

# EXECUTIVE SUMMARY

• 2304 S Babcock St Melbourne, FL 32901



## OFFERING SUMMARY

<b>Sale Price:</b>	\$259,000
<b>Price / SF:</b>	\$229.00
<b>Lot Size:</b>	0.18 Acres
<b>Year Built:</b>	1952
<b>Building Size:</b>	1,131 SF
<b>Zoning:</b>	CIA
<b>APN#:</b>	28-37-04-75--35

## PROPERTY OVERVIEW

Single Building for traditional or creative office space.

Offering open reception/waiting area, one (1) large and one (1) small office space, kitchenette, bathroom and off street parking.

## LOCATION OVERVIEW

Just South of 192, on the West Side of Babcock Street

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

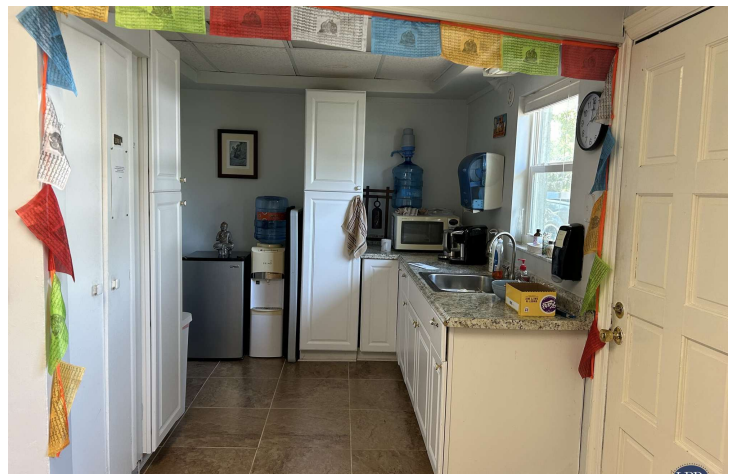
### Lightle Beckner Robison, Inc.

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

• 2304 S Babcock St Melbourne, FL 32901



**ROB BECKNER, SIOR**  
Principal  
321.722.0707 X11  
rob@teamlbr.com

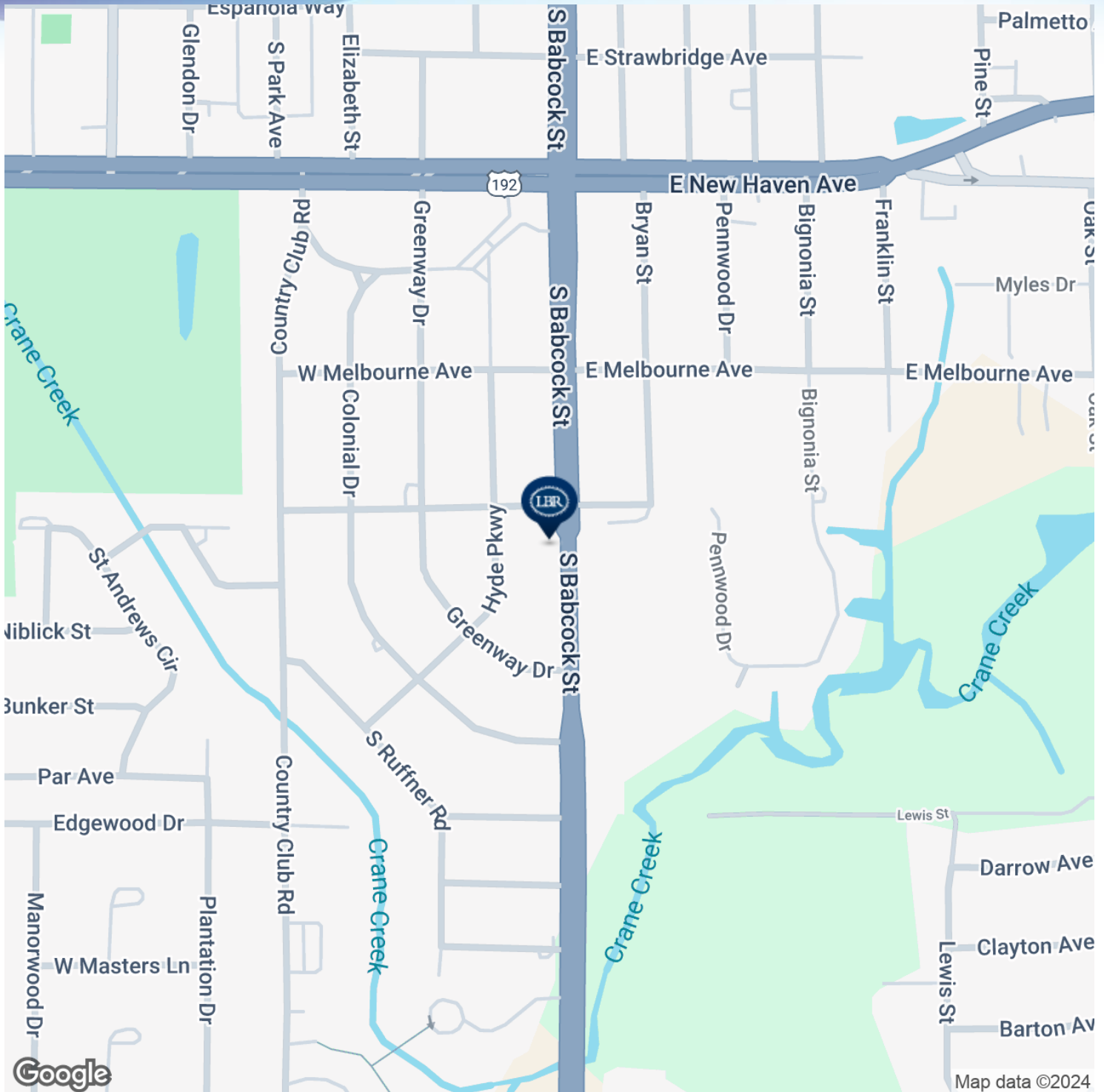
**CHARLES DUVALL**  
Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

