

EXECUTIVE SUMMARY

• 1616 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 6,954 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 0.92 Acres

Year Built: 2002

Building Size: 6,954 SF

Zoning: C2

PROPERTY OVERVIEW

Great location for any business!
Property is in the most concentrated business districts in Brevard.
Former grocer/market has large open floor-plan with office in back.
Separate back entrance with roll up door.

LOCATION OVERVIEW

On busy Babcock St. between New Haven Ave and Hibiscus Blvd.
Property has access from Babcock and Peachtree Street.
Over 20,000 vehicles per day

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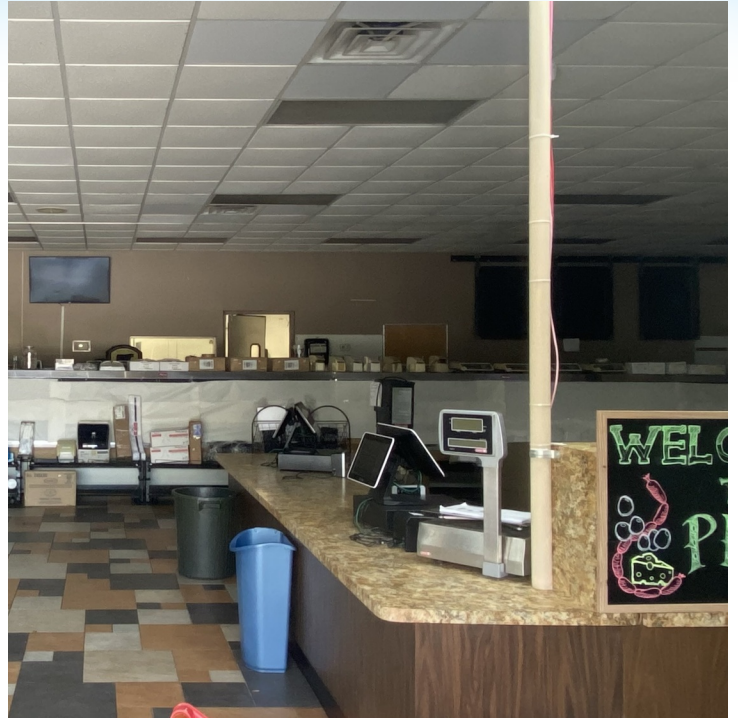
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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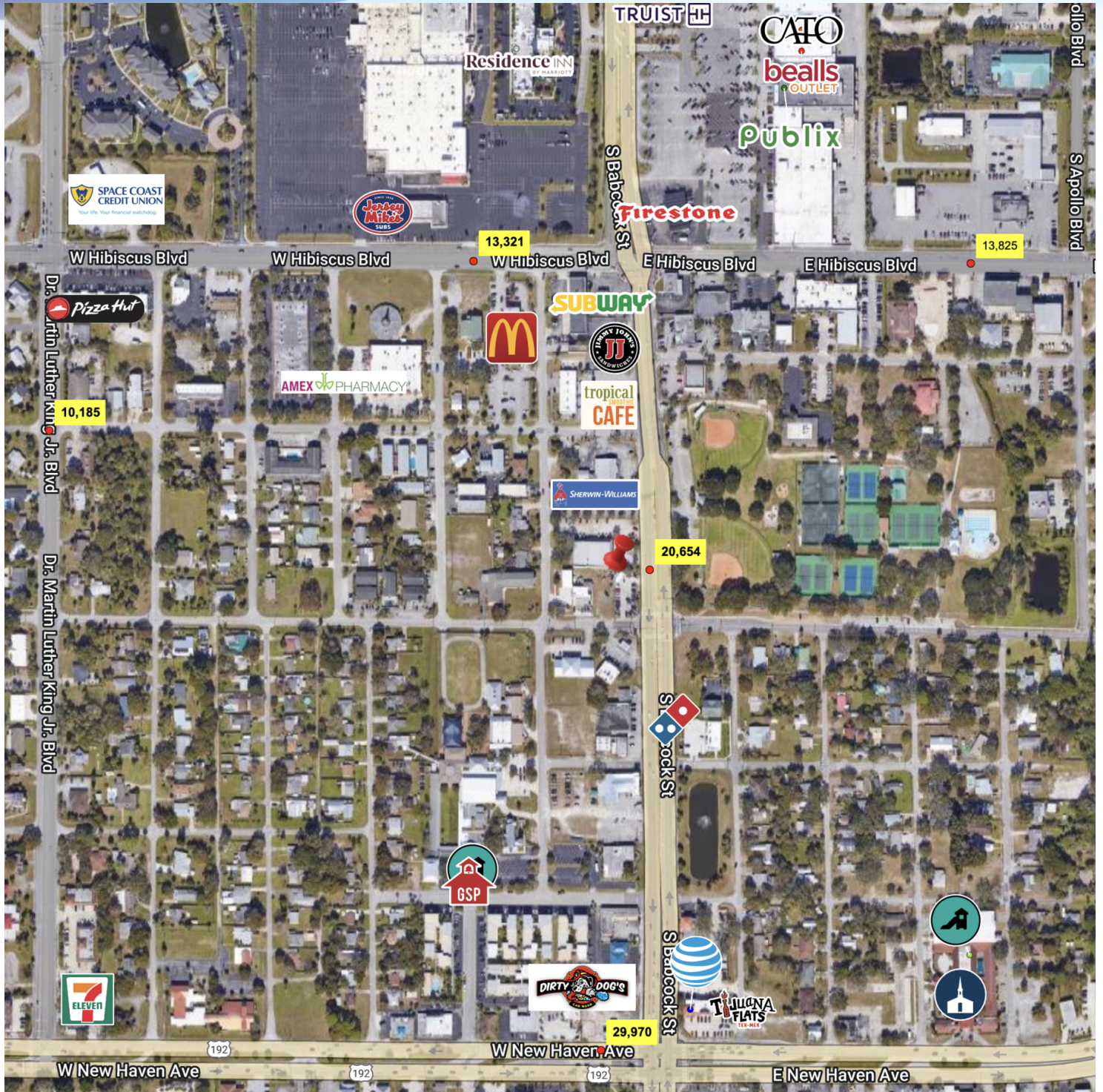
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RETAIL MAP

