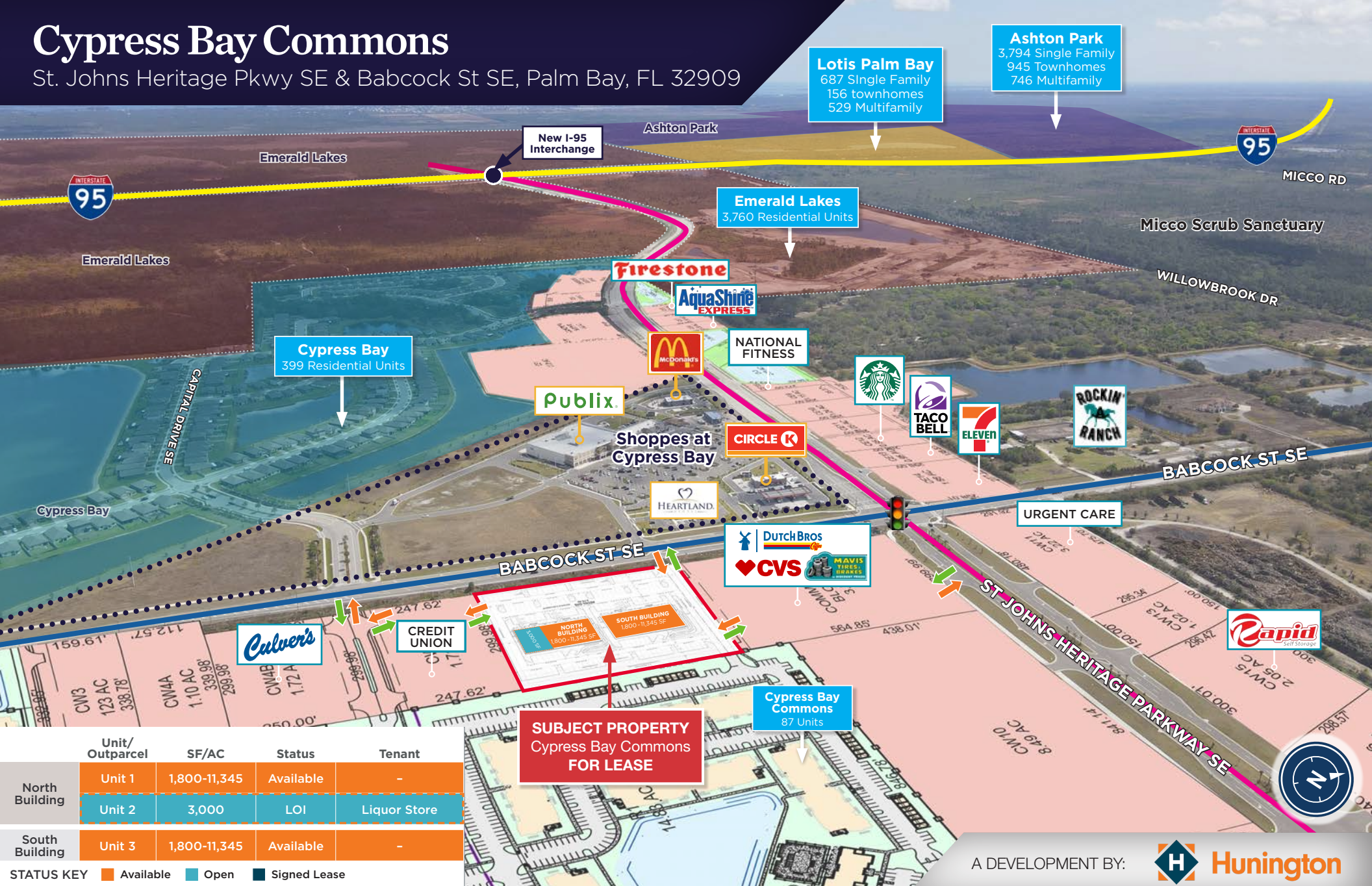


# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909



A DEVELOPMENT BY:



**FOR LEASE: Call for Pricing**



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 Stephen Goodfellow | o: +1 772 678 7796 | m +1 561 510 3911 | stephen.goodfellow@cushwake.com

# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

## Property Details

Address: St. Johns Heritage Parkway & Babcock St

Pricing: Call for Pricing Guidance

Space Size: 1,800 SF - 11,345 SF

Two (2) Drive-through End-Caps Available

Frontage: ±400' on Babcock St

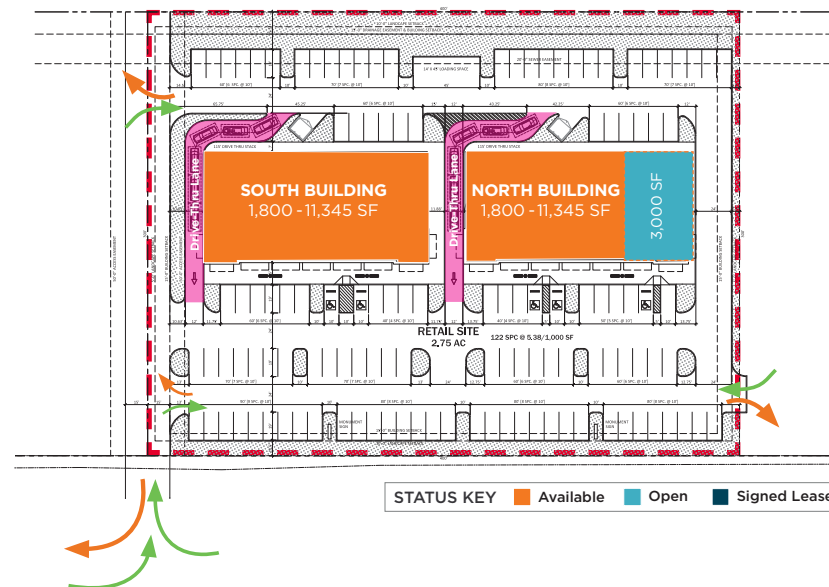
Estimated Delivery: Q1 2028

Access: Babcock Street

## Property Overview

- Located in Brevard County's largest city, Palm Bay, which is experiencing massive amounts of residential growth with over 14,000 new homes approved or under construction within 3-miles of this location.
- Nearby the major intersection of the St. Johns Heritage Parkway and Babcock Street, across from Waterstone & Cypress Bay (2,773 residential homes)
- To the North is Bayside Lakes with multiple schools with a student capacity of 2,000+
- The St. Johns Heritage Pkwy was constructed for residents living in this area of southwest Brevard County to easily access the surrounding areas and is the primary route for local residents heading to work which is primarily to the north.
- With minimal commercial opportunities on the St. Johns Heritage Pkwy makes this the premiere commercial opportunity.

