

FOR LEASE

GATOR INTERCHANGE SQUARE

INVESTMENTS 1153 MALABAR ROAD NE | PALM BAY, FL 32907



PROPERTY HIGHLIGHTS

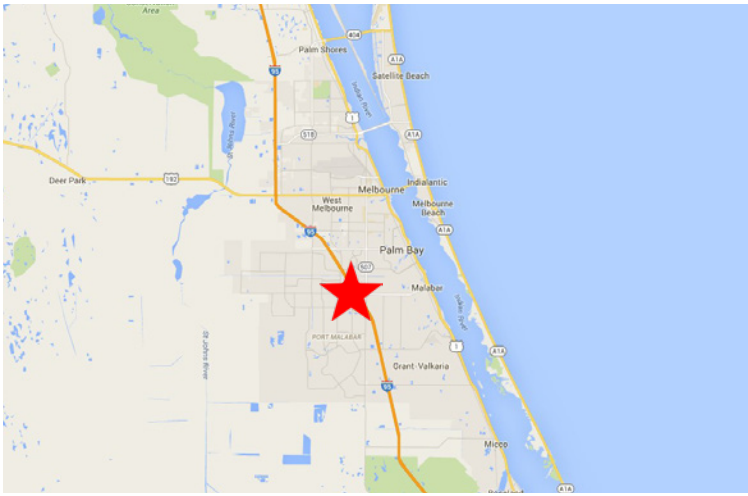
- Located just W of I-95 on Malabar Road with over 50,000 vehicles per day
- Easy access at signalized intersection of Malabar Rd. and Interchange Dr. N
- Co-tenants include Harbor Freight Tools, Dollar General, Goodwill, USPS, HR Block, Remax, Appliance Direct and more!
- Pylon Signage Available
- GLA of +/- 97,250 SF

www.GatorInvestments.com
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605
Leasing@GatorInvestments.com

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DEMOGRAPHICS

• 2021

**1153 MALABAR ROAD NE
PALM BAY, FL 32907**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	6,435	57,001	141,692
AVG. HH INCOME	\$51,760	\$56,490	\$60,035
AVG. AGE	45	42	41



30.4K AADT

STATE HIGHWAY 514 (MALABAR ROAD)

Bank of America



(Not Included)

TD Bank

(Not Included)

Owned and Operated By A
GATOR
Affiliated Company

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