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AERIAL

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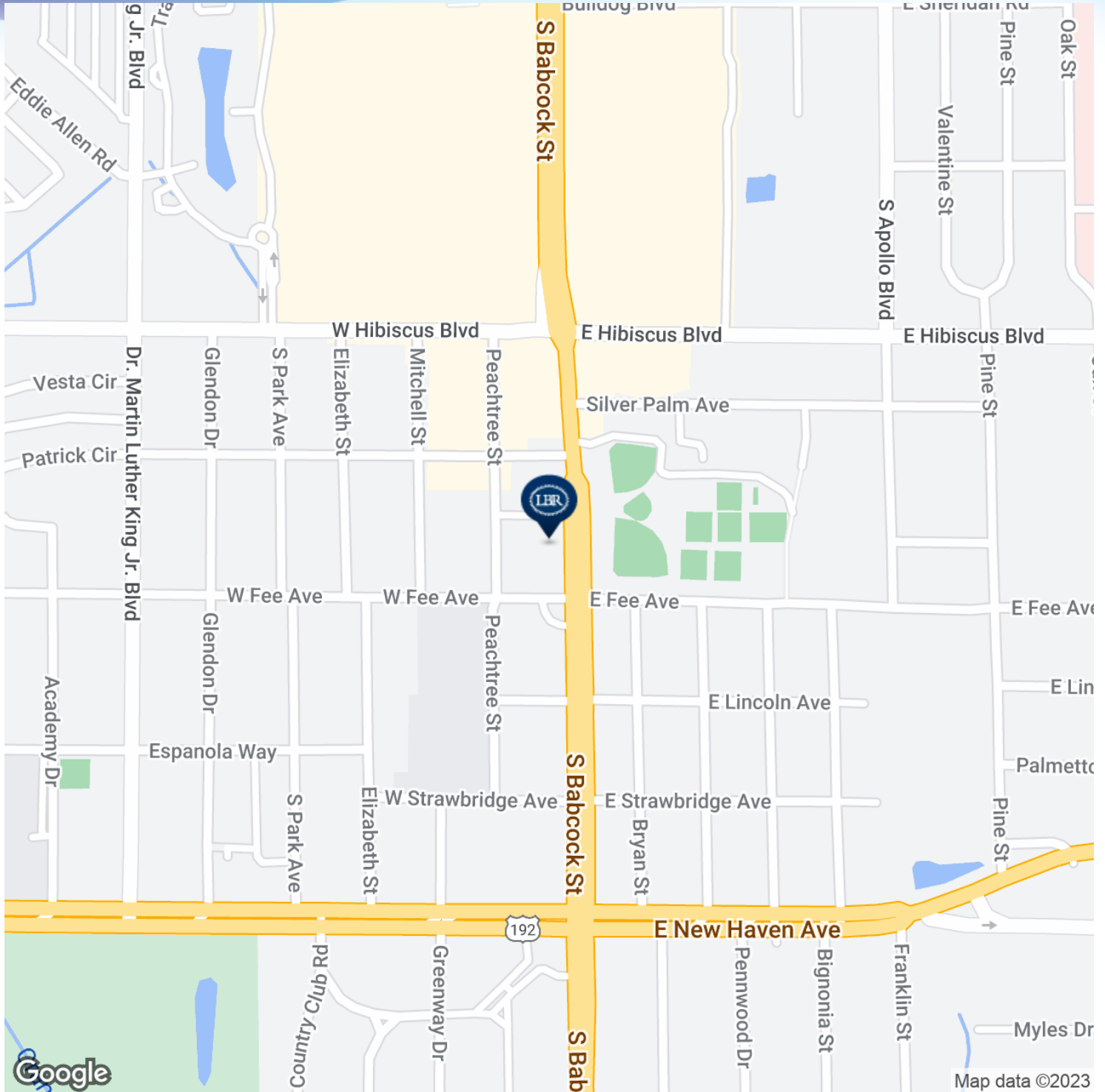
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LOCATION MAP