## Building Plan



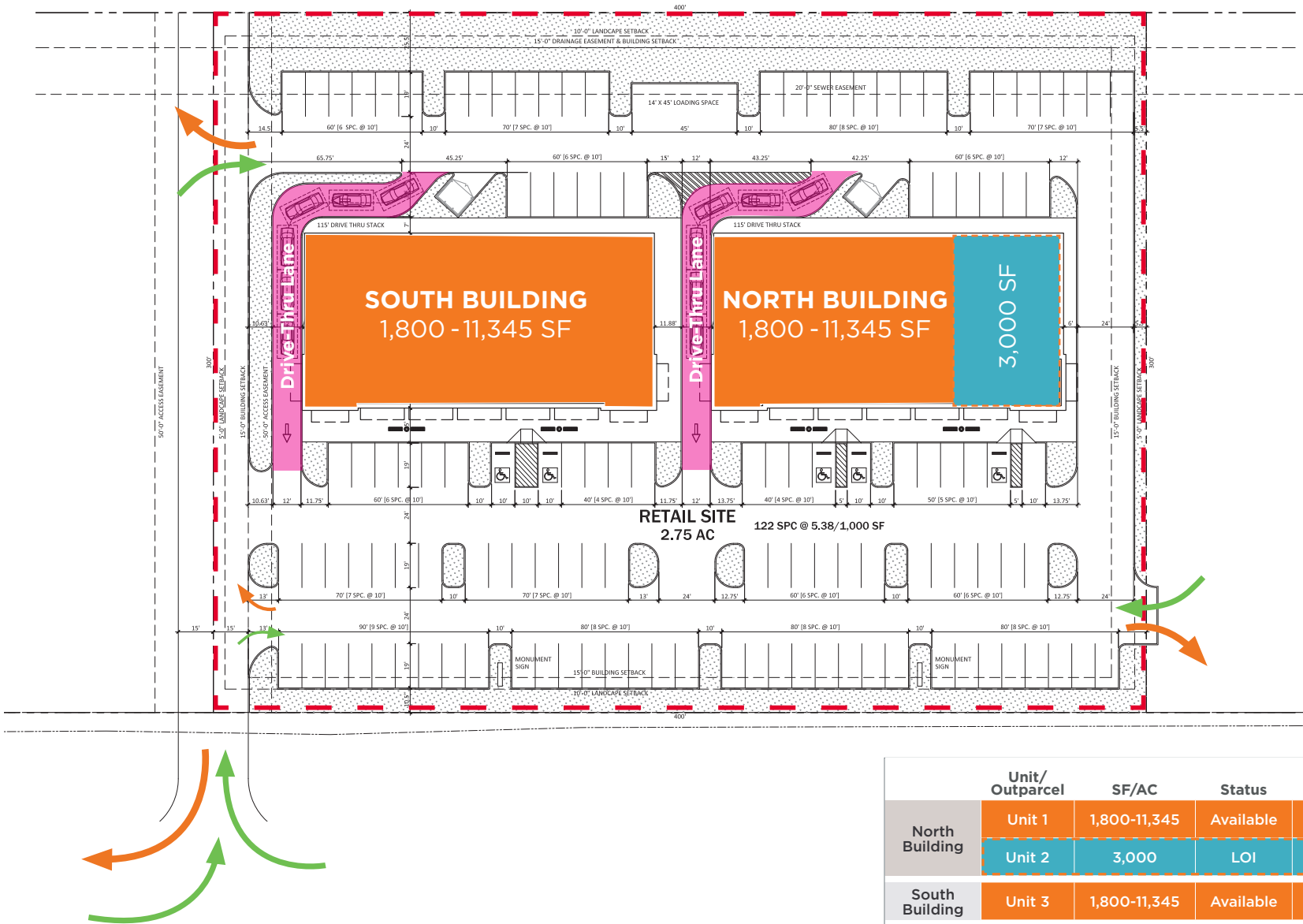
## Demographic Highlights

|         | Average Household Income | Median Age |
|---------|--------------------------|------------|
| 2 Mile  | \$174,891                | 50.1       |
| 3 Miles | \$150,840                | 43.7       |
| 5 Miles | \$131,668                | 44.3       |

# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

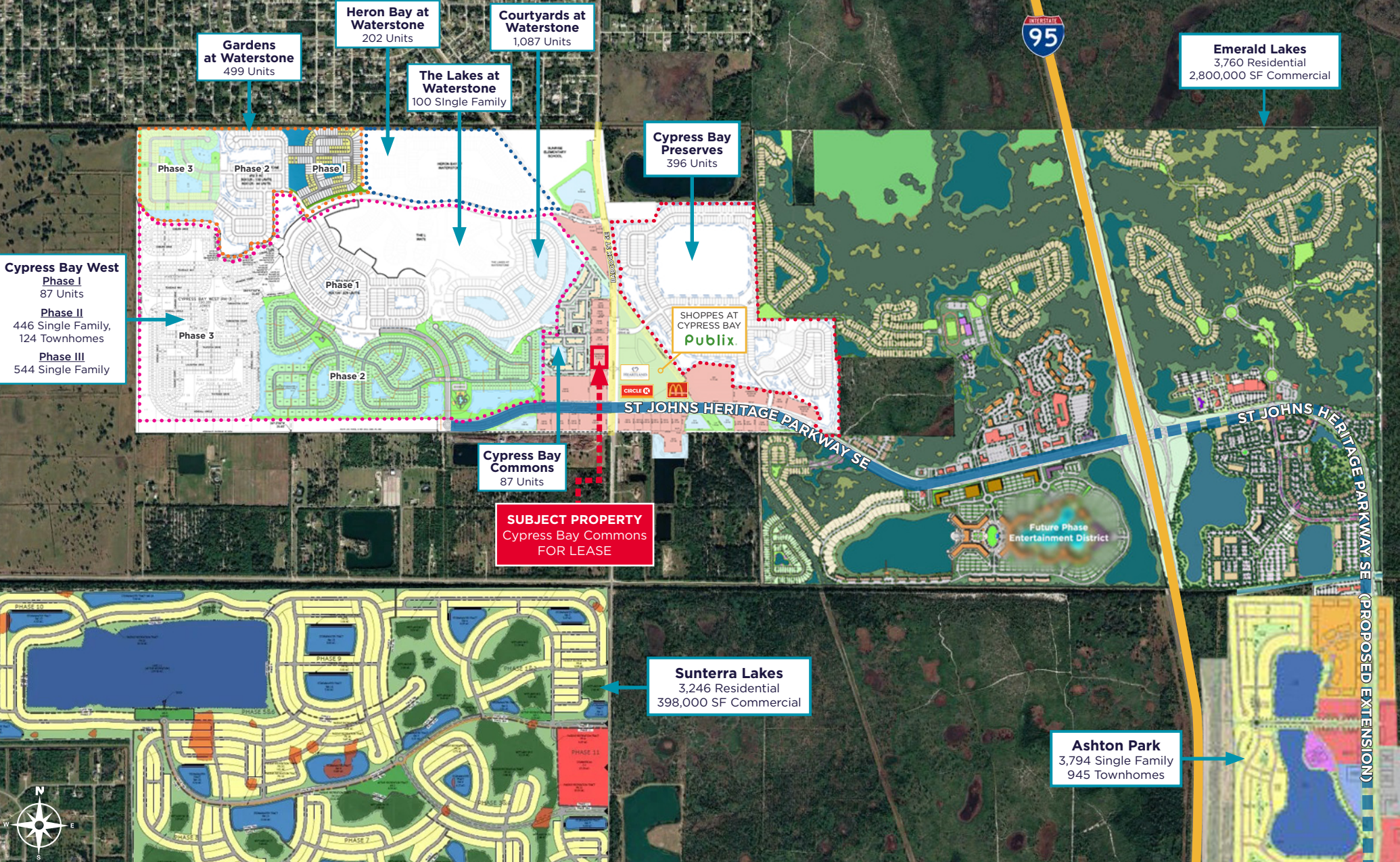
## Concept Site Plan



|                | Unit/<br>Outparcel | SF/AC        | Status    | Tenant       |
|----------------|--------------------|--------------|-----------|--------------|
| North Building | Unit 1             | 1,800-11,345 | Available | -            |
|                | Unit 2             | 3,000        | LOI       | Liquor Store |
| South Building | Unit 3             | 1,800-11,345 | Available | -            |

STATUS KEY    Available    Open    Signed Lease

MASTER DEVELOPMENT SITE PLAN



# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Looking North



|                | Unit/<br>Outparcel | SF/AC        | Status    | Tenant       |
|----------------|--------------------|--------------|-----------|--------------|
| North Building | Unit 1             | 1,800-11,345 | Available | -            |
|                | Unit 2             | 3,000        | LOI       | Liquor Store |
| South Building | Unit 3             | 1,800-11,345 | Available | -            |

STATUS KEY: Available (Orange), Open (Blue), Signed Lease (Dark Blue)



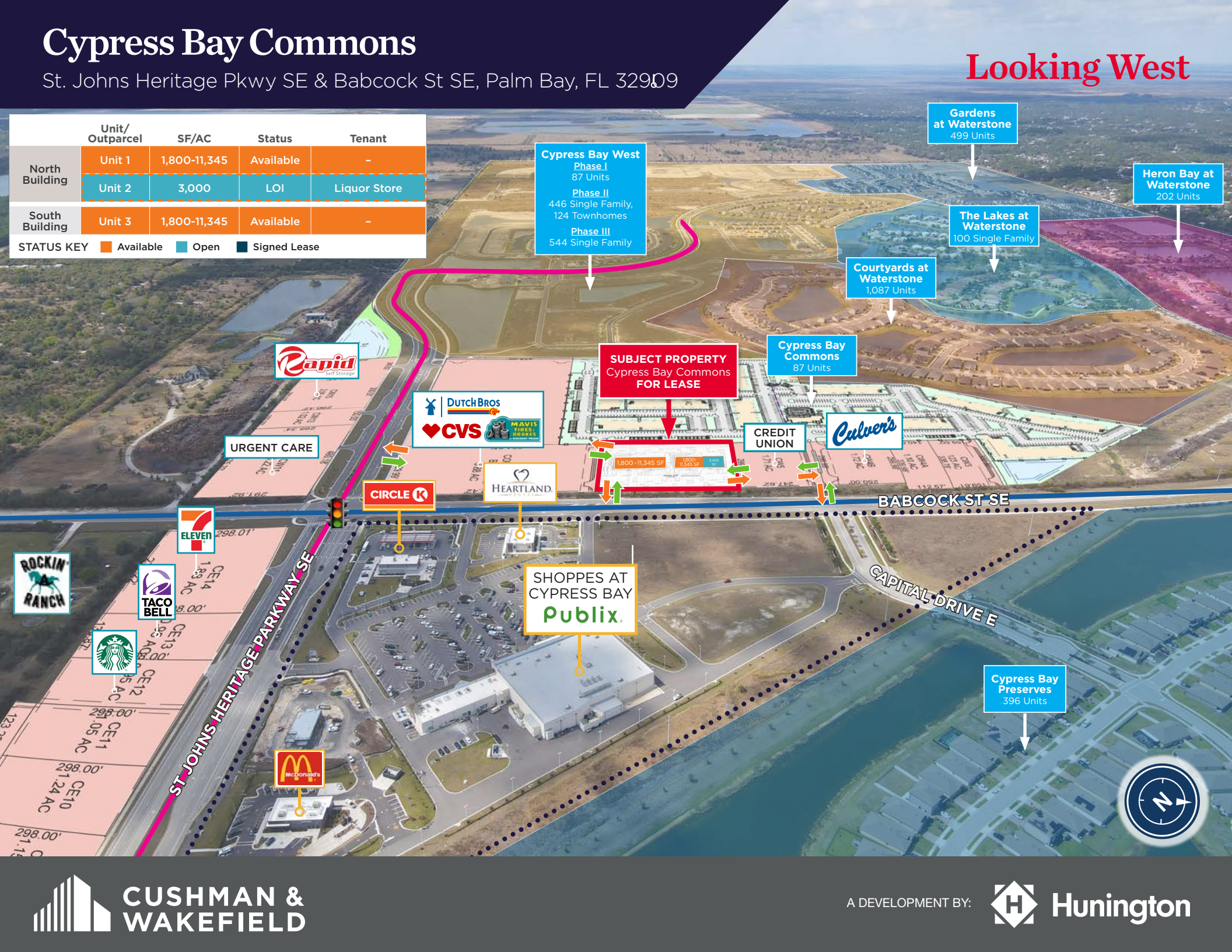
# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Looking West

