



160 - 190 MALABAR ROAD SW, PALM BAY, FL 32907  
**PALM BAY WEST CENTER**

### PROPERTY HIGHLIGHTS

- **Approx. 40,000 CPD at this corner location!**
- **Size: 1,400 SF**
- New Ollies Bargain Outlet, Winn-Dixie anchored center, & new movie theater
- Join Dollar Tree, Rent-a-Center, Planet Fitness, Roses Discount Store, Leslie's Pools, GNC, & more!
- Out parcels include McDonald's, Space Coast Credit, Amscot & PNC bank
- Busy intersection of Malabar & Minton Rds in West Palm Bay
- Two signalized entrances

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,499	61,303	133,849
Households	3,034	22,674	51,929
Median HH Income	\$49,783	\$53,324	\$54,372

### FOR MORE INFORMATION

**Joe Poirier**  
**321-537-7996**  
**Joe@v3capital.com**

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<b>160 Malabar Road SW</b>	100	Ollies Bargain Outlet	26,479	
	101	Roses Discount Store	60,000	
	102	Leslie's Pools	3,000	
	103	K&S Hair and Beauty Supply	2,000	
	104	Italian Pizza	2,000	
	105	Complete Care Center	3,000	
	107	Planet Fitness	17,000	
	110	Lee's Nails	1,400	
	111	Smoothie Social	1,050	
	112	Femme Fatal Arms	1,050	
	113	Rita's Italian Ice	1,050	
	114	<b>AVAILABLE</b>	<b>1,400</b>	
	115	United Beauty	1,400	
	116	JamRock Grill	1,071	
	119	JamRock Grill	2,260	
	120	NCG Palm Bay Cinema	28,118	
	<b>190 Malabar Road SW</b>	180	H&R Block	1,625
		190	GNC	1,300
103		Great Clips	1,425	
105		City of Palm Bay	7,200	
106		Waves Hair Salon	1,550	
109		Rent-A-Center	3,000	
250		Winn-Dixie	56,000	
111		Florida Wine & Spirits	1,795	
114		Dollar Tree	10,961	
115		Little Caesars	1,400	
116		Lucky Garden	1,400	
117		Discount Tobacco	1,400	
118		Cash Advance America	1,400	
119		Mash Hoagies	1,400	
120		Kuman Learning	1,210	
121		Internet Arcade	1,910	
122		Clover Insurance	600	
123		Sun Clean Dry Cleaners	1,350	
124		Mauricio's Barbershop	750	
125		Boost Mobile	750	
126	R&S Soft Water Services	1,600		
129	Remedy Pawn & Jewelry	7,206		
130	Ross Laundry	1,600		







**FOR LEASE**  
**\$19.50 - \$24.00/SF NNN**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3Capital.com](http://V3Capital.com)

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