

LAS PALMAS PLAZA

Las Palmas • 4651 Babcock St. NE Palm Bay, FL 32905



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$20.00 SF/yr (Gross)

Lot Size: 3.82 Acres

Building Size: 32,596 SF

PROPERTY OVERVIEW

Grab your opportunity to lease in one of the busiest retail centers in the county.

Great variety of National, Local and Regional tenants, near Publix and L3Harris Corporation, a Fortune 100 Co.

Generous parking

Building facade and monument signage available

Highly Visibility

LOCATION OVERVIEW

Easy Access:

Just north of busy Babcock St. and Palm Bay Rd intersection

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

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

Las Palmas • 4651 Babcock St. NE Palm Bay, FL 32905



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison, Inc.

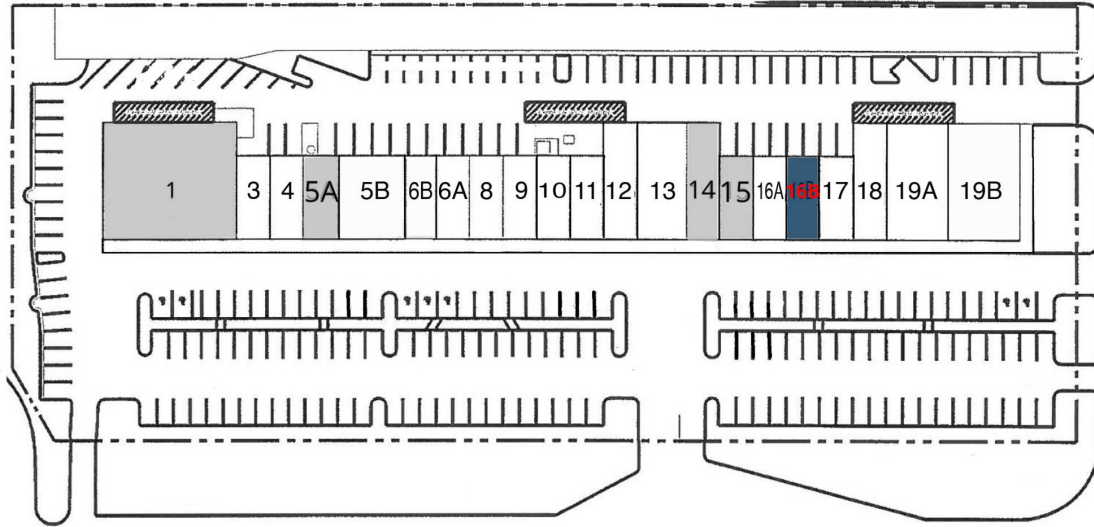
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

AVAILABLE SPACES

Las Palmas • 4651 Babcock St. NE Palm Bay, FL 32905

LEASE TYPE | Gross **TOTAL SPACE** | 1,000 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$20.00 SF/yr



UNAVAILABLE **AVAILABLE**

SUITE	TENANT	SIZE	TYPE	RATE
Unit 16B	Available	1,000 SF	Gross	\$20.00 SF/yr

JEFFERY T. ROBISON, CCIM
 President | Broker
 321.722.0707 X13
 jeff@teamlbr.com

VITOR DE SOUSA, CCIM
 Retail Sales & Leasing
 321.722.0707 X15
 vitor@teamlbr.com

