

CORNERSTONE
COMMERCIAL
ASSOCIATES, LLC

LEASING
MANAGEMENT
INVESTMENT

*The Foundation For
Every Retail Location*

FOR LEASE SABAL PALM SQUARE



**4700 BABCOCK STREET NE
PALM BAY, FLORIDA 32905**

Cornerstone Commercial Associates, LLC
561 Spring Lake Drive
Melbourne, FL 32940

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Broker

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DESCRIPTION: Sabal Palm Square is located on the SW corner of Babcock Street and Palm Bay Road. High Traffic Commercial Corridor

CENTER SIZE: 132,046 SF

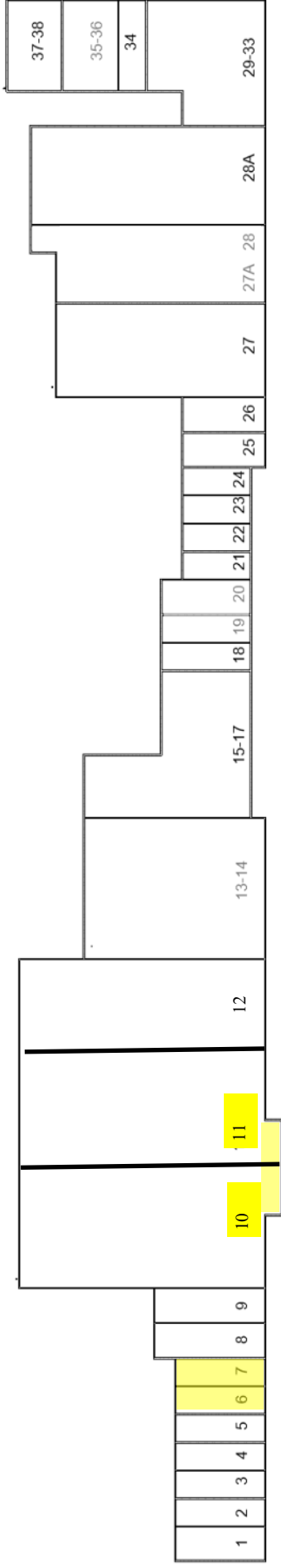
AVAILABLE: Units from 1,300 to 31,450 sf
Units 10 & 11 can be combined for 31,450 SF

RATES: \$18.88/sf with \$3.50 NNN

ZONING: CC

TRAFFIC COUNT: Palm Bay Road: 37,000 ADT
Babcock Street: 26,403 ADT

DEMOGRAPHICS:	<u>Population</u>	<u>Age</u>	<u>Income</u>
1 Mile	12,407	44.1	\$51,487
3 Miles	71,796	46.8	\$62,521
5 Miles	138,540	45.8	\$68,136



Available Units		
Unit	Tenant	Area
1	Country Diner	1,625 SF
2-3	Lease Out	2,600 SF
4	Domino's	1,300 SF
5	Planet Dog Spa	1,300 SF
6	Available	1,300 SF
7	Available	1,300 SF
8	General Insurance	2,000 SF
9	Tropical Smoothie	2,000 SF
10	Wolf Fitness	16,273 SF
11	Available	14,350 SF
12	Family Dollar	10,675 SF
13-14	Candyland	13,000 SF
15-17	Broken Barrel	9,300 SF
18	Boost Mobile	1,300 SF

Available Units (cont'd)		
Unit	Tenant	Area
19	Available	1300 SF
20	Tea Toc Poke Bowl	1625 SF
21	Hair Salon	1000 SF
22	Advance America	1300 SF
23	Nakama Roofing Office	1000 SF
24	Barber Shop	1000 SF
25	Top Nails	1500 SF
26	Straight Out of Philly	1500 SF
27	Young's Buffet	9997 SF
27A-28	Napa Auto	8851 SF
28A	Citi Trends	11424 SF
29-33	Cash America	7025 SF
34	Tobacco Shop	1300 SF
35-36	Wing Stop	2600 SF
37-38	Bubbakoo's Burritos	2600 SF

