

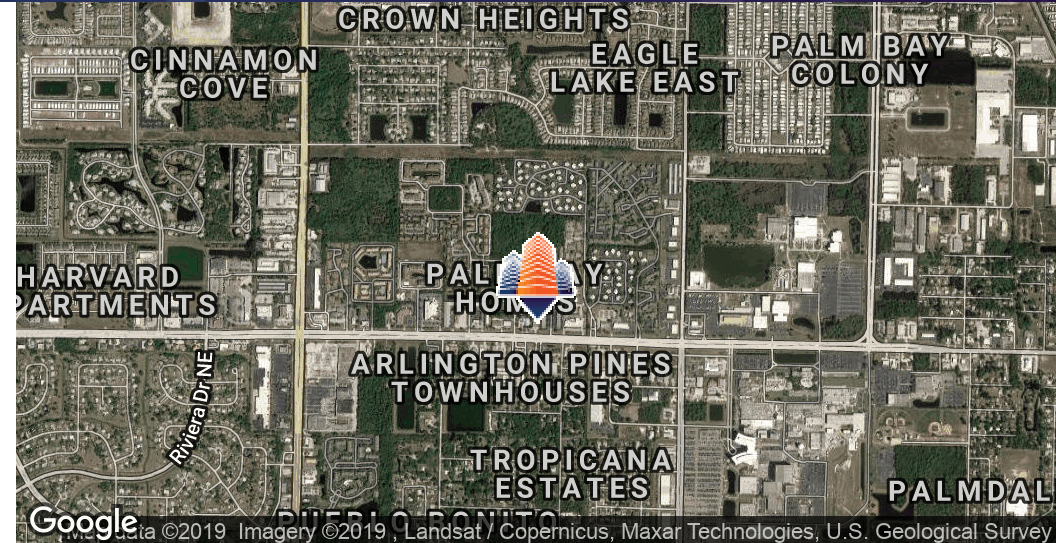
Shalimar Center

2099 N East Palm Bay Road, Palm Bay, FL 32905



EQUITY
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SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Property is Available For Sale and For Lease- Ideal for an Owner User
- Value Add Three Tenant Retail/Office Strip Center
- 1,250 SF Available for Lease- 2nd Generation Dental Office Space
- Ample Parking & Pylon Signage Available
- Direct Frontage on Palm Bay Road
- Surrounded by Many National Retailers and Minutes From Harris Corporation
- Traffic on Palm Bay Road: 31,500+ Vehicles Per Day
- Close Access to I-95 and US-1

OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	Negotiable
Available SF:	1,250 SF
Lot Size:	+/- 0.46 Acres
Building Size:	3,780 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,629	23,876	46,600
Total Population	7,414	56,613	113,166
Average HH Income	\$43,298	\$51,232	\$58,123

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PROPERTY PHOTOS



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RETAILER MAP



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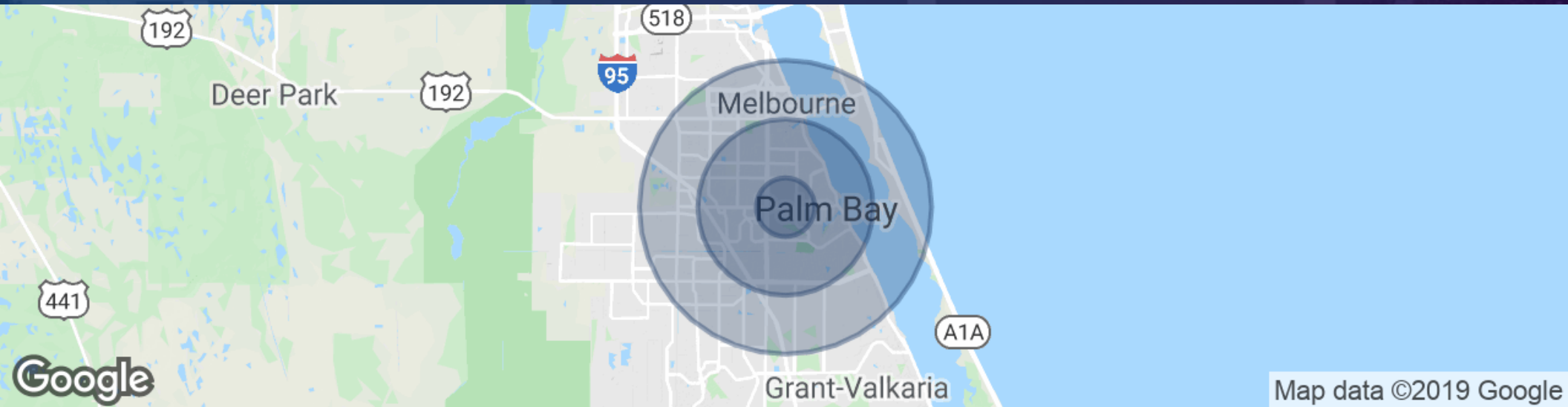
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,414	56,613	113,166
Median age	43.2	42.7	43.4
Median age (Male)	37.3	38.9	40.9
Median age (Female)	47.5	45.9	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,629	23,876	46,600
# of persons per HH	2.0	2.4	2.4
Average HH income	\$43,298	\$51,232	\$58,123
Average house value	\$156,175	\$172,561	\$211,271

* Demographic data derived from 2010 US Census

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