

EXECUTIVE SUMMARY

• 2304 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Sale Price:	\$239,000
Price / SF:	\$211.32
Lot Size:	0.18 Acres
Year Built:	1952
Building Size:	1,131 SF
Zoning:	CIA
APN#:	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

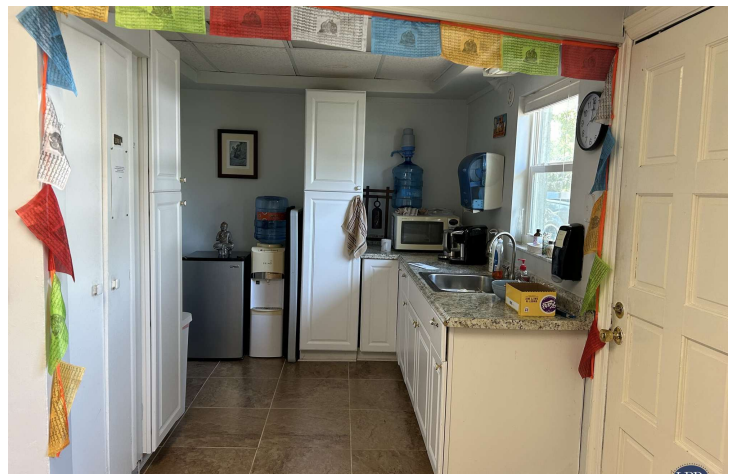
Lightle Beckner Robison, Inc.

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

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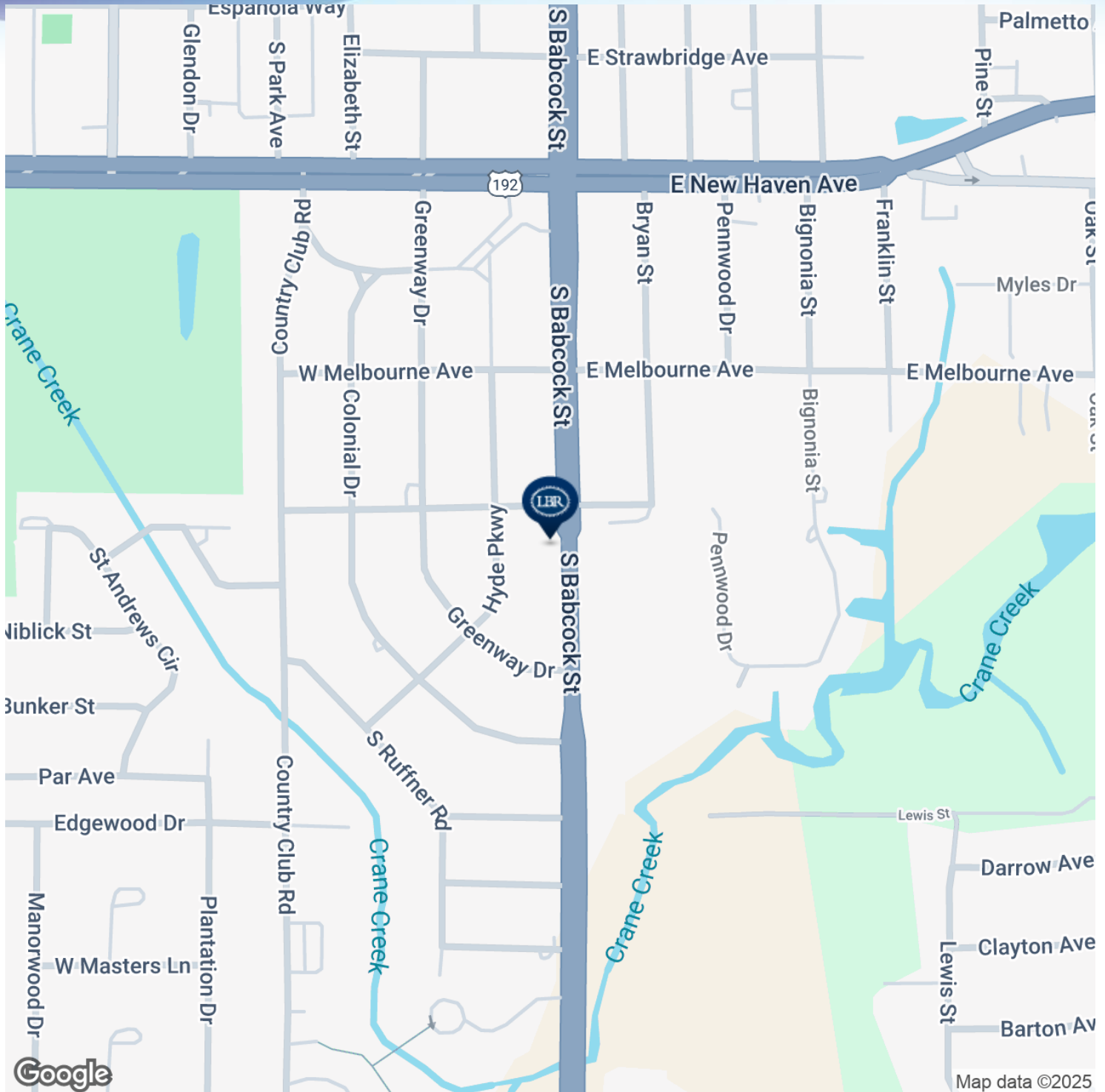
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LOCATION MAP

