

WEST MELBOURNE CENTER

W. MELBOURNE, BREVARD COUNTY, FLORIDA

A 35-ACRE COMMERCIAL DEVELOPMENT

- Multiple outparcels
- Restaurant pads
- Hotel pads
- 25,200 sf in-line retail space fronting Palm Bay Rd

Strategically positioned in the high-growth area of Melbourne, this retail development is located at the northeast corner of Palm Bay Rd and Interstate-95.



Traffic Count Source: Brevard County '04/'05

	1 Mile	3 Miles	5 Miles	10 Miles	10-Minute Drive Time	15-Minute Drive Time
2006 Est. Population	6,217	63,792	128,287	236,998	104,113	152,966
2006 Employees (Daytime Pop.)	1,805	15,214	78,470	122,924	6,865	10,115
2006-2011 Population Growth	17.21%	14.96%	11.92%	9.82%	13.01%	11.69%
2006-2011 Household Growth	22.05%	17.56%	13.82%	10.97%	15.21%	13.39%
2006 Median Household Income	\$40,544	\$38,765	\$38,951	\$43,043	\$40,159	\$39,187

