



PROPERTY DESCRIPTION

550 Martin Road SE offers a newly constructed flex industrial opportunity designed for modern users and investors seeking functional, efficient space. This property delivers strong visibility from both I-95 and Babcock Street, enhancing exposure for tenants and operations alike. Its flexible industrial configuration supports a range of uses, from warehouse and distribution to light manufacturing and service-oriented businesses. Positioned just 1.4 miles from I-95, the site provides excellent regional connectivity and streamlined access for logistics. This is a compelling leasing opportunity for industrial users seeking a contemporary, well-located asset in Palm Bay.

PROPERTY HIGHLIGHTS

- New construction flex industrial building
- Strong visibility from I-95
- Visible from Babcock Street
- Approximately 1.4 miles to I-95
- About 4 minutes from interstate access

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Available SF:	1,050 SF
Lot Size:	23,958 SF
Building Size:	7,350 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,026	15,750	43,710
Total Population	2,793	41,947	115,871
Average HH Income	\$89,456	\$81,735	\$84,739

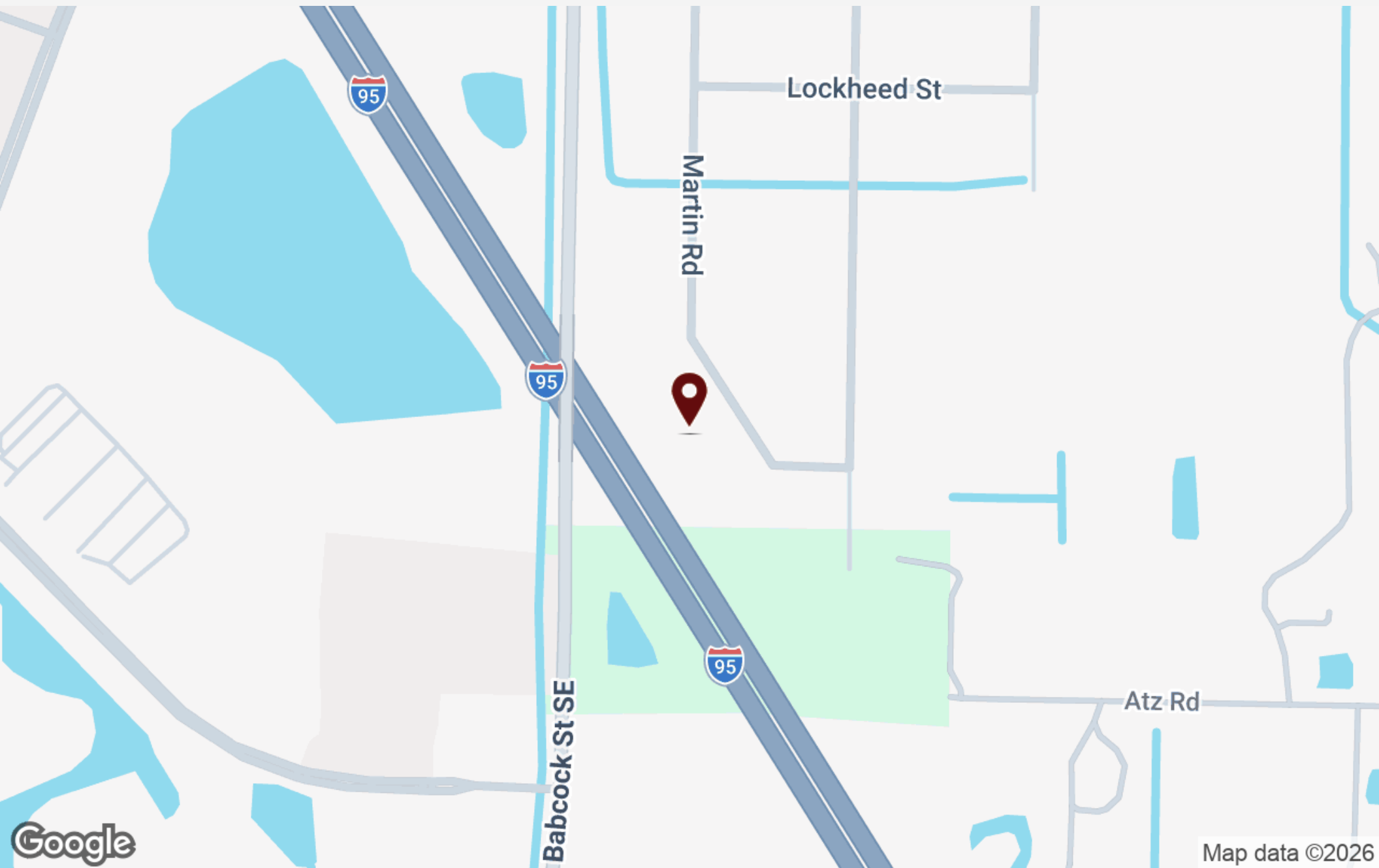
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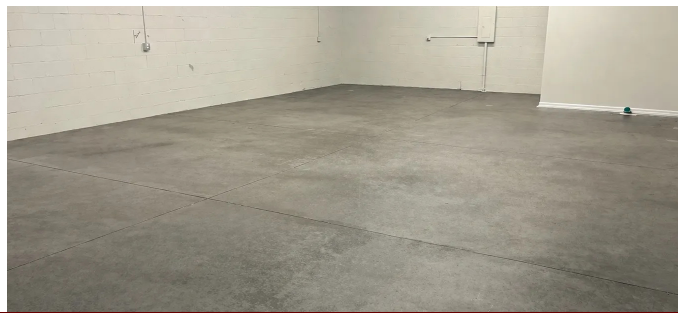
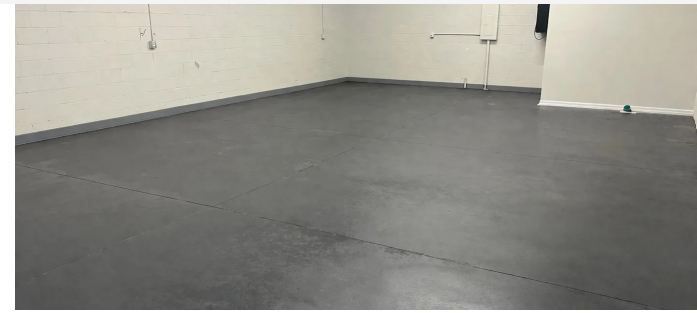
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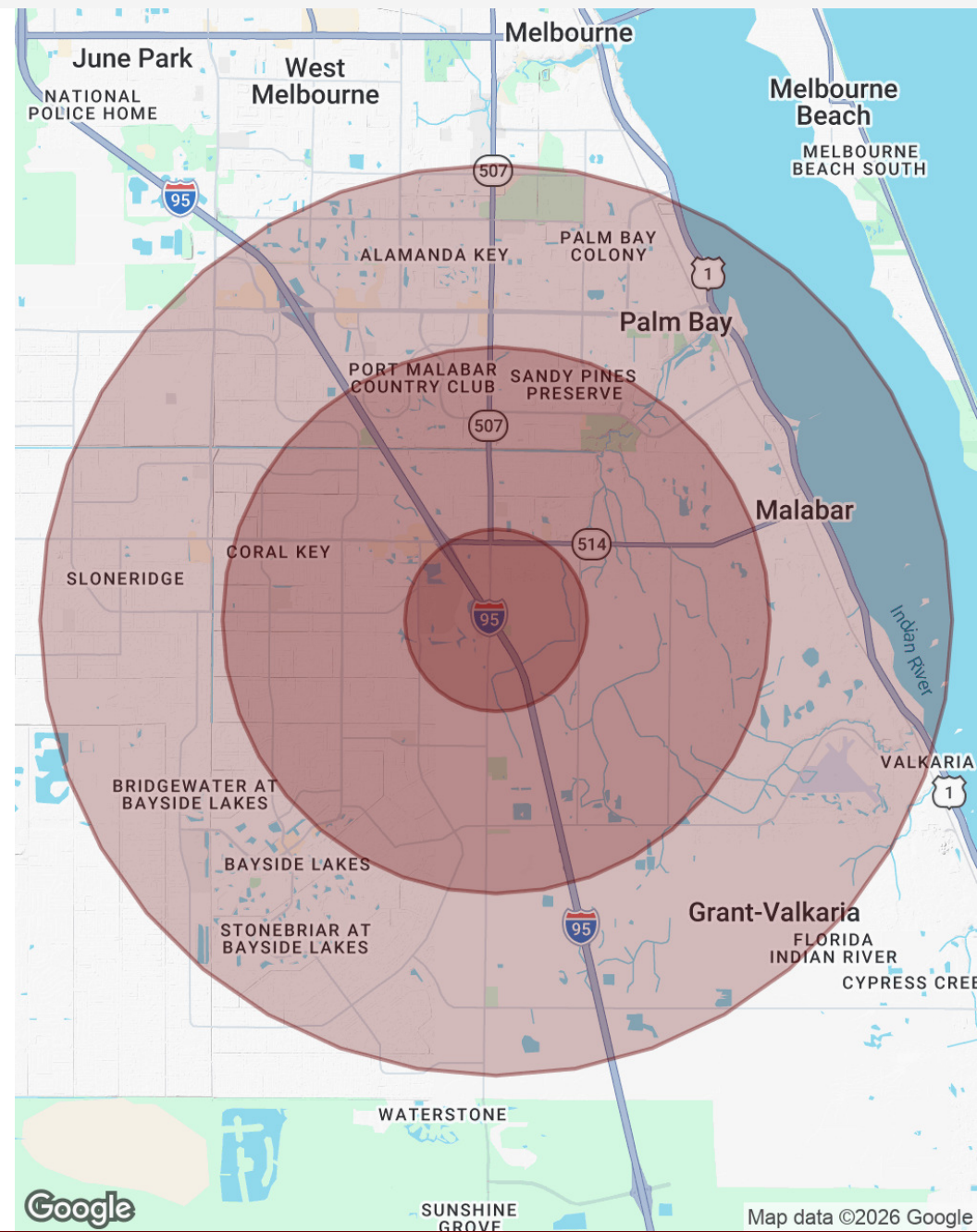
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,793	41,947	115,871
Average Age	40.5	44.7	43.5
Average Age (Male)	45.0	43.3	41.7
Average Age (Female)	40.3	46.5	45.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,026	15,750	43,710
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$89,456	\$81,735	\$84,739
Average House Value	\$302,287	\$265,183	\$269,563

2023 American Community Survey (ACS)



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