

Stand-Alone Commercial Building In Heart Of Melbourne

420 S. Babcock Street, Melbourne, FL 32901

Concrete Block / Centrally Located / Purchase or Lease



OFFERING SUMMARY

Sale Price: \$350,000

Acreage: 0.17 Acres

Facility SF: 2,094 SF

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!
Seller would Consider a Lease-to-Purchase Subject to Buyer Credit/Financials
Seller will consider Selling 425 Butler Street (home to the west)
Also Available For Lease

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!

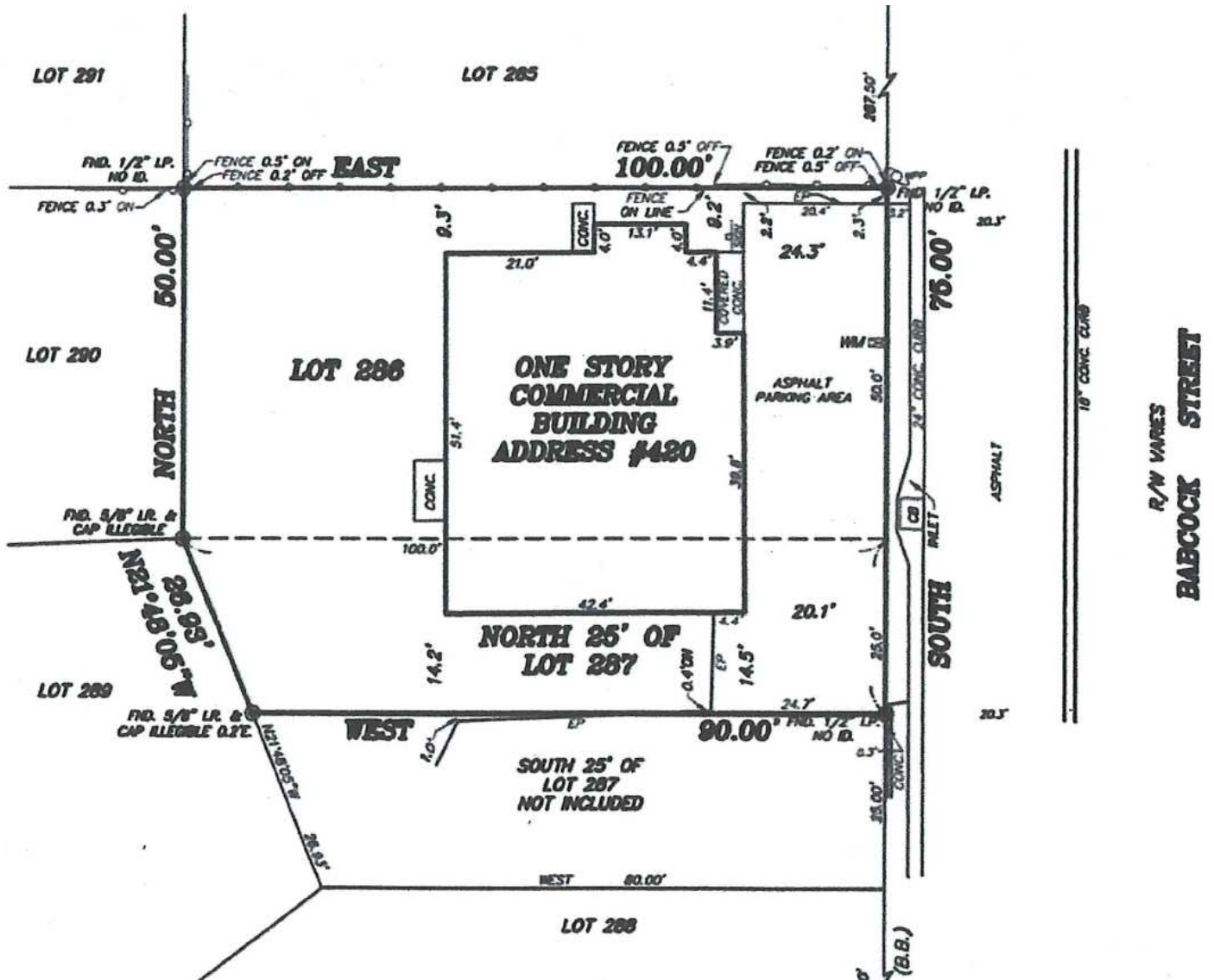
Zachary Ullian

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Survey



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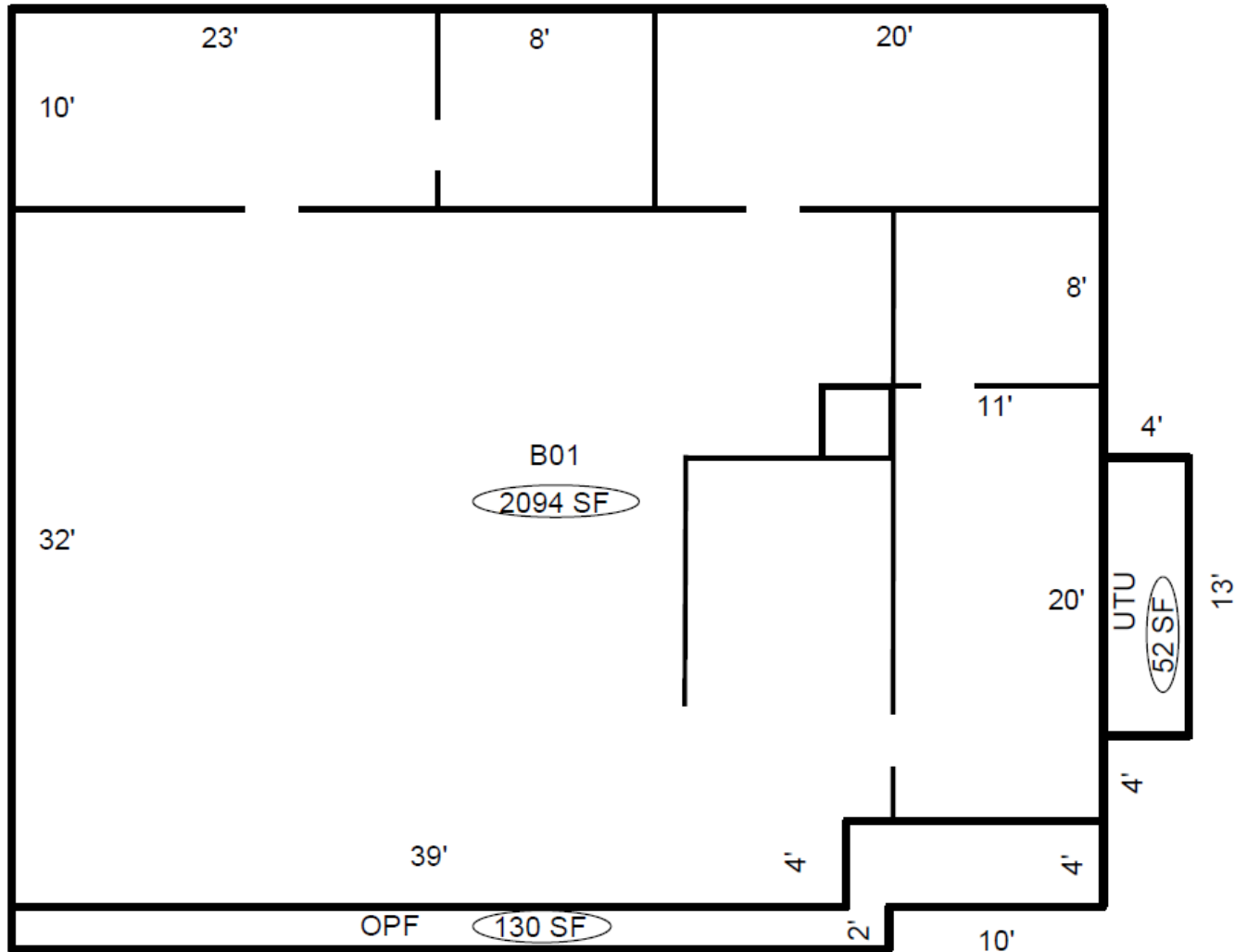
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Floor Plan