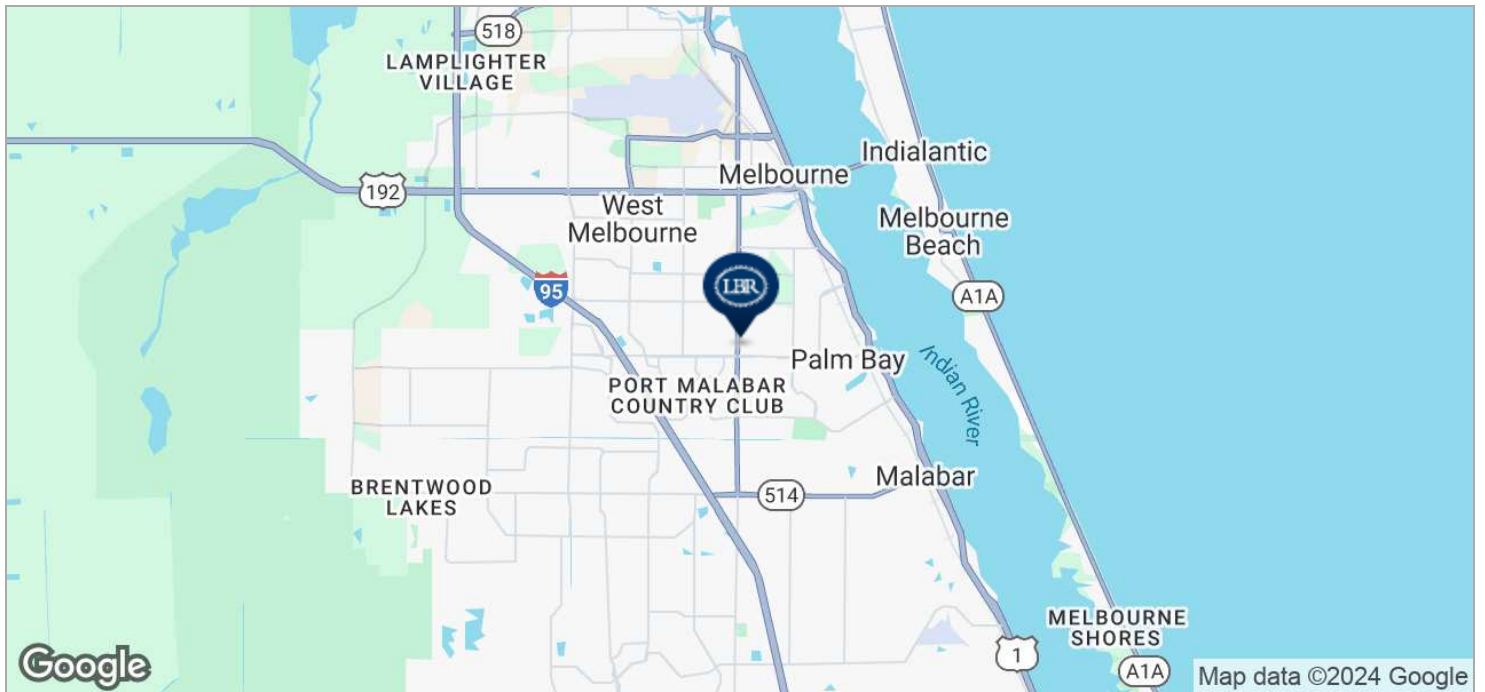
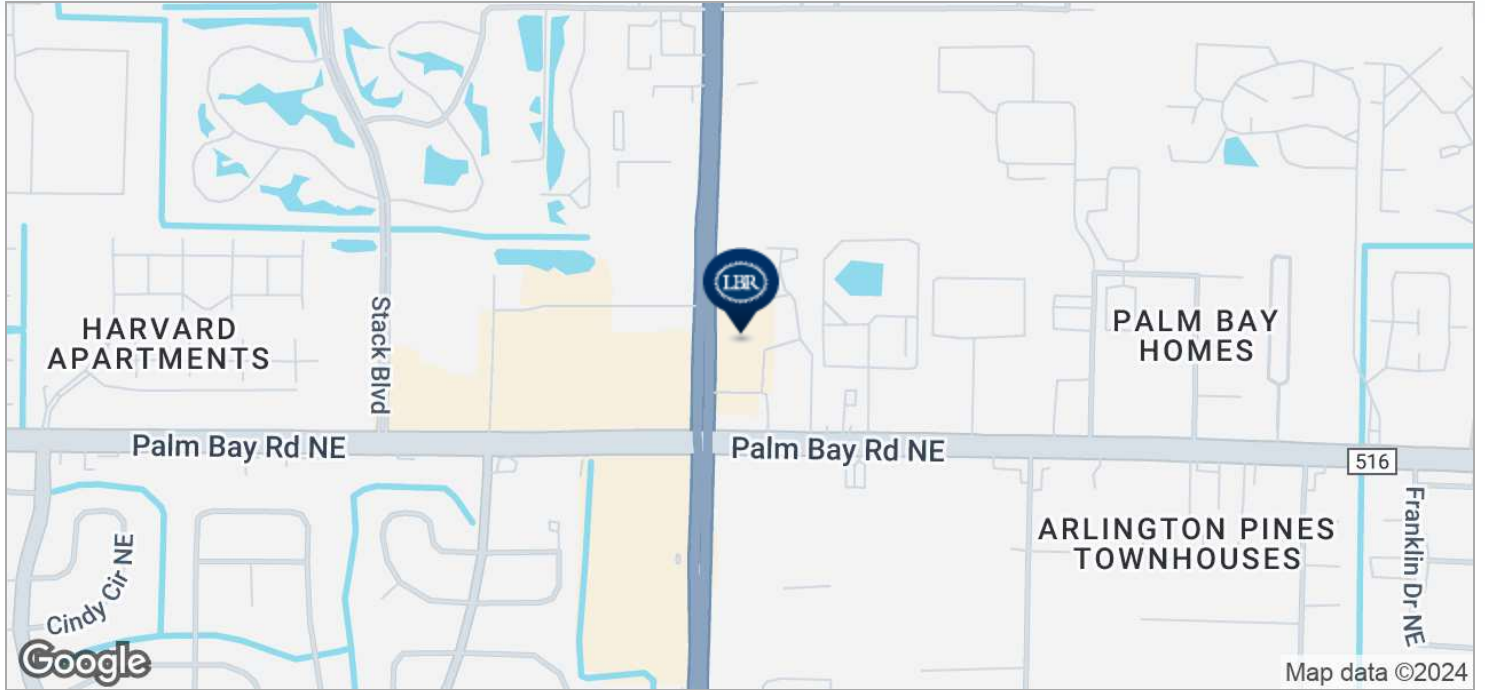
J. BLAKE ROBISON
 Retail Sales And Leasing Advisor
 321.722.0707 X18
 blake@teamlbr.com

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.

