



HAMMOCK LANDING

WEST MELBOURNE, FL



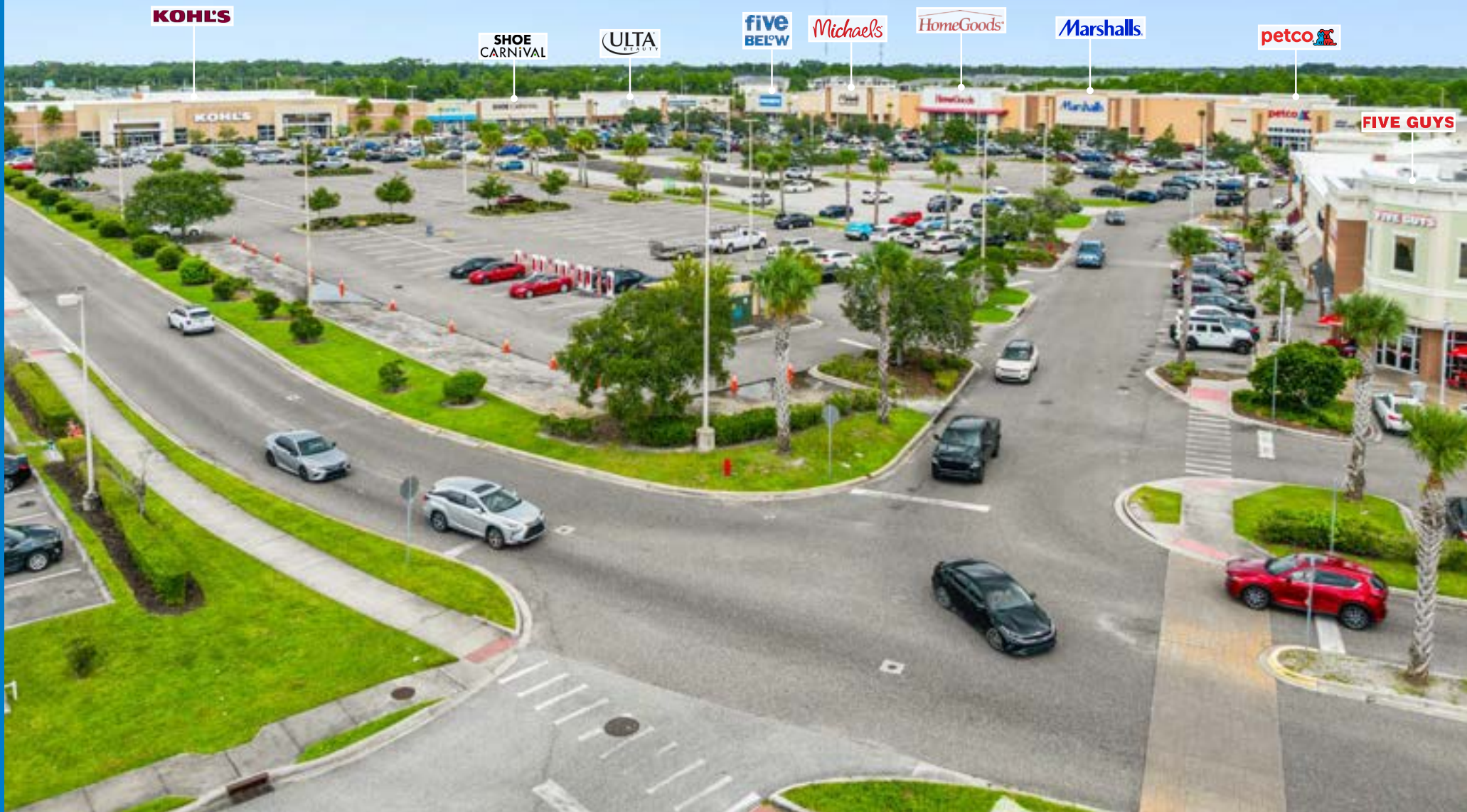
GAVIN WALSH
407.919.6970 | GWALSH@ATLANTICRETAIL.COM

