



Real Estate Company

2124 Palm Bay Road • Palm Bay, FL  
For Sale: **NEGOTIABLE**



## 2124 Palm Bay Road • Palm Bay, FL

### The Offering

The Property is ideal for a Owner/User or tenant who is looking for a great location on a hard corner with great accessibility. The building is composed of 6 bays, with one larger bay allowing access for various vehicle sizes. Publix is approximately 1 mile away from the property and Interstate 95 is 2.50 miles away from the property.

#### Investment Highlights:

- Halfway between Jacksonville and Miami
- Direct frontage on Palm Bay Road
- Surrounded by large residential developments
- Near the beach
- 4,280 SF auto repair facility; 0.42 Acres

#### Recently Renovated:

- New parking lot
- New HVAC
- New flooring
- Remodeled bathrooms

#### Executive Summary:

- Favorable demographics
- Good traffic counts
- Great accessibility
- No state income tax
- Close to I-95

#### Lease Information:

- Term: 5yrs
- Start Date: March 1st 2024
- Options: 2(5yr)
- Escalations: 3% Annually
- NOI: \$60,000.00
- Tenant: Empire Auto Care Inc

	1 Mile	3 Miles	5 Miles
<b>2023 Pop.</b>	10,401	59,905	128,120
<b>2023 Households</b>	5,070	26,548	55,515
<b>Med HH Inc.</b>	\$25,095	\$36,638	\$45,601