Dimensions & Wall Locations Estimated



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Interior Photos



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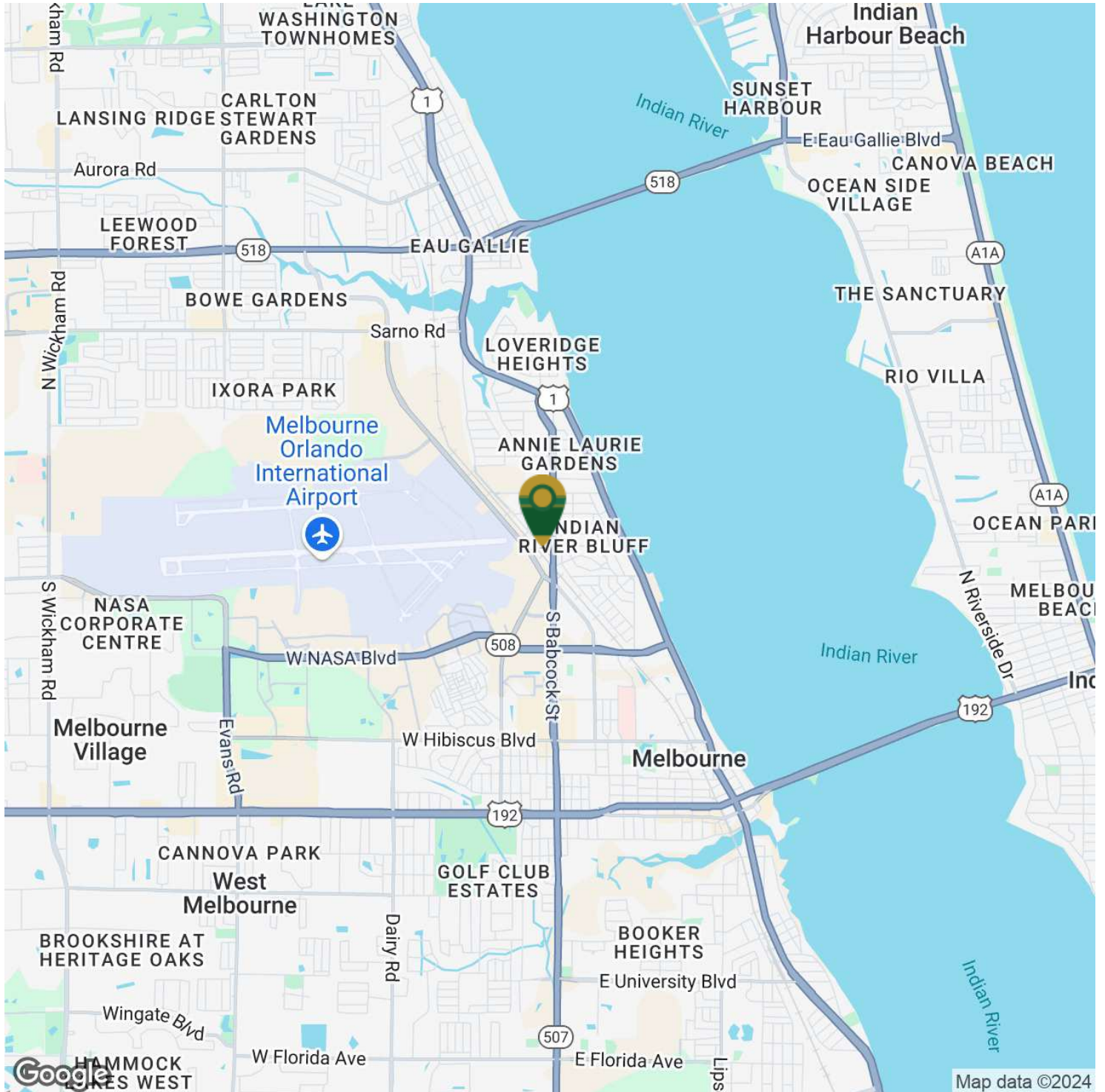
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Location Map