**1,100-3,000 SF AVAILABLE
FOR LEASE**



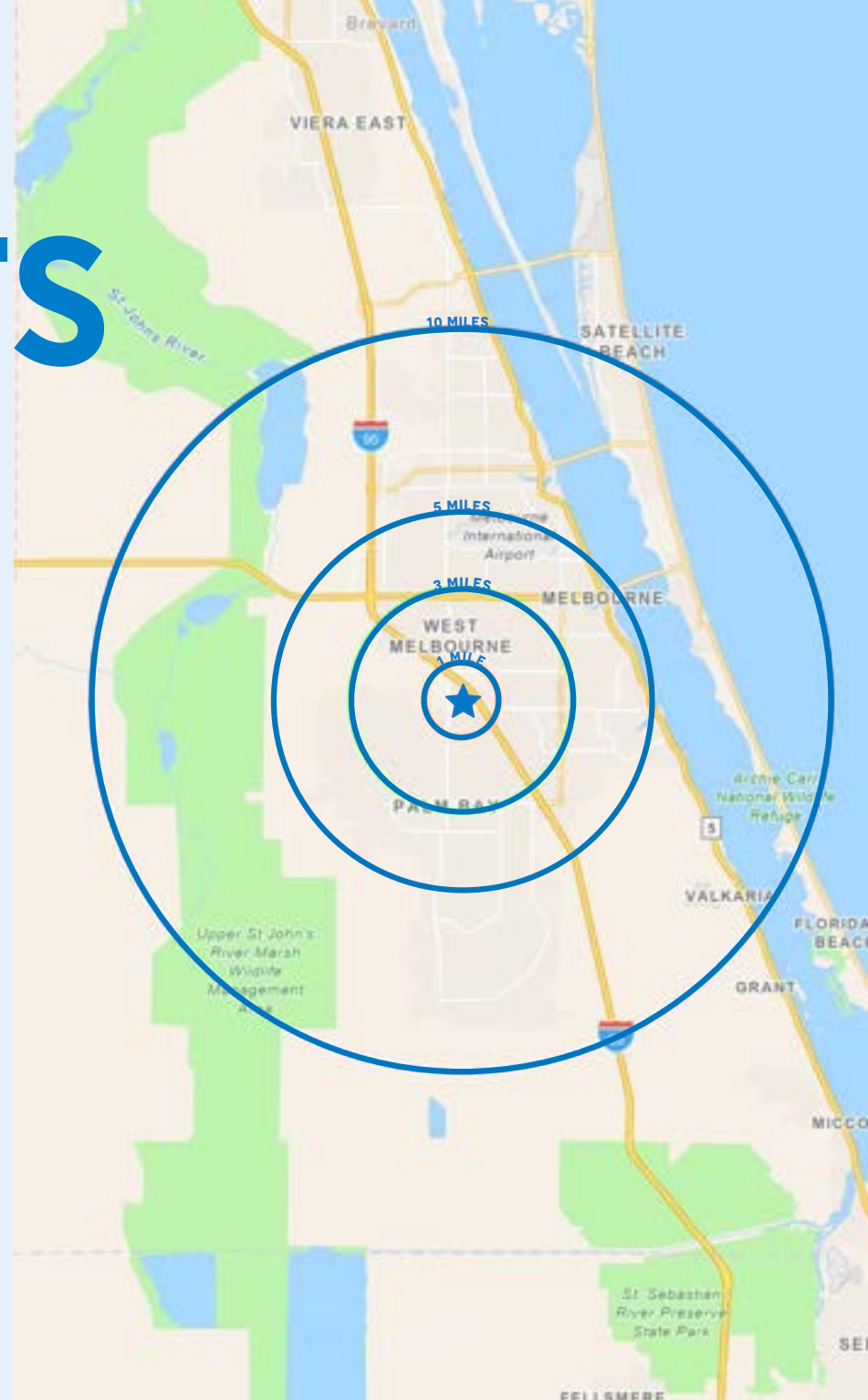
HAMMOCK LANDING

#1 - Most visited shopping center on Florida's Space Coast
8 M visits over the last 12 months