**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 MAP

• 2304 S Babcock St Melbourne, FL 32901



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

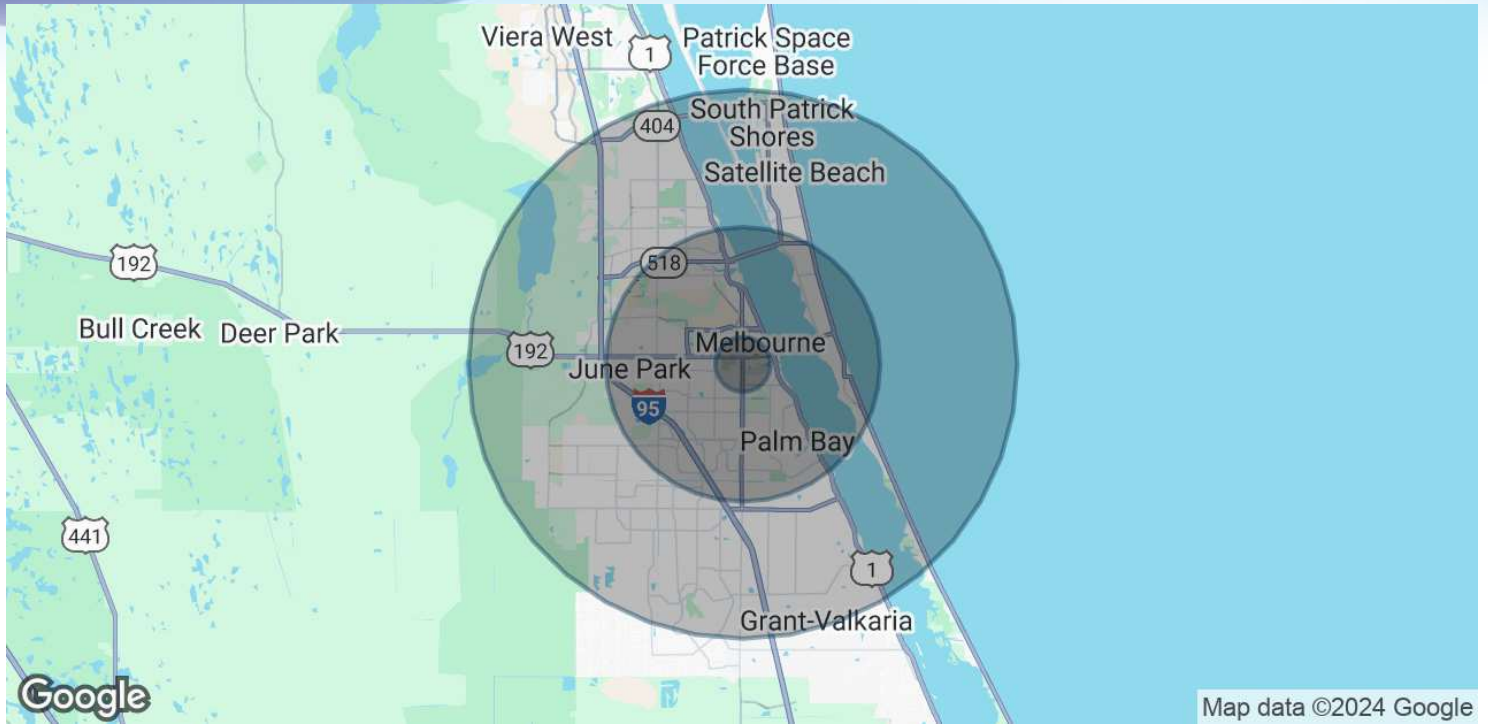
## Lightle Beckner Robison, Inc.

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 & REPORT

• 2304 S Babcock St Melbourne, FL 32901



Map data ©2024 Google

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,200	135,803	286,707
Average Age	37.4	44.7	44.9
Average Age (Male)	35.4	42.1	42.7
Average Age (Female)	42.9	47.0	46.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,606	62,923	125,087
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$43,861	\$63,235	\$69,579
Average House Value	\$207,218	\$204,910	\$223,692

2020 American Community Survey (ACS)

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@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.