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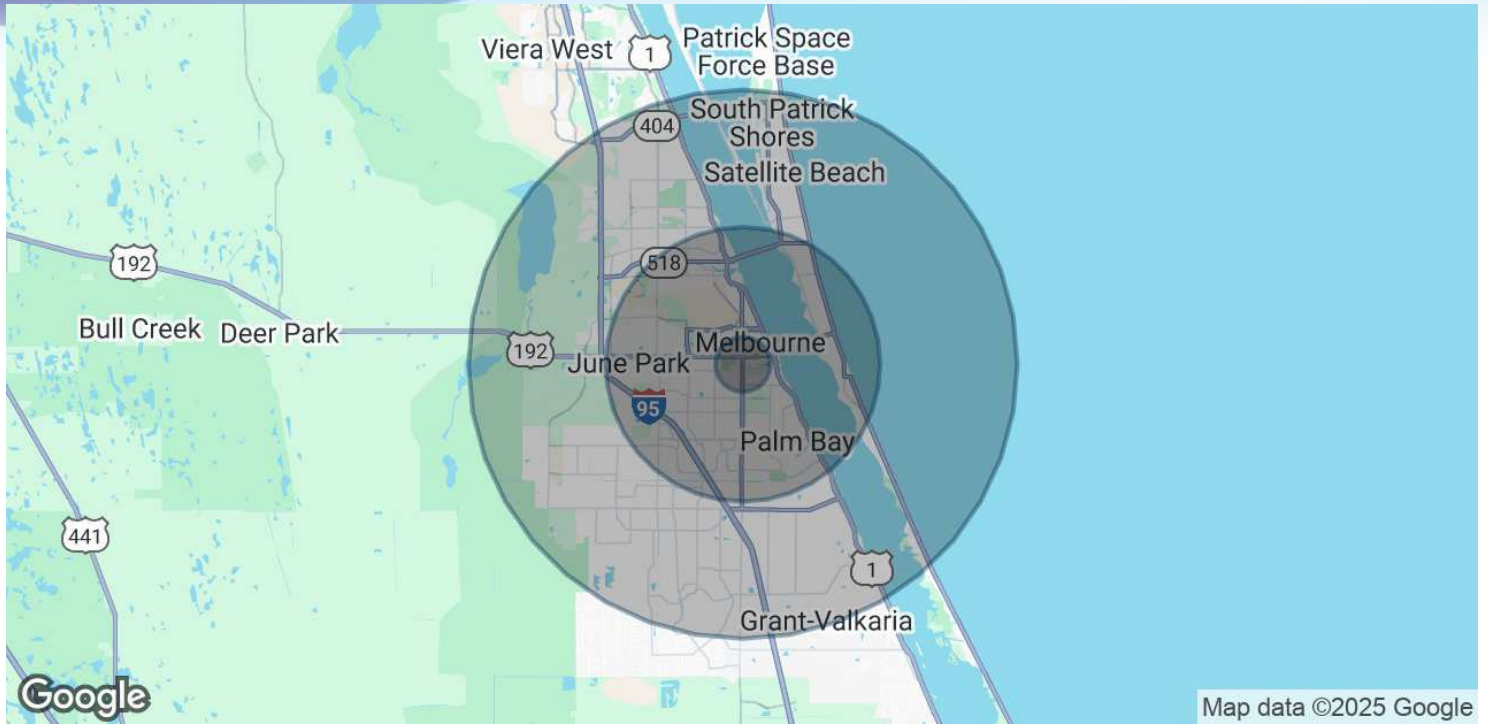
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DEMOGRAPHICS MAP & REPORT

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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)

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