

# Stand-Alone Commercial Building In Heart Of Melbourne

420 S. Babcock Street, Melbourne, FL 32901

**Concrete Block / Centrally Located / Purchase or Lease**



## OFFERING SUMMARY

**Available SF:** 2,094 SF

**Lease Rate:** \$2,500.00 per month  
(MG)

**Acres:** 0.17 Acres

**Zoning:** City of Melbourne  
Neighborhood  
Commercial (C-1)

## PROPERTY OVERVIEW

Interior: Open Configuration, 3 Private Offices, Break Area, 1 Restroom, Storage  
Carpet & Drop Ceiling Throughout  
City Water/Sewer & FPL Electric  
Exposure to est. 24,500 VPD on Babcock Street  
C1 Zoning: Office, Retail, Medical, Childcare/Schools & More!  
Modified Gross Lease. No CAM! Tenant Pays FL Sales Tax & Utilities  
Also Available For Sale (Call for Details)

## LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between US 192 & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, Downtown Melbourne, Melbourne Square Mall and all of the other shopping, dining and schools that the area has to offer. Easily accessible via nearby US1, Nasa Boulevard & Apollo Boulevard. Make this the future home for your business today!

### Zachary Ullian

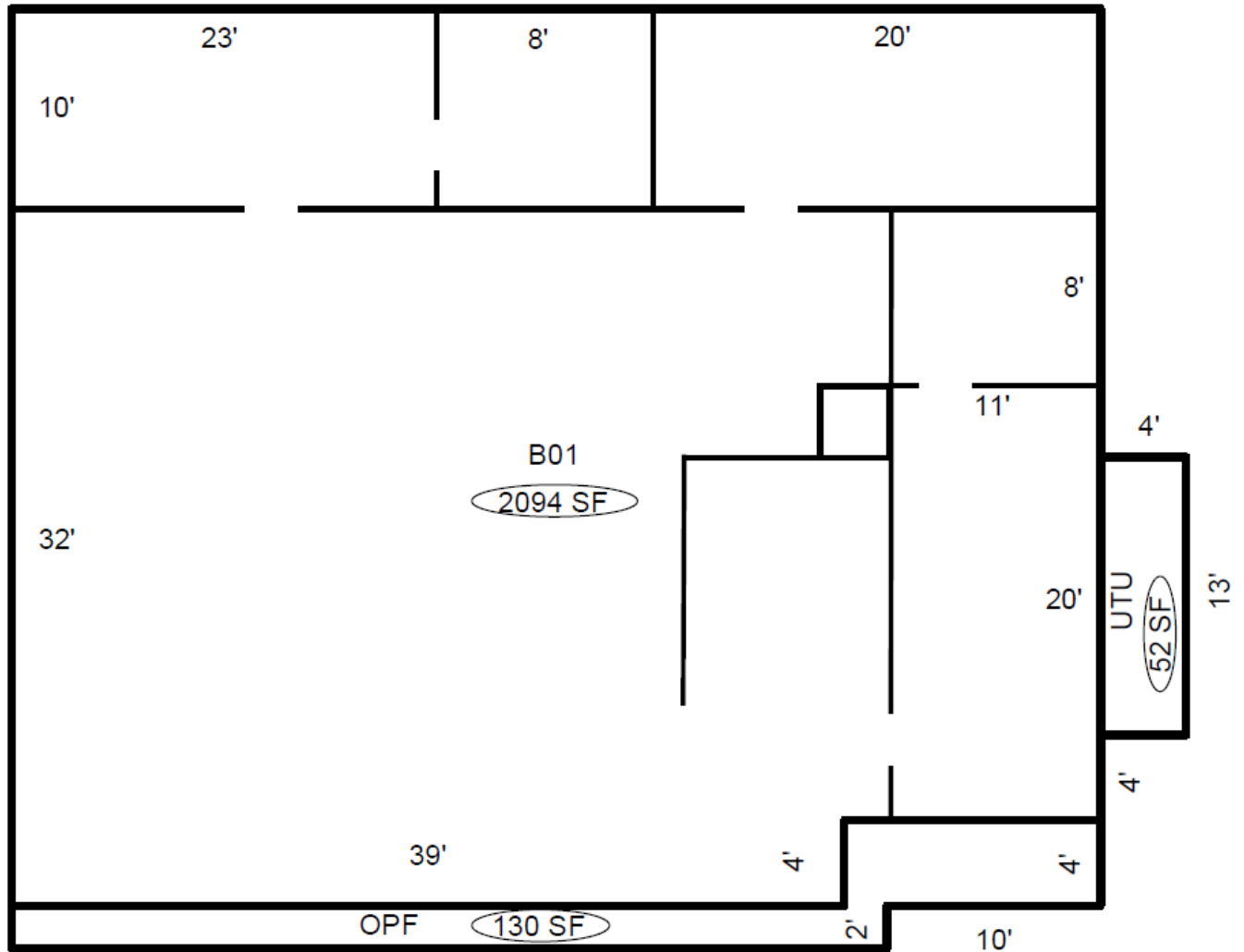
Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

