malabar Rd is scheduled to begin also later this year and the 4-laning of Emerson Drive has already commenced to the east of this site and shall continue to St. Johns Pkwy.
- The St. Johns Heritage Pkwy was constructed for residents living in this area of southwest Brevard County to easily access the surrounding areas and is the primary route for local residents heading to work which is primarily to the north.
- The St. Johns Heritage Pkwy is to be extended south from Malabar Rd ultimately connecting back into Interstate 95 as shown within this package.
- Just over two miles to the south there is a new Publix anchored shopping center going in at the northwest corner of St. Johns Heritage Pkwy & Malabar Rd.
- With minimal commercial opportunities on the St. Johns Heritage Pkwy makes this the premiere commercial hub that includes over 60 acres of commercial.
- There are approximately 2,500 students in this area with 1,700 additional planned.

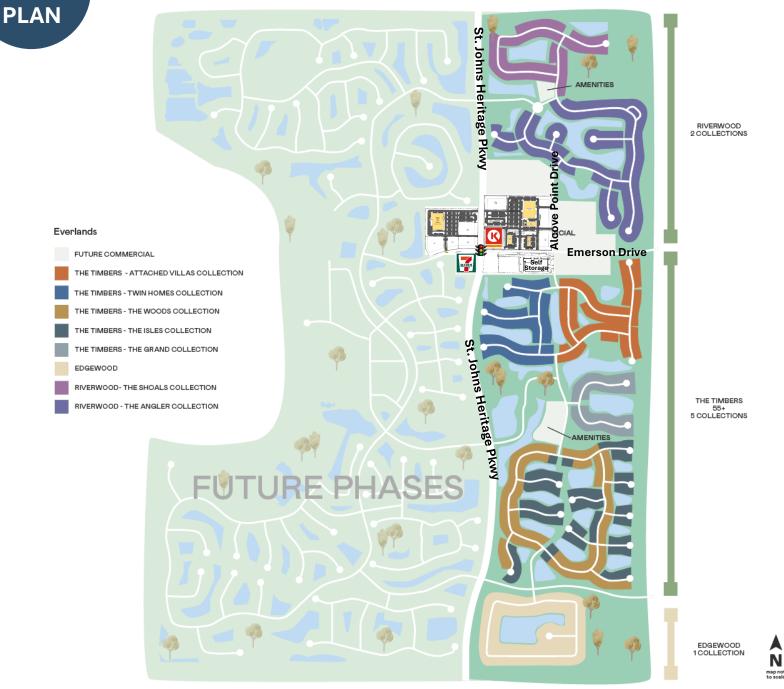
LOCATION MAP



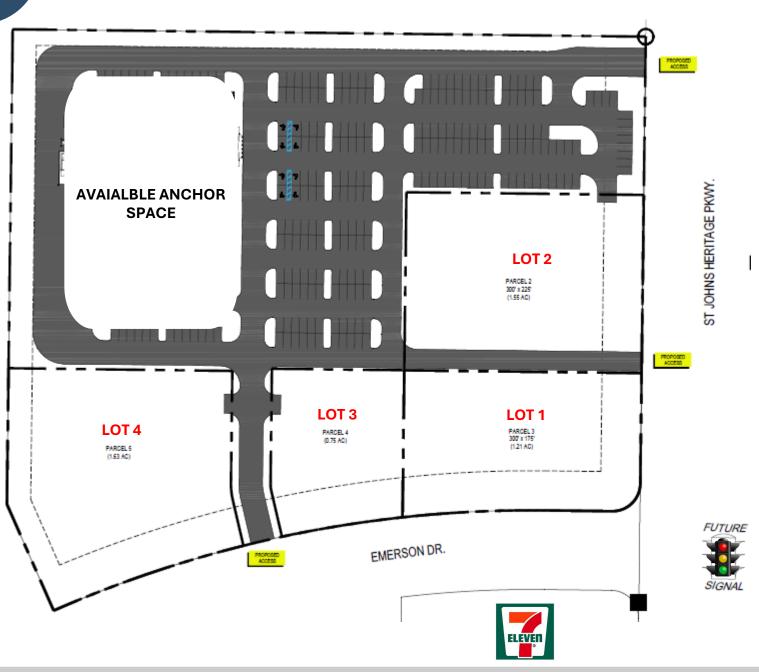
2023 DEMOGRAPHICS	1 Mile	2 Mile	3 Mile	TRAFFIC COUNTS	2023
Population	2,194	10,132	21,932	St. Johns Pkwy	13,900
Households	776	3,657	7,903	Emerson Dr	11,200
Average HH Income	\$70,413	\$73,145	\$84,559		
Average HH Size	40.1	40	40.2		