**Traffic Count: 32,021 AADT**

**For More Information Contact**  
**T. Zachary High**  
**Licensed FL Real Estate Broker**  
**Zach@ElkPenn.com**



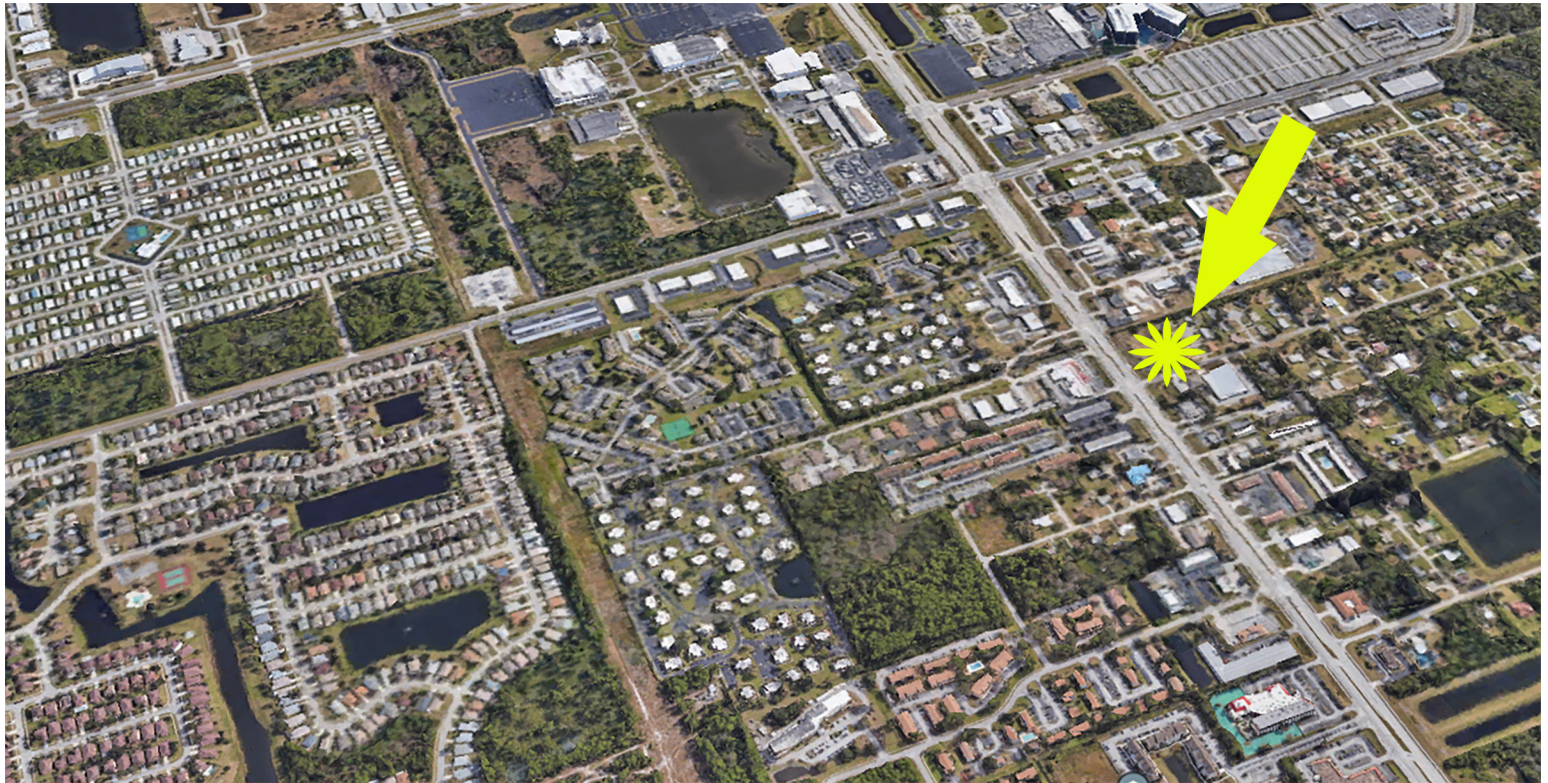
