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RETAIL PROPERTY FOR LEASE

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# Freestanding Retail/ Office/ Specialty Units For Lease

4320 - 4420 S Babcock St Melbourne, FL 32901

UP TO +/- 6100 SF OF CONTIGUOUS OFFICE/ RETAIL SPACE

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

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# FREESTANDING RETAIL

• 4320 - 4420 S Babcock St Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** +/-1,600 - +/-3,200-  
+/- 1300 SF

**Lease Rate:** \$14.00 SF/yr (NNN)

**Year Built:** 2008

**Building Size:** 8,040 SF

**Zoning:** C2

## PROPERTY OVERVIEW

Up to +/- 6,100 SF of Contiguous Space Available in Three Units  
Marquee Signage on Well Traveled Babcock Street , Building Signage

Suite 102, +/- 1300 SF Current Build is Office Space, Three Offices,  
Reception/ Waiting Area and Break Room. Server Rack

Suite 105 , EndCap +/- 1600 SF Formerly Used As a Salon/Spa  
Black Epoxy Floors, Plumbing for Two Shampoo Bowls, Individual Styling Rooms  
Customize to Suit Your Salon Use or Specialty Retail, Personal Services, Health and Beauty, Office

Suite 103- 104 +/- 3200 SF Spacious Flexible Open Design with Area for Refreshments  
Vinyl Plank Flooring, Two Restrooms, High Ceilings with Chic Industrial Look of  
Exposed Black Ductwork

## LOCATION OVERVIEW

Great Melbourne Location on Babcock Street just North of Palm Bay Road  
Ample Parking  
Property is Surrounded by Residential Neighborhoods and Commercial Development

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### Lightle Beckner Robison, Inc.

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# AVAILABLE SPACES

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**Lease Rate:** \$14.00 SF/YR (NNN)      **Total Space** 1,300 - 6,100 SF  
**Lease Type:** NNN      **Lease Term:** Three Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
End Cap Retail Suite 105		\$14.00 SF/YR	NNN	1,600 - 6,100 SF	Negotiable	
Large Open Retail		\$14.00 SF/YR	NNN	3,200 - 6,100 SF	Negotiable	
Current Built Out Office or Return to Retail		\$14.00 SF/YR	NNN	1,300 - 6,100 SF	Negotiable	

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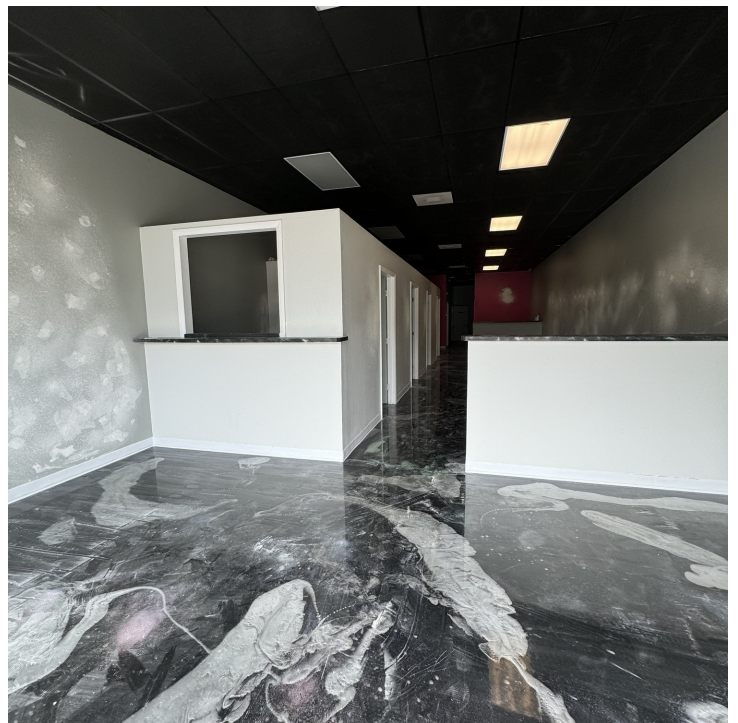
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# SUITE 105 / END CAP UNIT

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# SUITE 103/I04 SPACIOUS OPEN FLOOR PLAN

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# SUITE 102

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# LOCATION MAP

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