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## Floor Plan

**Dimensions & Wall Locations Estimated**



**Zachary Ullian**

Broker Associate

Cell: 321.750.3439

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## Interior Photos



**Zachary Ullian**

Broker Associate

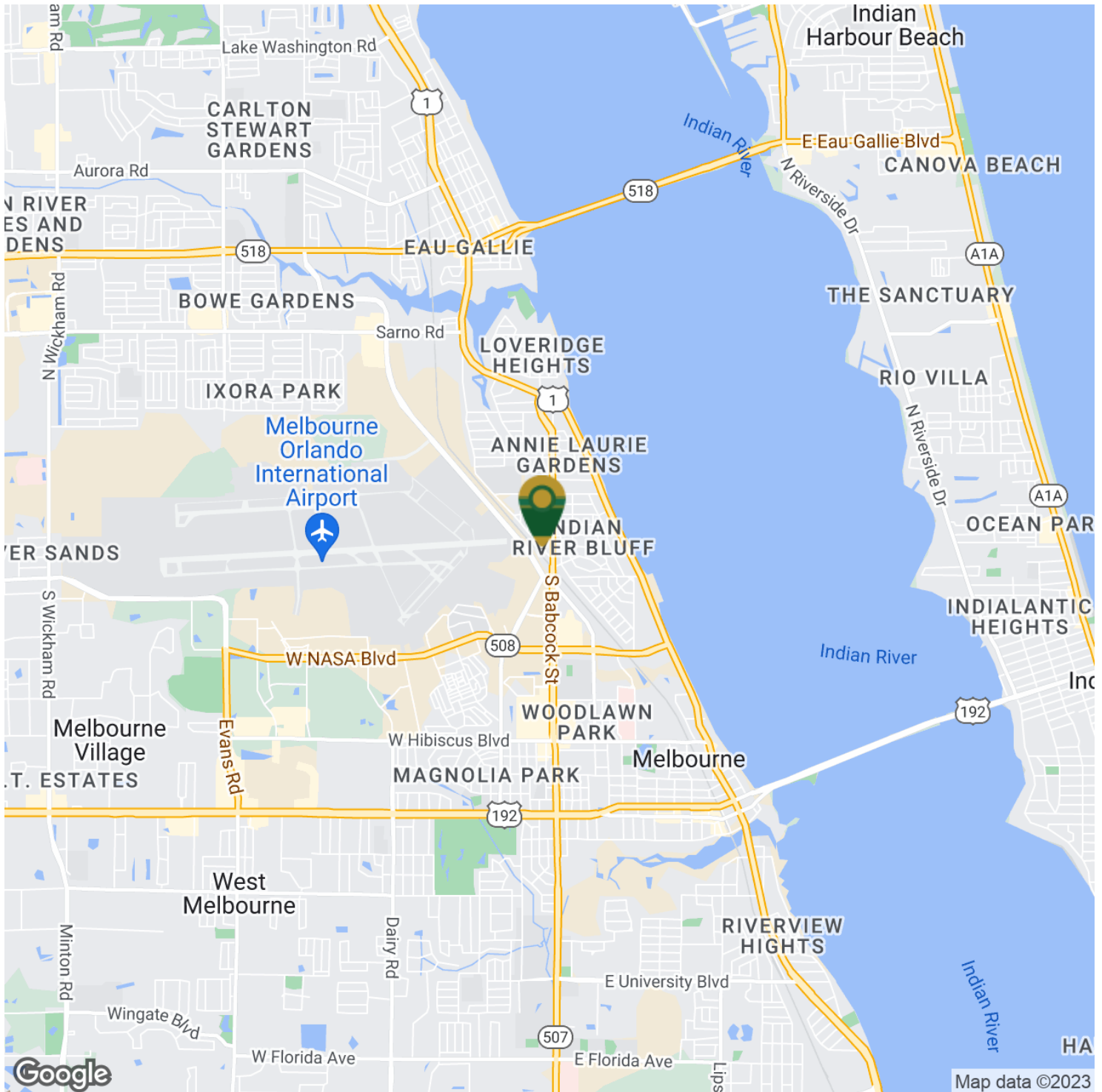
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## Location Map