PROPERTY HIGHLIGHTS

- Most visited shopping center on Florida's Space Coast
- Top 1% most visited shopping center in Florida
- 560,000 SF of GLA
- 8M visits over the last 12 months
- 6 access points including signalized access on Palm Bay Rd
- 80,000 ADT on I-4, 47,200 ADT on Palm Bay Rd, 17,00 ADT on Norfolk Pkwy,
- Area retailers include



	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	8,706	78,796	160,790	308,637
DAYTIME POPULATION	7,709	70,643	169,723	295,728
AVERAGE HH INCOME	\$98,451	\$99,052	\$91,516	\$104,828
TOTAL HOUSEHOLDS	3,643	32,856	65,636	128,583

HAMMOCK LANDING TENANTS

DEPARTMENT



target

SOFT GOODS

SHOE CARNIVAL
Marshalls
HomeGoods
KOHLS
ROSS
DRESS FOR LESS

DINING



BEAUTY



OTHER

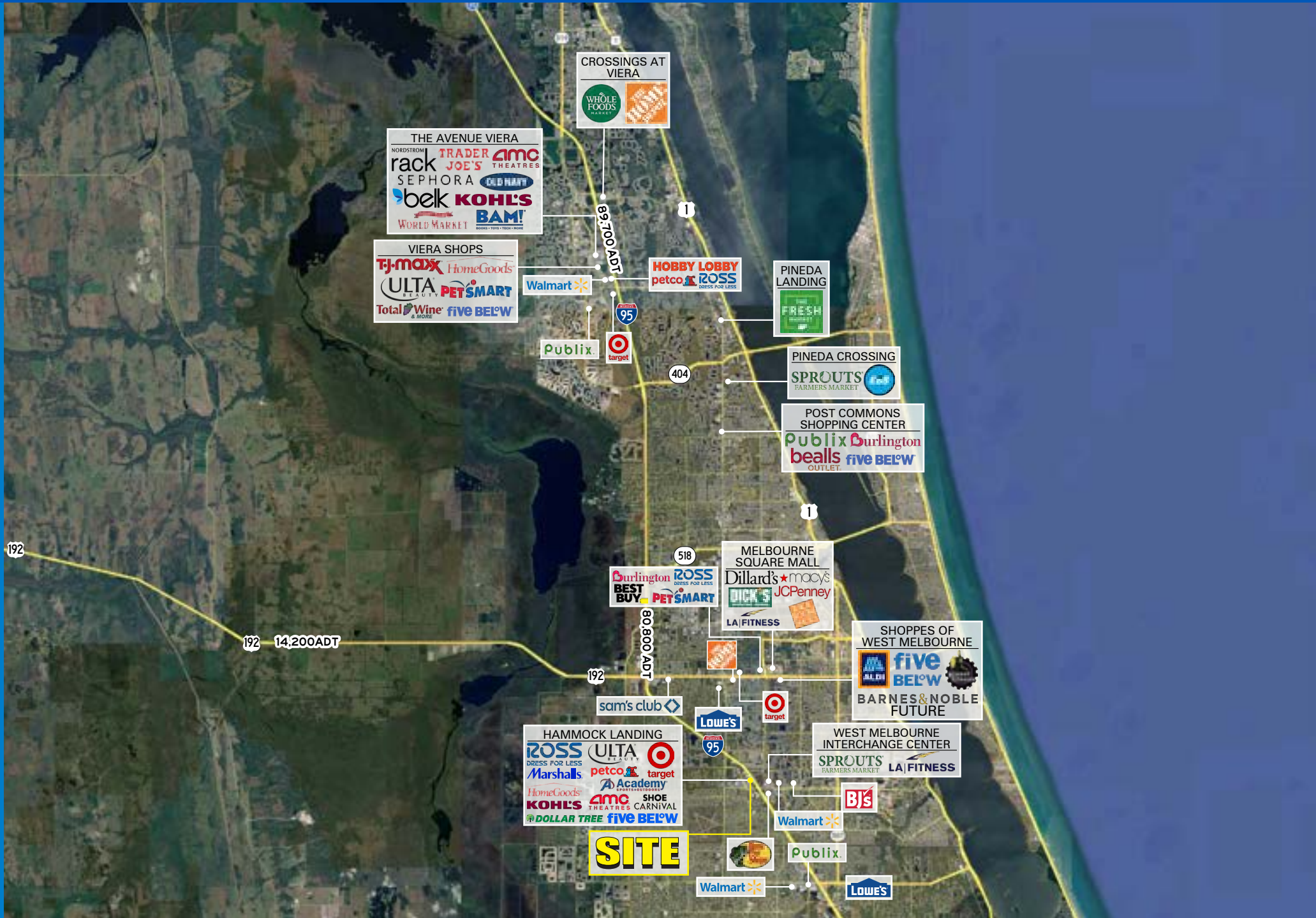


SITE PLAN

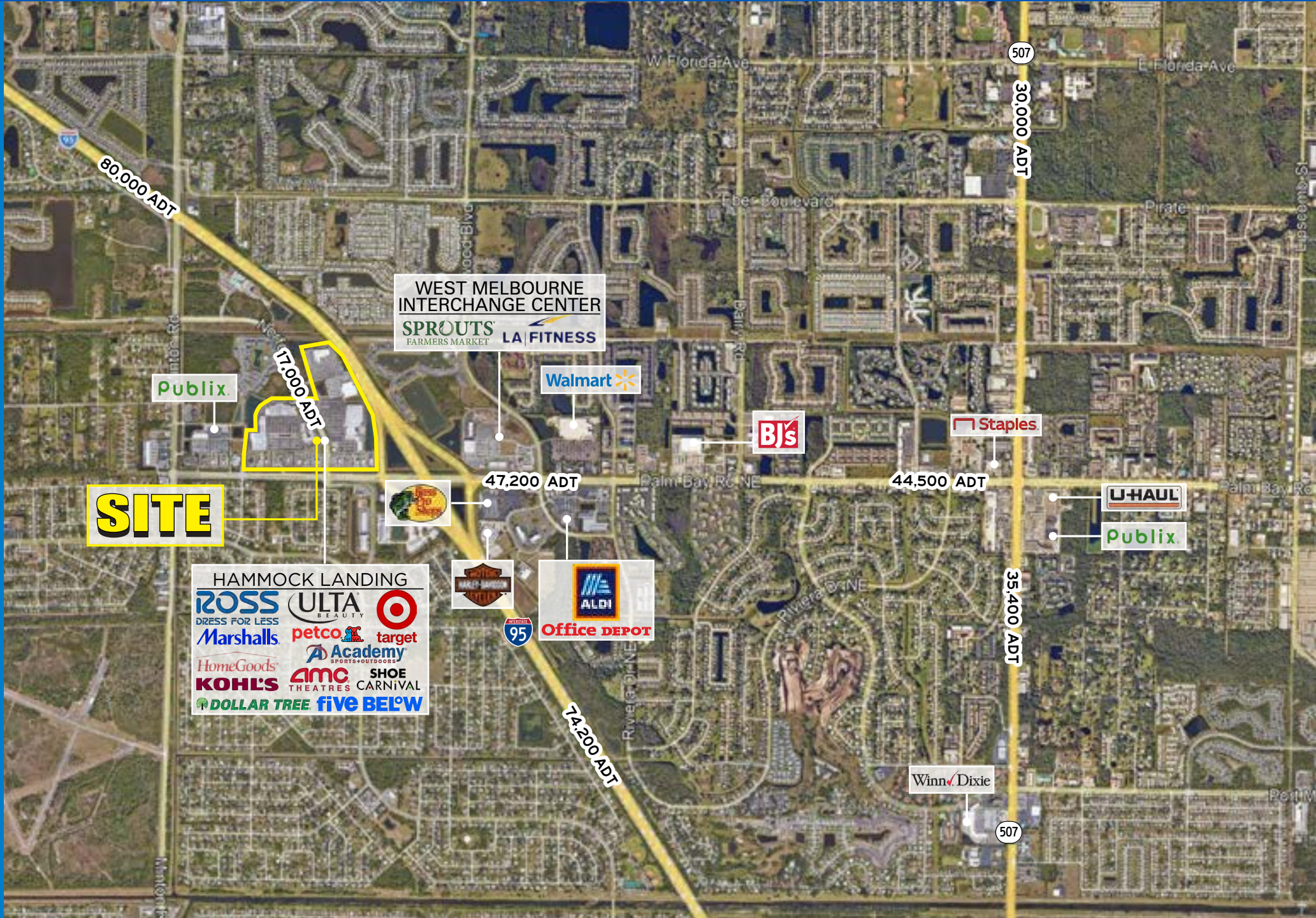
SUITE #	TENANT	SF
ACADEMY	Academy Sports & Outdoors	63,301
CINEMA	AMC Theaters	47,000
ANCH - E	Marshalls	28,000
ANCH - D	HomeGoods	27,480
ROSS	Ross	27,256
ANCH - C	Michael's	21,403
ANCH - F	Petco	15,000
205	Shoe Carnival	11,000
ULTA	Ulta Beauty	9,994
500	Dollar Tree	9,600
300	Five Below	8,798
200	Carters & Oshkosh	5,000
140	My Salon Suite	4,800
180	Spectrum	4,445
835	Crafty Crab	4,144
220	Bath & Body Works	4,275
OUT-11	AT&T	4,000
170	CORA Physical Therapy	3,454
515	Thai Thai House	3,200
120	Kay Jewelers	2,900
585	Your Fit	2,795
580	How's Southwest Grill	2,699
150	Massage Envy	2,590
585	Gamestop	2,535
400	McAlister's Deli	2,450
545	Five Guys	2,400
180	The Refinery Med Spa & Wellness	2,300
850	Cherry Cookies	1,885
885	Fishhouse Subs	1,865
221	Great Clips	1,725
895	Jeff's Bagel Run	1,625
833	A'vie Nails & Spa	1,600
190	A'vie Nails & Spa II	1,600
540	Smallcakes	1,600
825	Spiro's Kousine	1,600
830	The Joint Chiropractic	1,600
225	Wooden Spoon	1,575
820	Jenmai's Italian Ice	1,553
135	Sally Beauty Supply	1,415
570	Planet Smoothie	1,386
580	Ubreakfix	1,370
125	SportsChix	1,080