|                | Unit/<br>Outparcel | SF/AC        | Status    | Tenant       |
|----------------|--------------------|--------------|-----------|--------------|
| North Building | Unit 1             | 1,800-11,345 | Available | -            |
|                | Unit 2             | 3,000        | LOI       | Liquor Store |
| South Building | Unit 3             | 1,800-11,345 | Available | -            |

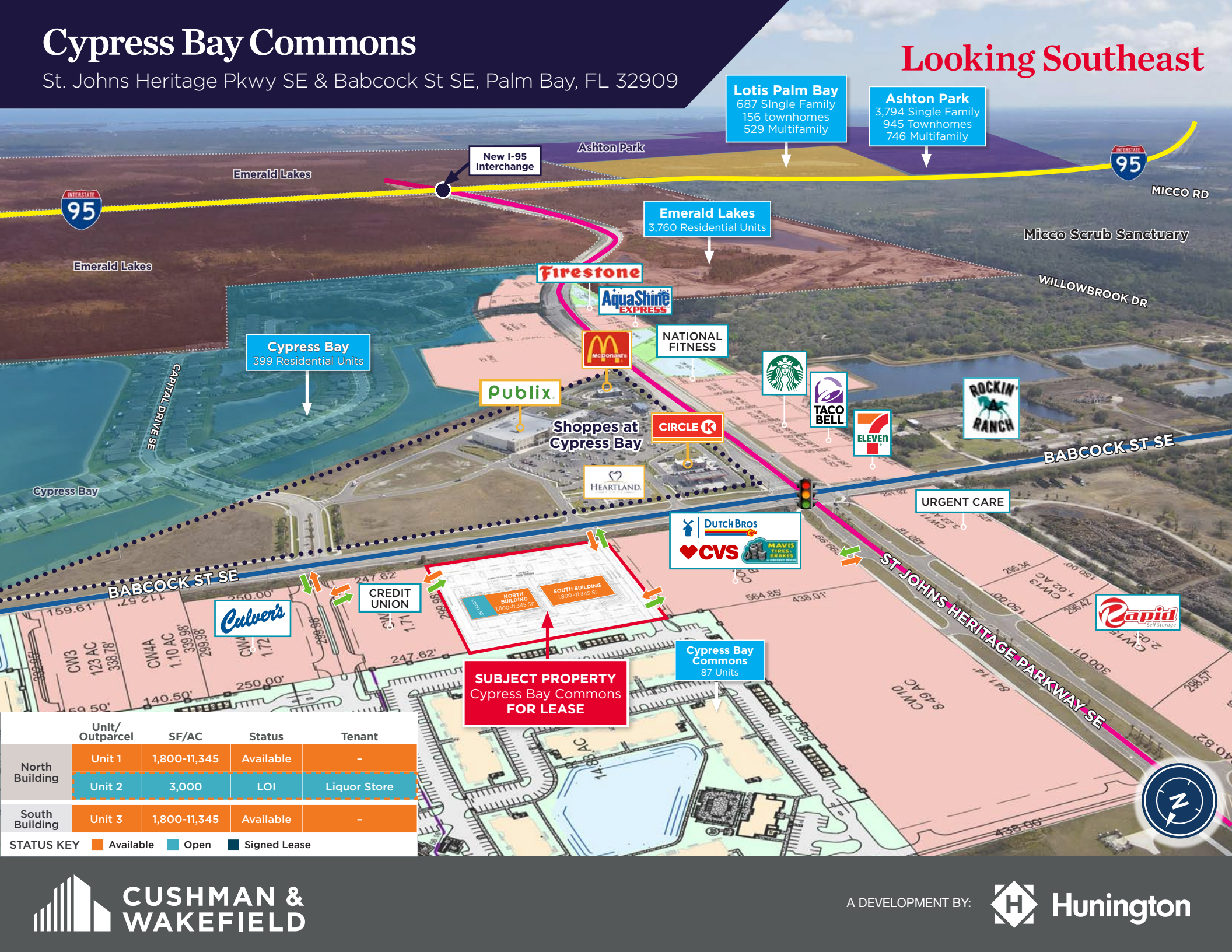
STATUS KEY Available Open Signed Lease



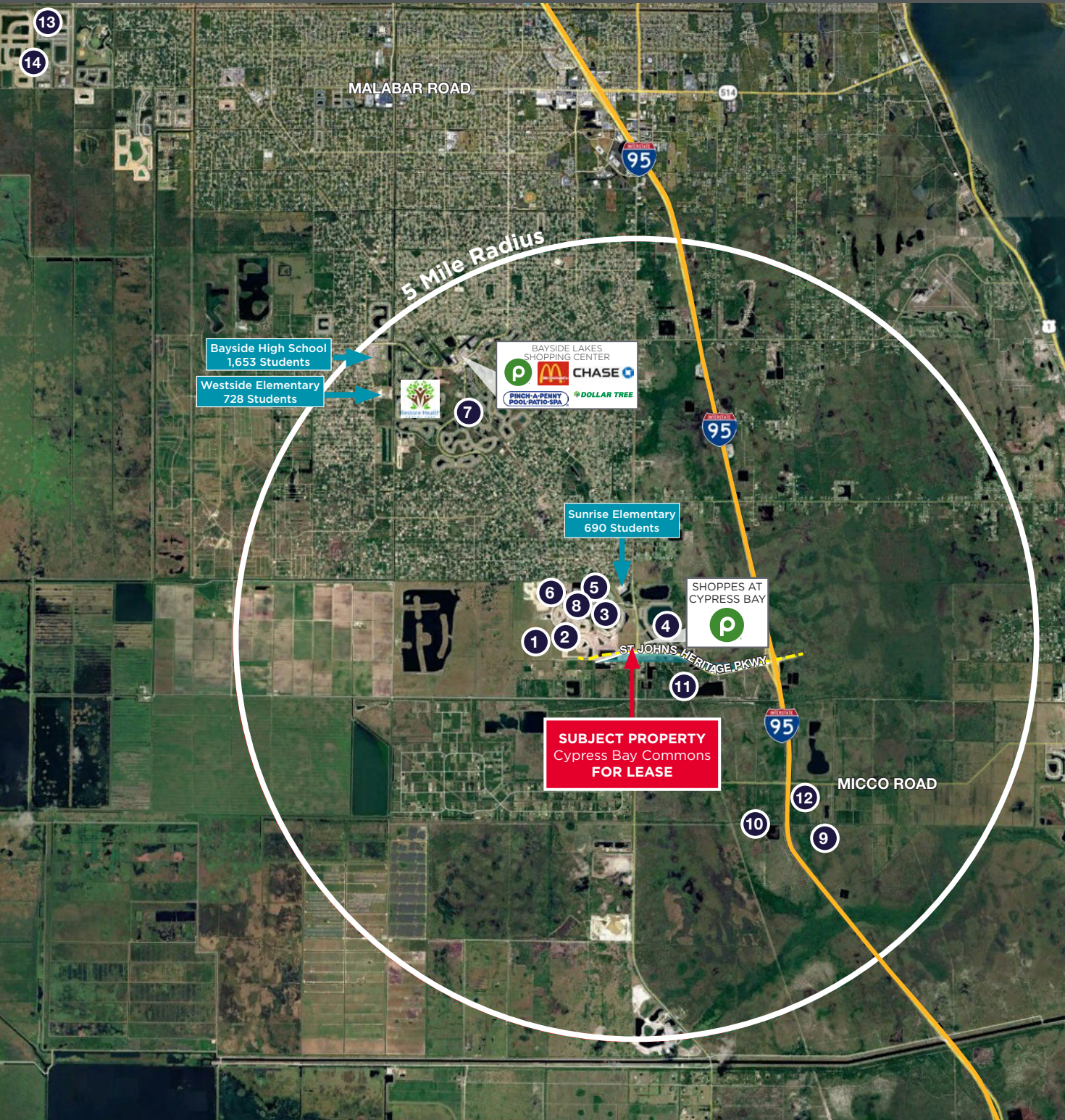
# Cypress Bay Commons

St. Johns Heritage Pkwy SE & Babcock St SE, Palm Bay, FL 32909

Looking Southeast



RESIDENTIAL PROJECT KEY



★

SUBJECT

Cypress Bay Commons  
St Johns Heritage Parkway SE & Babcock St SE  
Palm Bay, FL 32909

| Site # | Project Name                | Total Units                                             |
|--------|-----------------------------|---------------------------------------------------------|
| 1      | Cypress Bay West Phase II   | 446 Single Family, 124 Townhomes                        |
| 2      | Cypress Bay West Phase III  | 544 Single Family                                       |
| 3      | Courtyards at Waterstone    | 1,087 Units                                             |
| 4      | Cypress Bay Preserves       | 396 Units                                               |