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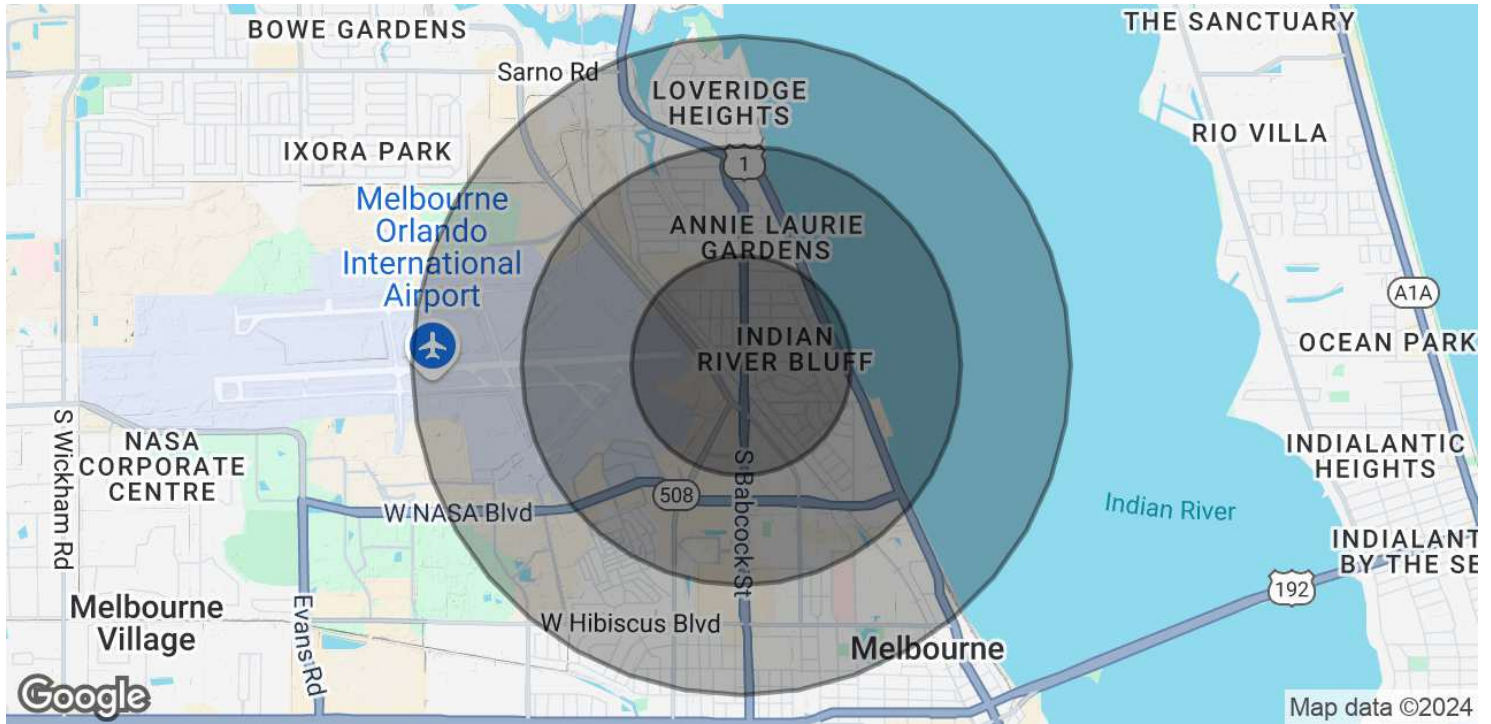
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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
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
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
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

2020 American Community Survey (ACS)

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