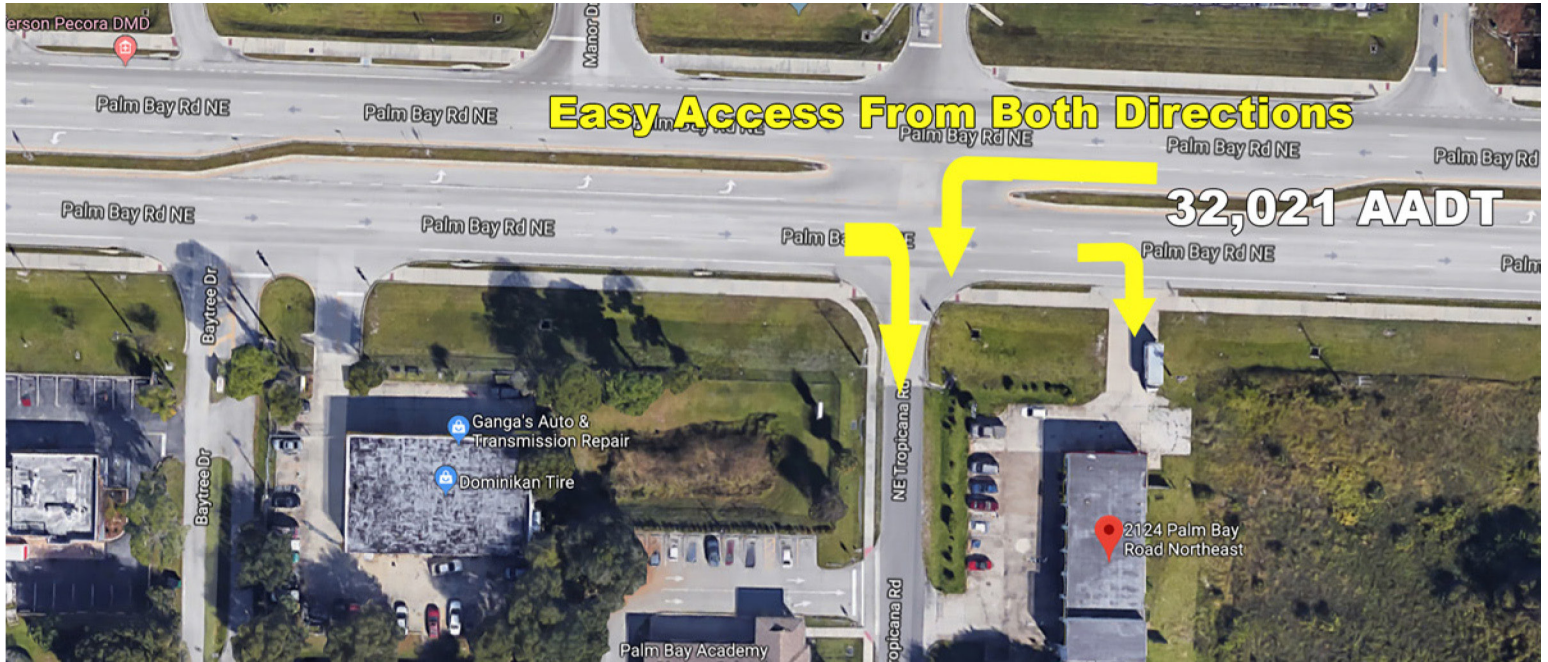
**321-866-8121**  
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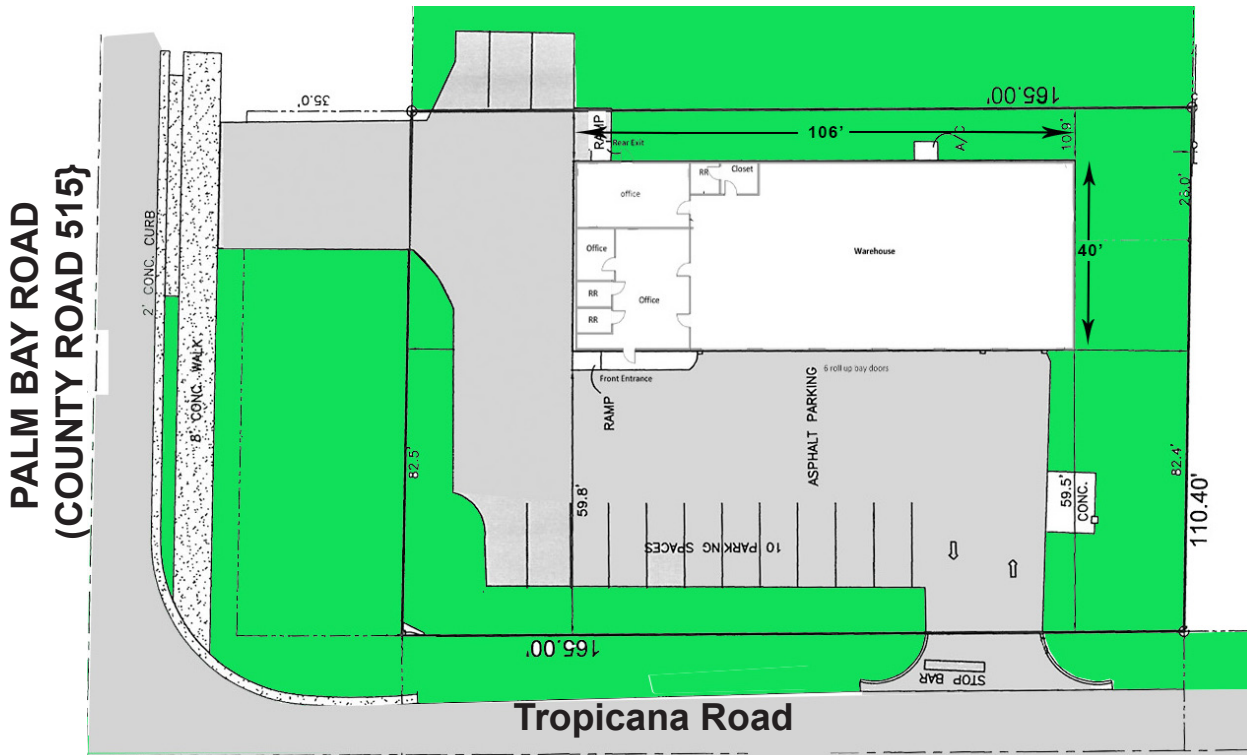
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