LOCATION MAPS

Las Palmas • 4651 Babcock St. NE Palm Bay, FL 32905



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

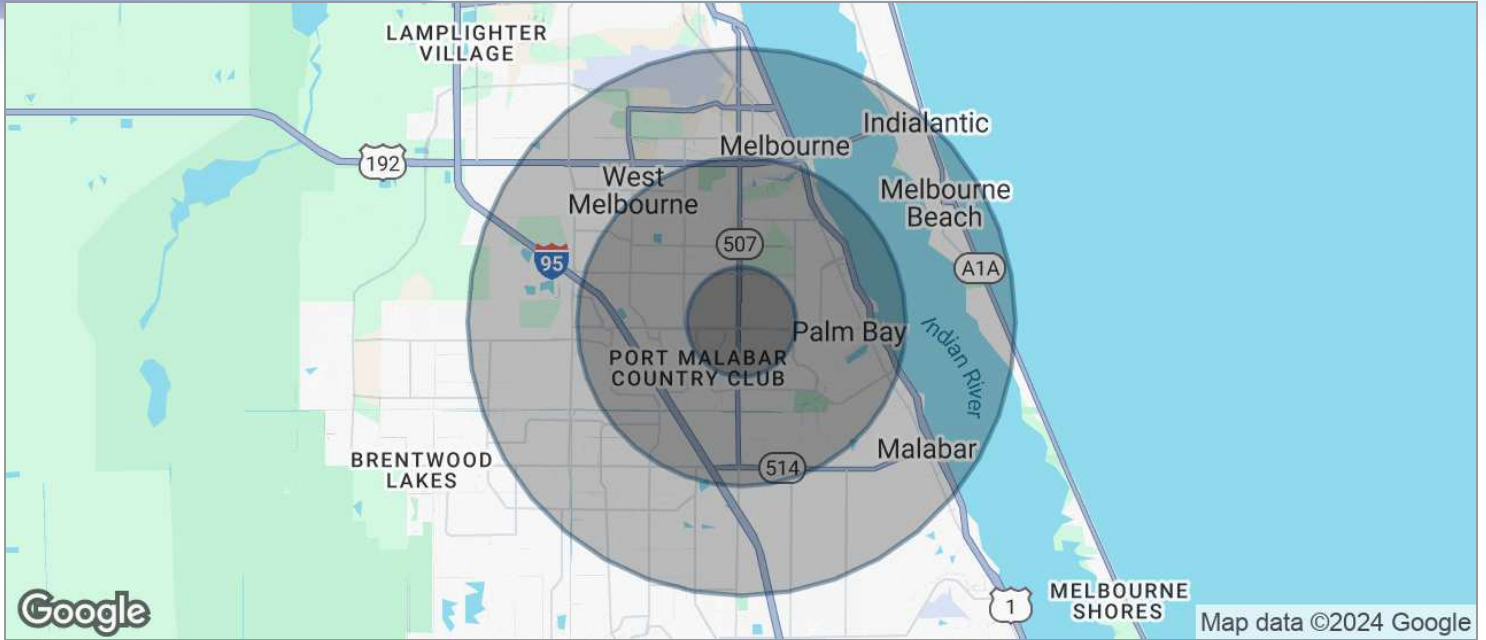
Lightle Beckner Robison, Inc.

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.

DEMOGRAPHICS MAP

Las Palmas • 4651 Babcock St. NE Palm Bay, FL 32905



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,971	61,893	118,389
MEDIAN AGE	42.8	42.2	43.2
MEDIAN AGE (MALE)	35.9	38.6	40.7
MEDIAN AGE (FEMALE)	48.7	45.3	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,280	25,840	48,430
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$44,777	\$52,269	\$57,173
AVERAGE HOUSE VALUE	\$153,590	\$172,586	\$206,944

* Demographic data derived from 2020 ACS - US Census

JEFFERY T. ROBISON, CCIM
 President | Broker
 321.722.0707 X13
 jeff@teamlbr.com

VITOR DE SOUSA, CCIM
 Retail Sales & Leasing
 321.722.0707 X15
 vitor@teamlbr.com

J. BLAKE ROBISON
 Retail Sales And Leasing Advisor
 321.722.0707 X18
 blake@teamlbr.com

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.