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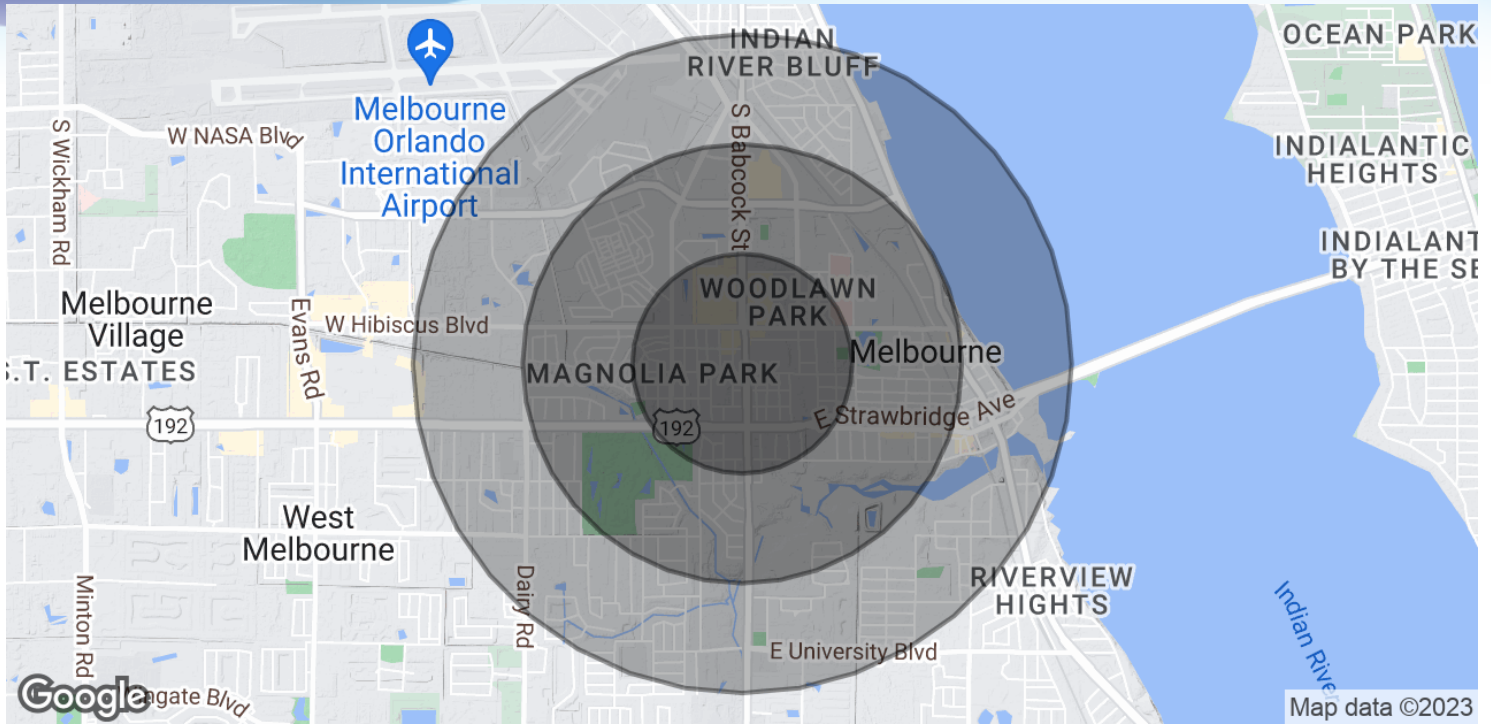
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DEMOGRAPHICS MAP & REPORT

• 1616 S Babcock St Melbourne, FL 32901



POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,605 | 5,160 | 12,114 |
| Average Age | 38.6 | 40.4 | 39.2 |
| Average Age (Male) | 37.7 | 37.7 | 37.2 |
| Average Age (Female) | 41.9 | 45.1 | 44.7 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 845 | 2,737 | 5,763 |
| # of Persons per HH | 1.9 | 1.9 | 2.1 |
| Average HH Income | \$41,699 | \$40,876 | \$43,356 |
| Average House Value | \$152,505 | \$189,470 | \$188,211 |

* Demographic data derived from 2020 ACS - US Census

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