

FOR LEASE

GATOR INTERCHANGE SQUARE

INVESTMENTS 1153 MALABAR ROAD NE | PALM BAY, FL 32907



PROPERTY HIGHLIGHTS

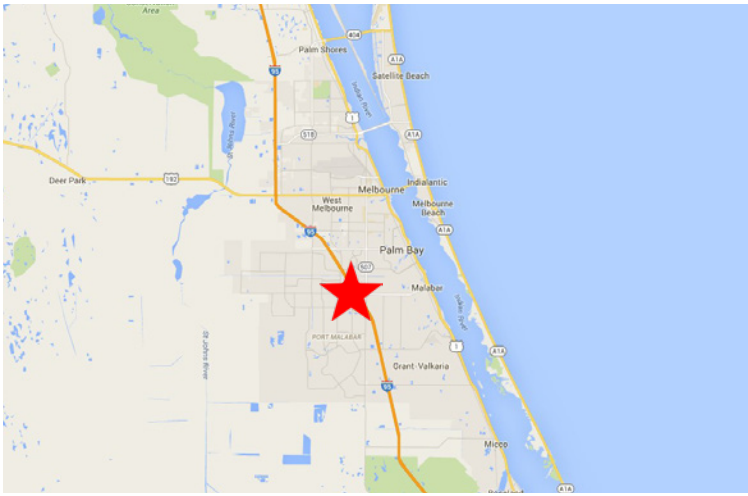
- Located just W of I-95 on Malabar Road with over 50,000 vehicles per day
- Easy access at signalized intersection of Malabar Rd. and Interchange Dr. N
- Co-tenants include Harbor Freight Tools, Dollar General, Goodwill, USPS, HR Block, Remax, Appliance Direct and more!
- Pylon Signage Available
- GLA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

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.



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)

Owned and Operated By A
GATOR
Affiliated Company

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

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.