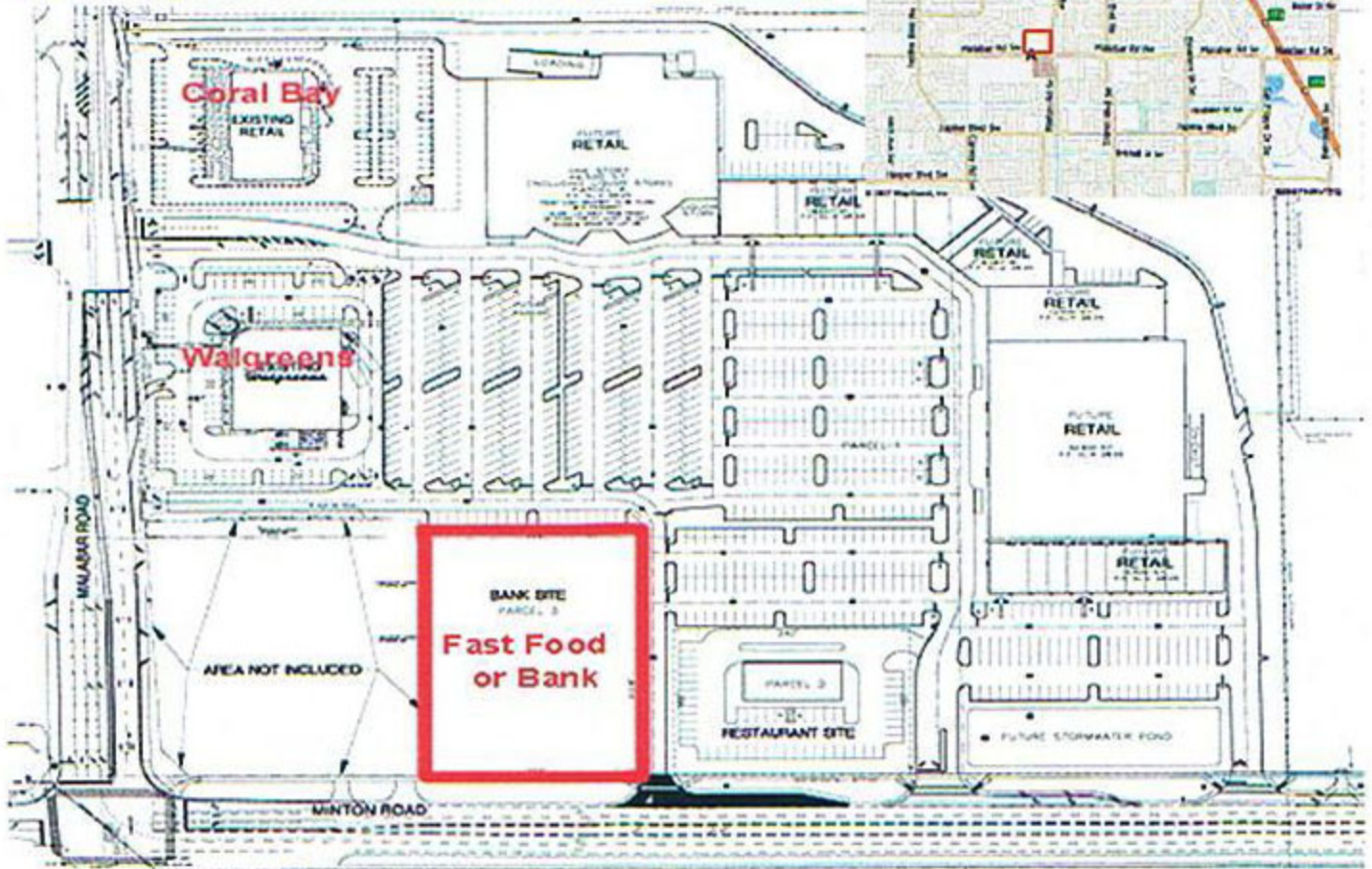


Palm Bay Center

TOTAL SITE AREA	25 ACRES
TOTAL GROSS LEASABLE SPACE	138,690 SQ FT
PARKING	600 SPACES



CONCEPTUAL SITE PLAN
Palm Bay, Florida

PALM BAY FLORIDA NW CORNER OF MINTON AND MALABAR 32907

Located at a key intersection in the growing city of Palm Bay where the population is on the rise, recently topping the 100,000 mark. Newcomers appreciate the friendly people, excellent schools, and the newly constructed business and housing areas. The beaches are close by and the town has the essence of old Florida. The opportunity the new and emergent city of Palm Bay presents to commercial development is extraordinary. Now is the time to consider Palm Bay Center.

Restaurant, Bank and Big Box Sites Available

- Population in 3 Mile Radius 2005— 42,690
5 Mile Radius 2005—96,163
- Projected Growth 2011—109,902
- Average Household Income—\$54,271
- Median Age—39.01
- Estimated College Degreed—23.3%
- Median Home Value—\$138,008
- Estimated Total Housing Units—41,035
- New Housing Starts within 10 Miles—1045 Multi-Family
3168 Single Family
- ADT 2005—46,000 Vehicles