| 5      | Heron Bay at Waterstone     | 202 Units                                               |
| 6      | Gardens at Waterstone       | 499 Units                                               |
| 7      | Stonebriar at Bayside Lakes | 229 Single Family                                       |
| 8      | The Lakes at Waterstone     | 100 Single Family                                       |
| 9      | Ashton Park                 | 3,794 Single Family<br>945 Townhomes<br>746 Multifamily |
| 10     | Sunterra Lakes              | 3,246 Residential<br>398,000 SF Commercial              |
| 11     | Emerald Lakes               | 3,760 Residential<br>2,800,000 SF Commercial            |
| 12     | Lotis Palm Bay              | 687 Single Family<br>156 Townhomes<br>529 Multifamily   |
| 13     | Palm Vista                  | 4,000 Residential                                       |
| 14     | Malabar Springs             | 653 Single Family<br>232 Townhomes                      |

# 2025 DEMOGRAPHICS



St Johns Heritage Pkwy & Babcock St SE,  
Palm Bay, FL

DISTANCE

2 Miles

3 Miles

5 Miles

Area Demographics

Population

• 2 Mile:

5,772

• 3 Mile:

12,725

• 5 Mile:

34,031

Average Household Income

• 2 Mile:

\$174,891

• 3 Mile:

\$150,840

• 5 Mile:

\$131,668

Median Age

• 2 Mile:

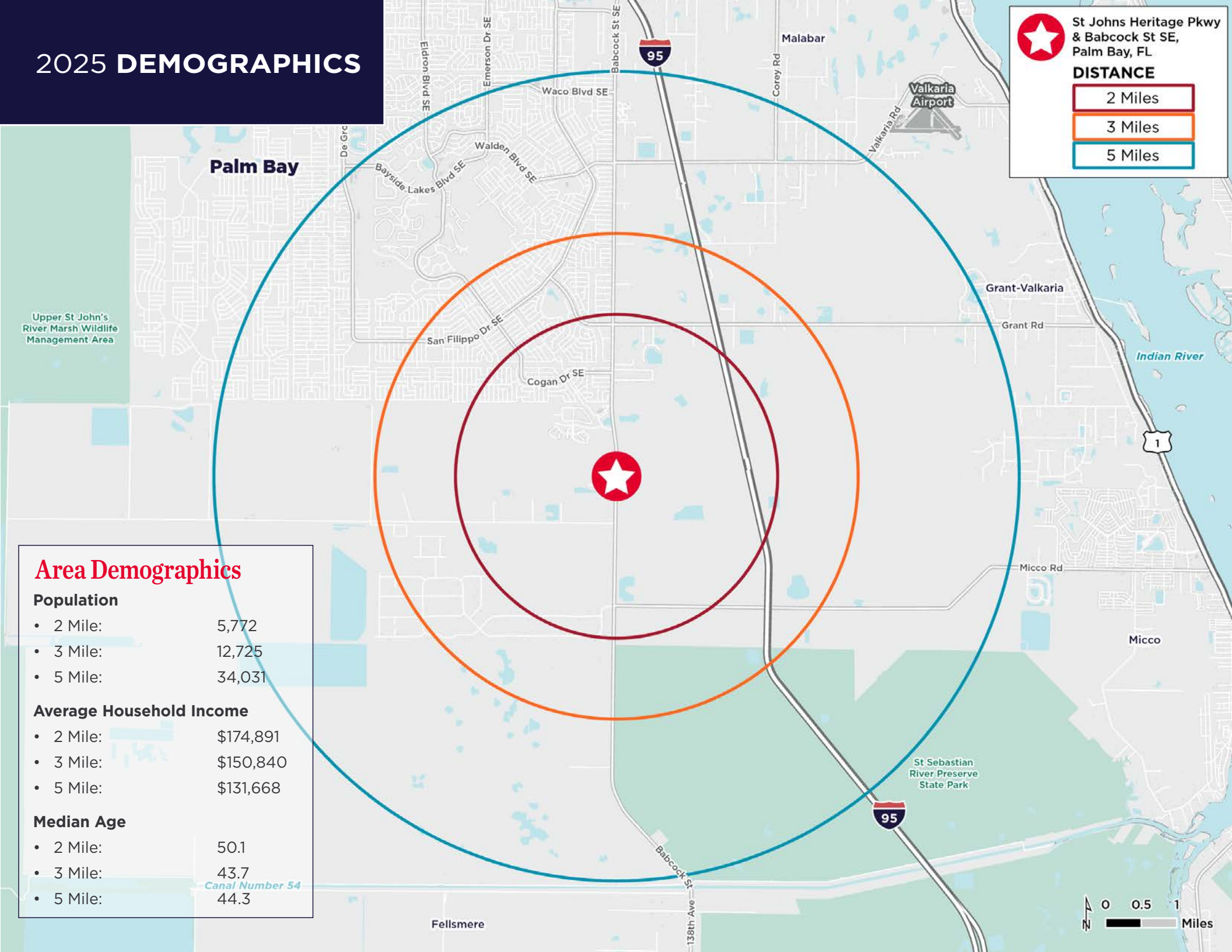
50.1

• 3 Mile:

43.7

• 5 Mile:

44.3



# 2025 DRIVE TIME



St Johns Heritage Pkwy  
& Babcock St SE,  
Palm Bay, FL

## DISTANCE

0 - 5 Minutes

5 - 10 Minutes

10 - 15 Minutes

### 5 MINUTE

5,244  
POPULATION

\$147,077  
AVG HH INCOME

### 10 MINUTE

23,795  
POPULATION

\$129,615  
AVG HH INCOME

### 15 MINUTE

74,092  
POPULATION

\$102,769  
AVG HH INCOME

Upper St John's  
River Marsh Wildlife  
Management Area

June Park

West  
Melbourne

Melbourne

Indialantic

Melbourne  
Beach

1

Palm Bay

Malabar

Valkaria  
Airport

Grant-Valkaria

Indian River

Sebastian  
Inlet  
State Park

Micco

Canal/Number 54

St Sebastian  
River Preserve  
State Park

Sebastian

Fellsmere

Vero Lake  
Estates



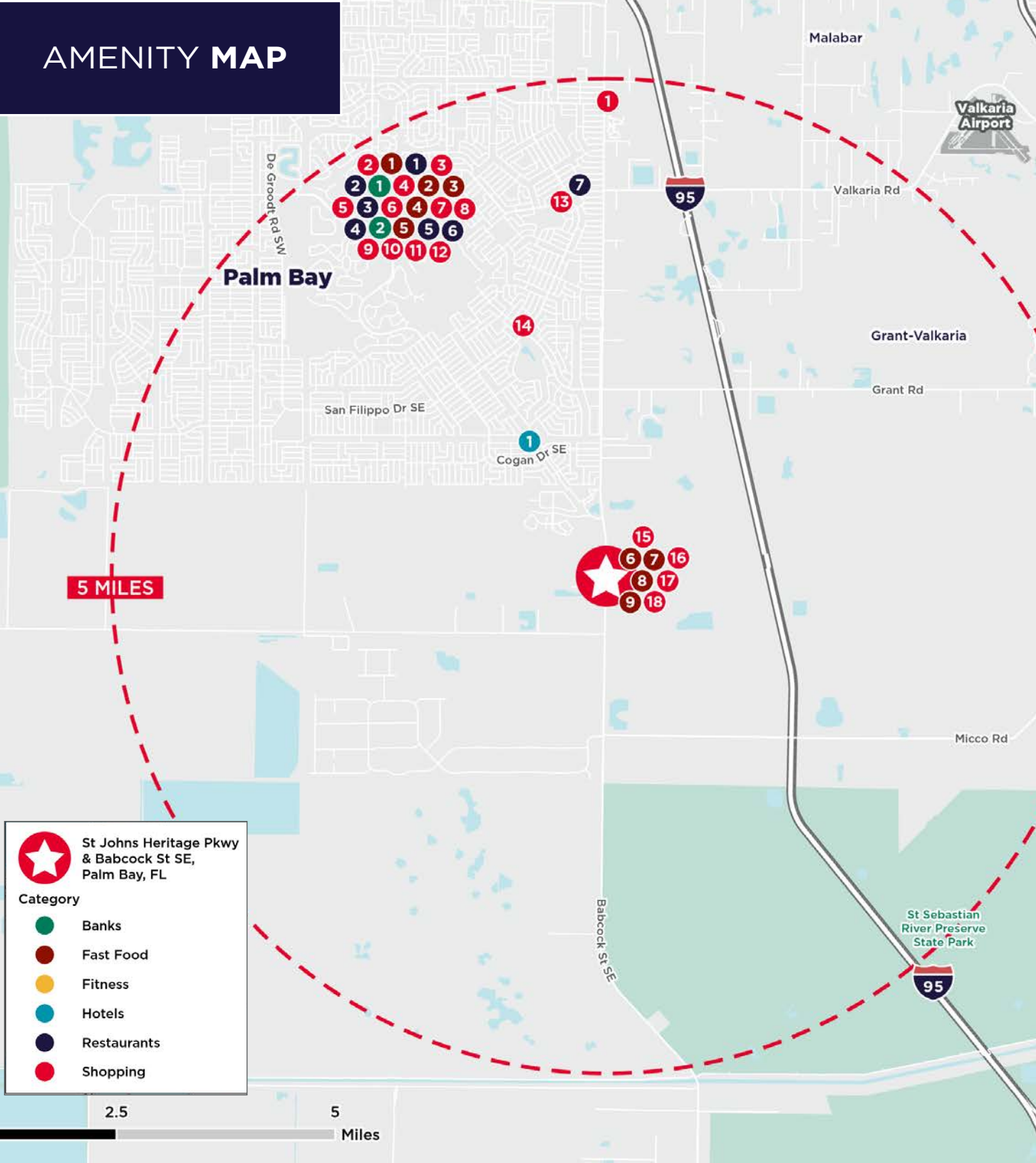
0

2.5

5

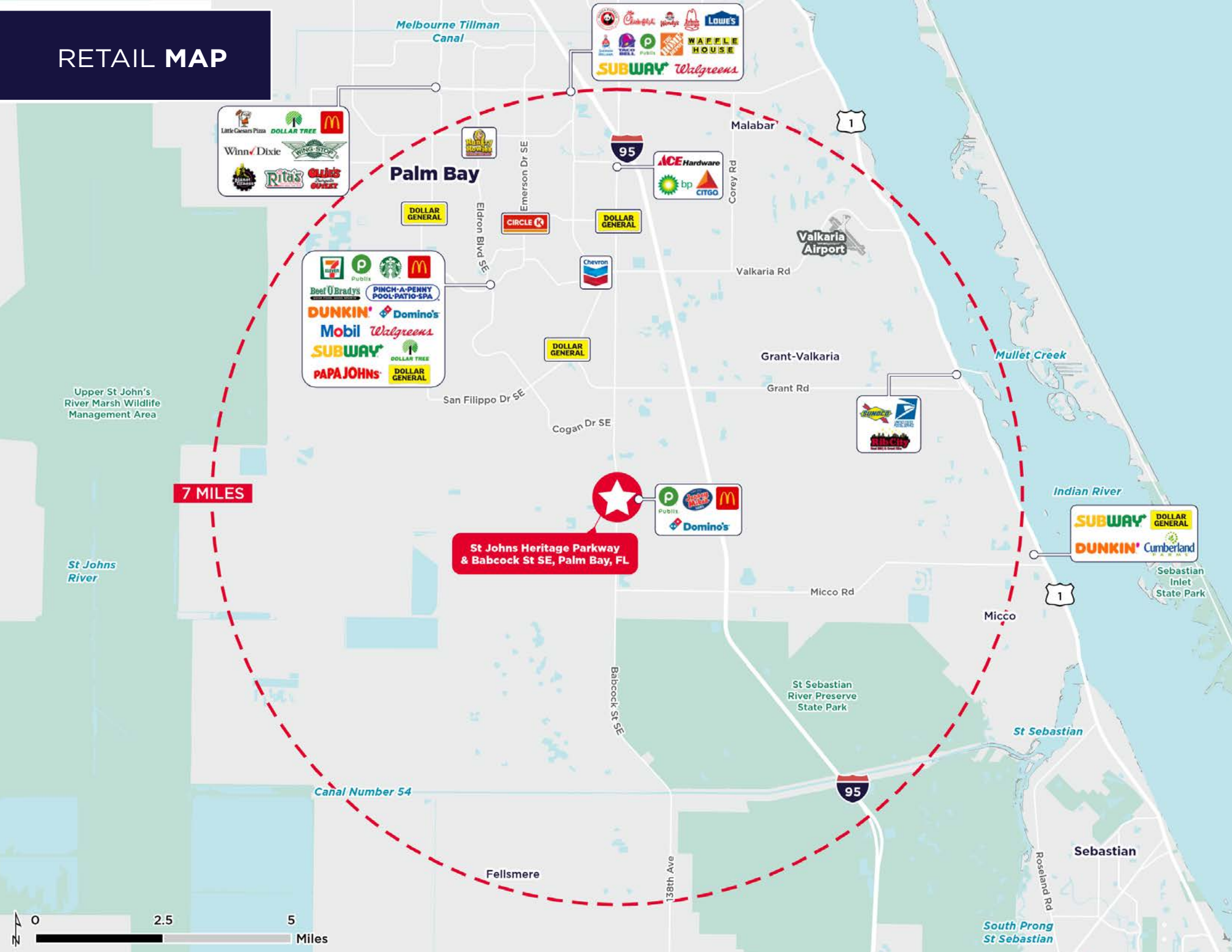
Miles

# AMENITY MAP



| #  | Name                          | Category    |
|----|-------------------------------|-------------|
| 1  | Chase Bank                    | Bank        |
| 2  | Space Coast Credit Union      | Bank        |
| 1  | Papa Johns Pizza              | Fast Food   |
| 2  | Pizza Hut                     | Fast Food   |
| 3  | Starbucks Coffee Company      | Fast Food   |
| 4  | Subway                        | Fast Food   |
| 5  | Dunkin'                       | Fast Food   |
| 6  | Domino's Pizza                | Fast Food   |
| 7  | Jersey Mike's Subs            | Fast Food   |
| 8  | McDonald's                    | Fast Food   |
| 9  | ZENSHI Handcrafted Sushi      | Fast Food   |
| 1  | Aspire at Palm Bay            | Hotels      |
| 1  | Lin's Garden                  | Restaurants |
| 2  | Kobe Express Bayside Lakes    | Restaurants |
| 3  | Family Tradition Cafe         | Restaurants |
| 4  | Thai Bayside Restaurant       | Restaurants |
| 5  | Beef 'O' Brady's              | Restaurants |
| 6  | Mimmo's Pizza & Ristorante    | Restaurants |
| 7  | Copper Chimney Grill and Bar  | Restaurants |
| 1  | Dollar General                | Shopping    |
| 2  | 7-Eleven                      | Shopping    |
| 3  | Shoppes at Bayside Crossing   | Shopping    |
| 4  | Bayside Lakes Family Pharmacy | Shopping    |
| 5  | Total Health Pharmacy         | Shopping    |
| 6  | Walgreens                     | Shopping    |
| 7  | Dollar General                | Shopping    |
| 8  | Qwik Pack & Ship              | Shopping    |
| 9  | Publix (Bayside Lakes)        | Shopping    |
| 10 | Bayside Lakes Shopping Center | Shopping    |
| 11 | Dollar Tree                   | Shopping    |
| 12 | AutoZone Auto Parts           | Shopping    |
| 13 | Chevron                       | Shopping    |
| 14 | Dollar General                | Shopping    |
| 15 | Circle K                      | Shopping    |
| 16 | The Shoppes at Cypress Bay    | Shopping    |
| 17 | Publix Liquors                | Shopping    |
| 18 | Publix (Cypress Bay)          | Shopping    |

# RETAIL MAP



# City Overview

City of Palm Bay, Florida