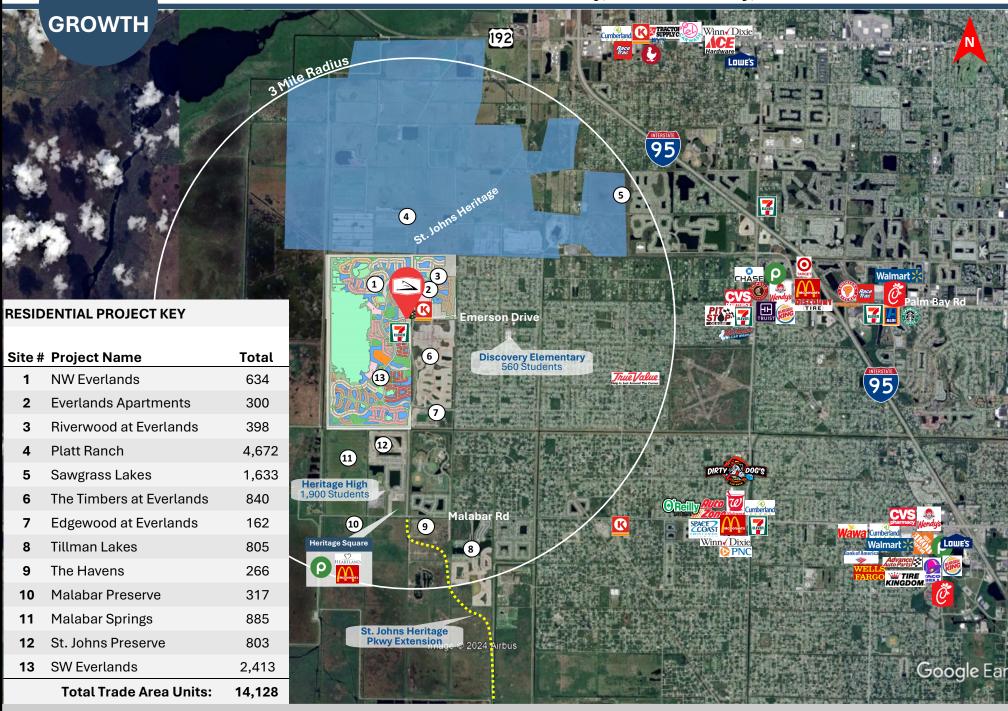


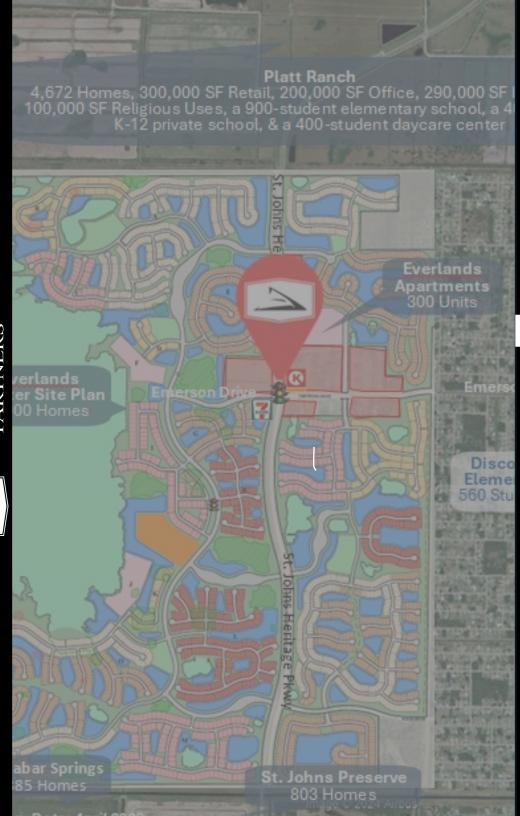












HERITAGE TOWN CENTER
St. Johns Heritage Pkwy & Emerson Drive
Palm Bay, Brevard County, Florida

Outparcels & Lease Space Available

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