**Zachary Ullian**

Broker Associate

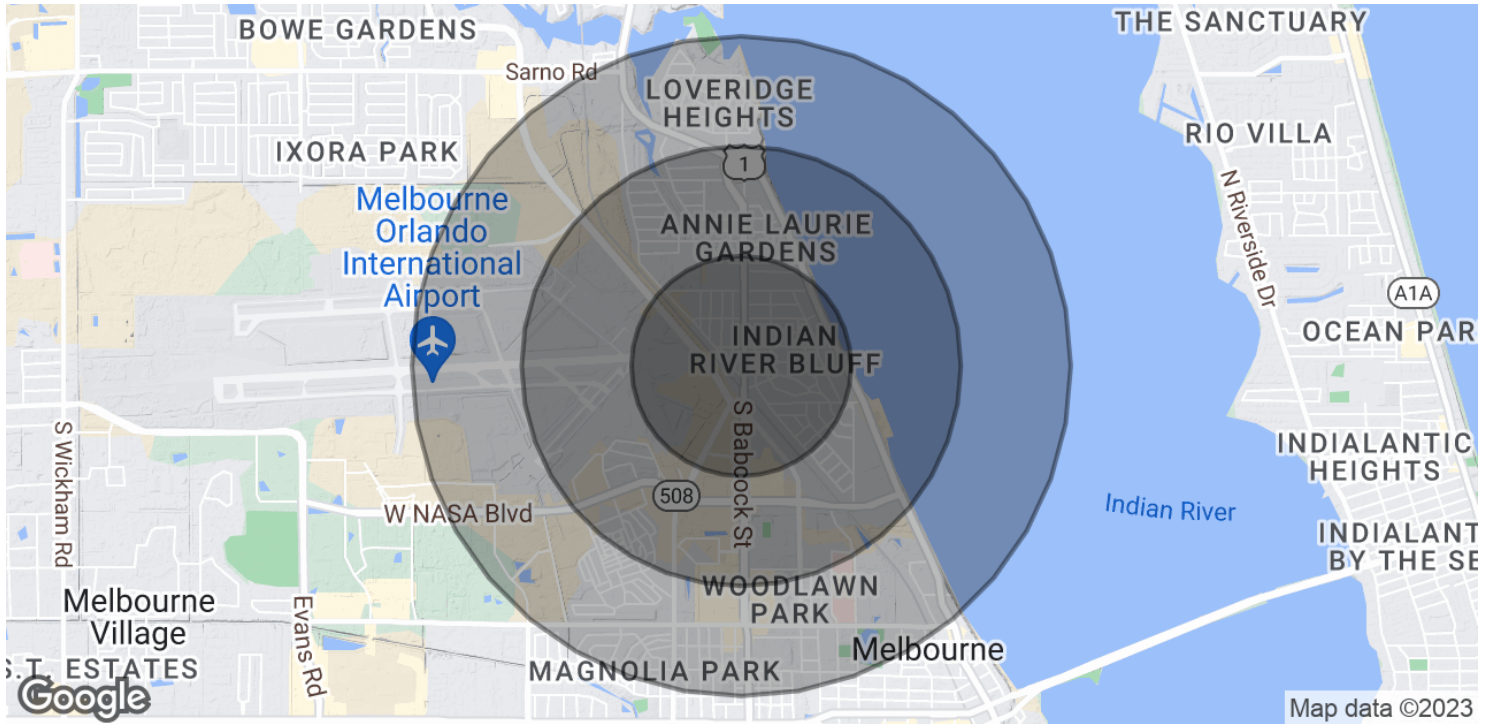
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## Demographics Map & Report



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,275	2,772	6,320
Average Age	43.3	38.4	39.8
Average Age (Male)	43.3	38.1	39.4
Average Age (Female)	42.6	41.2	43.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	445	1,131	3,098
# of Persons per HH	2.9	2.5	2.0
Average HH Income	\$63,776	\$55,479	\$52,261
Average House Value	\$156,713	\$131,670	\$147,855

\* Demographic data derived from 2020 ACS - US Census

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