Palm Bay, Florida, situated along the picturesque eastern coast of the state, is a vibrant city that seamlessly blends natural beauty with urban development. As the largest city in Brevard County, Palm Bay offers residents and visitors a diverse array of attractions, stunning landscapes, and a thriving community spirit.

The city's claim to fame lies in its stunning waterfront areas, with the Indian River Lagoon to the west and the Atlantic Ocean to the east. These bodies of water not only provide breathtaking views but also offer recreational opportunities such as boating, fishing, and water sports. The Turkey Creek Sanctuary, a nature reserve within the city, further enhances Palm Bay's commitment to preserving its rich ecological diversity.

Palm Bay is home to a mix of residential neighborhoods, each with its own unique character. From family-friendly communities with top-rated schools to upscale waterfront properties, the city caters to a diverse range of lifestyles. The housing market reflects the city's growth, with a combination of modern developments and established neighborhoods, providing a range of options for prospective residents.

The city's commitment to education is evident through its well-regarded schools and educational institutions. Palm Bay is served by the Brevard County School District, ensuring quality education for students at all levels. Higher education opportunities are also available with the nearby Florida Institute of Technology, offering a range of academic programs.

Palm Bay's economic landscape is shaped by a mix of industries, including aerospace and technology. The presence of major employers in these sectors has contributed to the city's economic stability and job growth. Additionally, the city's strategic location along major transportation routes facilitates commerce and trade.

Residents and visitors alike can enjoy a variety of recreational activities in Palm Bay. The city boasts numerous parks, sports facilities, and cultural venues. Fred Poppe Regional Park, for example, offers sports fields, playgrounds, and picnic areas, providing a space for community gatherings and outdoor enjoyment.

Palm Bay, Florida, stands out as a city that harmoniously blends natural beauty, a diverse community, and economic opportunities. With its stunning waterfront, educational excellence, and recreational offerings, Palm Bay has become a sought-after destination for those seeking a balanced and fulfilling lifestyle on Florida's Space Coast.

# Regional Overview

Brevard County, FL

Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

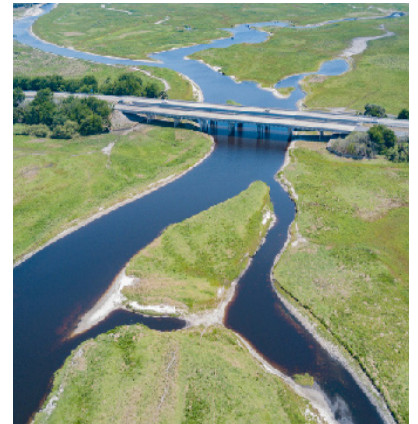
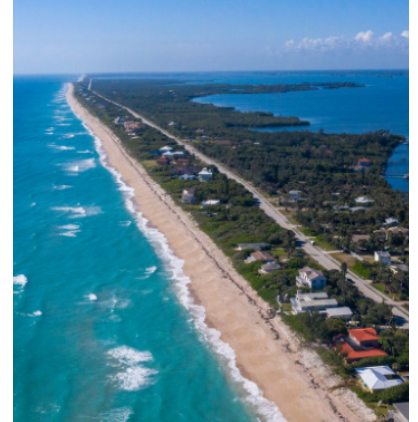
The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.



A DEVELOPMENT BY:



# OFFERING SUMMARY FOR LEASE

*Presented by*



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## Cypress Bay Commons

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**FOR LEASE:**  
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