



Representative Photo

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
2023 Pop.	10,401	59,905	128,120
2023 Households	5,070	26,548	55,515
Med HH Inc.	\$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

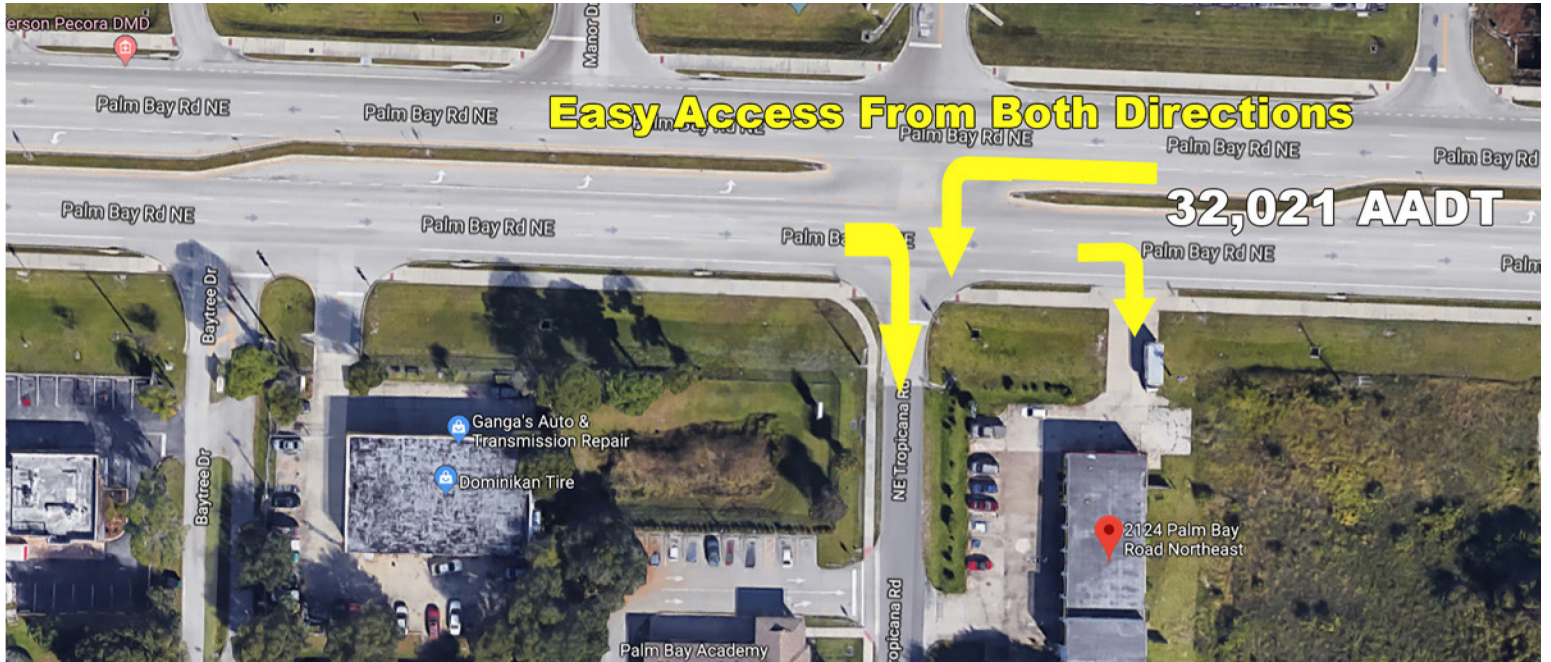


321-866-8121
www.ElkPenn.com
861 W Morse Blvd., Suite 250
Winter Park, Florida 32790



Real Estate Company

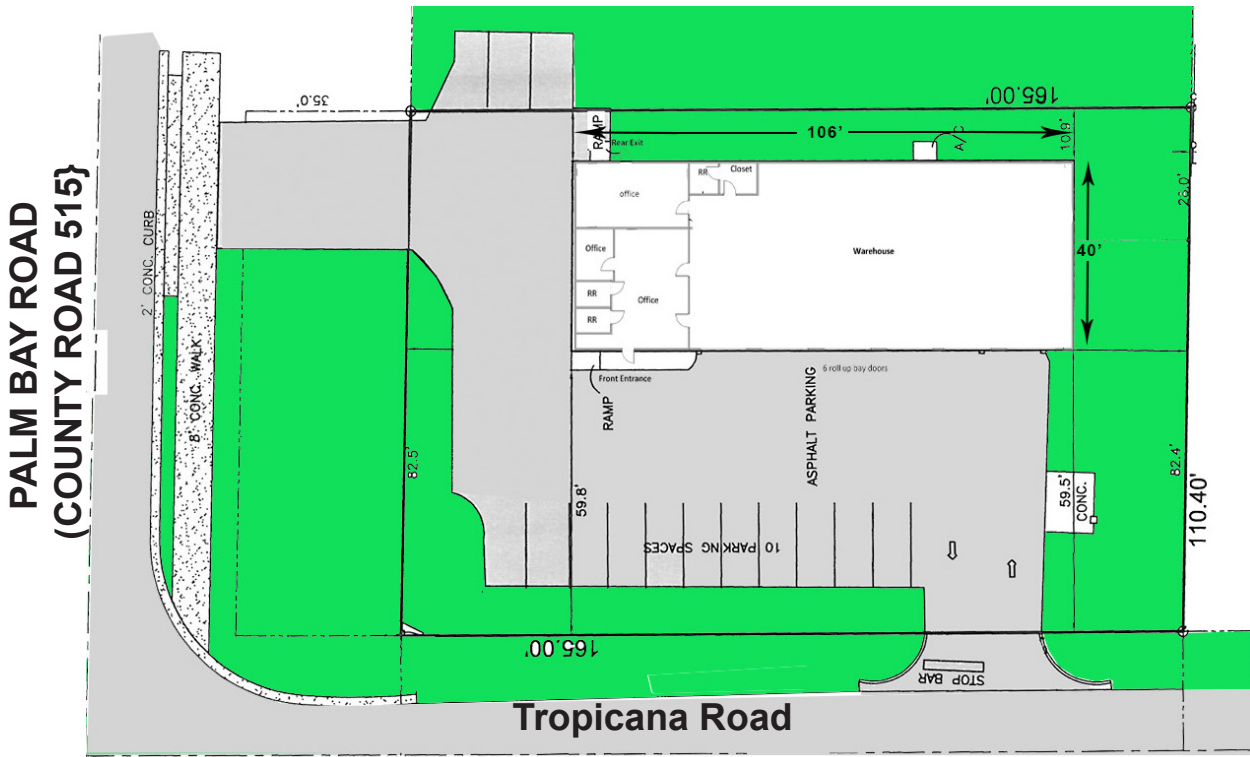
2124 Palm Bay Road • Palm Bay, FL
For Sale: \$985,000 6% CAP



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

321-866-8121
www.ElkPenn.com
861 W Morse Blvd., Suite 250
Winter Park, Florida 32790

**2124 Palm Bay Road • Palm Bay, FL
For Sale: \$985,000 6 % CAP**



THIS IS A MARKETING COMMUNICATION
 © 2024 ElkPenn. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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

**321-866-8121
 www.ElkPenn.com
 861 W Morse Blvd., Suite 250
 Winter Park, Florida 32790**