TRADE AREA AERIAL

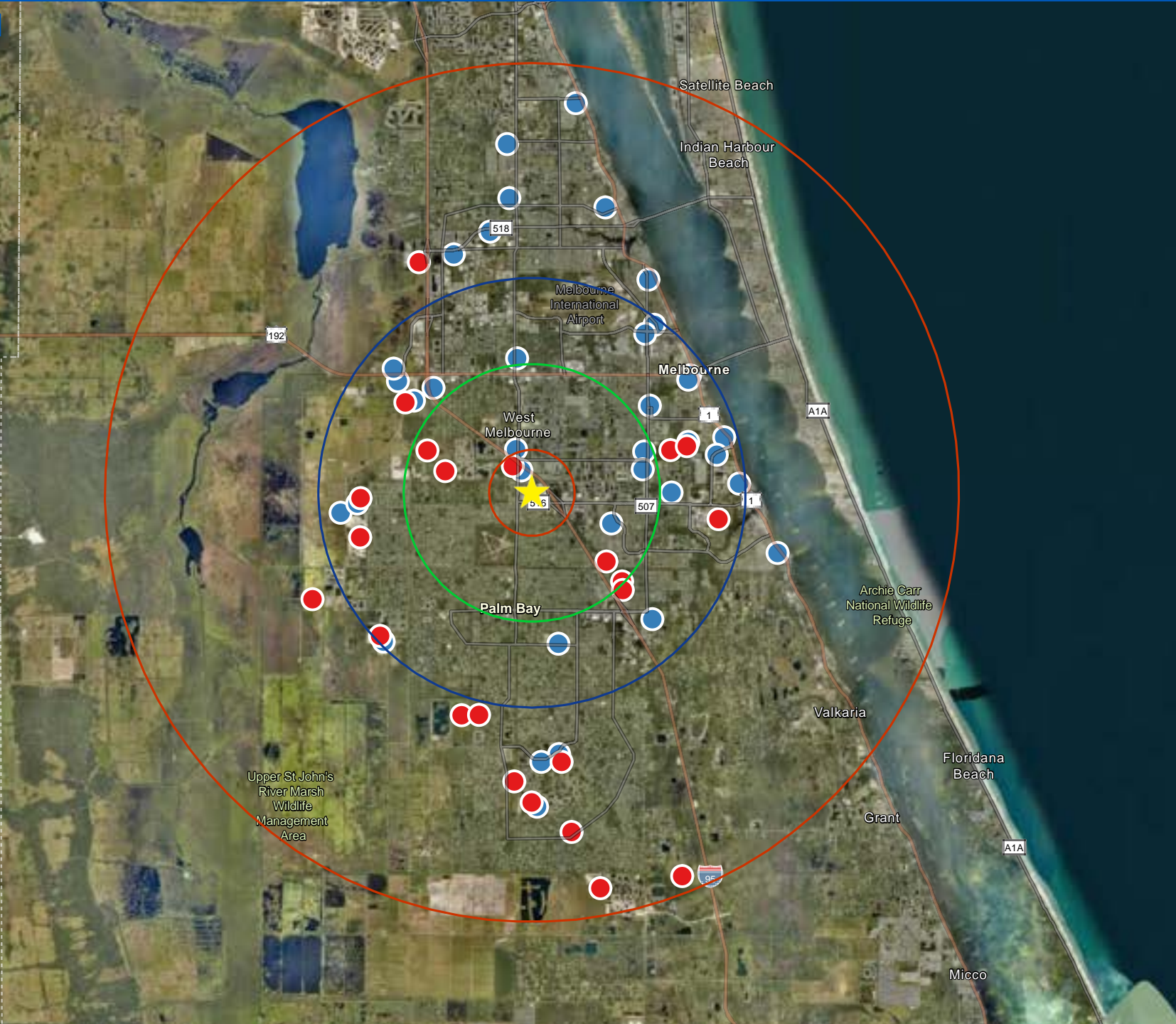


SITE AERIAL



RESIDENTIAL GROWTH

SF/MF NEW GROWTH		
1 MILE RADIUS		
	Planned	Under Construction
SF	/	55
MF	/	280
Total	/	335
3 MILE RADIUS		
	Planned	Under Construction
SF	362	123
MF	480	653
Total	842	776
5 MILE RADIUS		
	Planned	Under Construction
SF	1464	1742
MF	6035	2246
Total	7499	3988
10 MILE RADIUS		
	Planned	Under Construction
SF	3213	5876
MF	7360	4008
Total	10573	9884
20,457 TOTAL NEW UNITS IN 10 MILES		



● MULTI-FAMILY
● SINGLE FAMILY

WEST MELBOURNE FLORIDA

Hammock Landing is strategically located in West Melbourne, Florida, within the dynamic Palm Bay Melbourne Titusville Metropolitan Statistical Area, one of the fastest growing regions in the United States and a premier destination for new residents and businesses alike. With a population of approximately 650,000 people, the MSA stretches more than 70 miles from north to south along Florida's thriving east coast. Ideally positioned just 25 miles east of Orlando and 60 miles north of Palm Beach County, the area offers convenient access to major transportation corridors while maintaining a strong local identity and coastal appeal.

Known as the "Space Coast," this region is anchored by world renowned aerospace and defense assets, including Cape Canaveral and the John F. Kennedy Space Center. These institutions have fueled sustained economic expansion, driving growth across high tech, aerospace, aviation, defense, and advanced manufacturing sectors. The presence of major employers, research institutions, and a highly skilled workforce continues to attract investment and innovation.

As Florida consistently ranks among the nation's leading growth states, the Palm Bay Melbourne Titusville MSA stands out as a magnet for in migration, corporate relocation, and long term economic development. Strong population growth, expanding infrastructure, and a pro business climate position West Melbourne and Hammock Landing specifically as a prime retail and commercial hub serving both established residents and the steady influx of new households to the Space Coast.





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