

# EXECUTIVE SUMMARY

• 4070 S Babcock St Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** 1,502 - 5,054 SF

**Lease Rate:** \$23.00 SF/yr (Gross)

**Lot Size:** 1.04 Acres

**Year Built:** 2023

**Building Size:** 7,930 SF

**Zoning:** C1

## PROPERTY OVERVIEW

This is a New Construction office building on busy Babcock St. in Melbourne.

Three remaining spaces available that range in size from 1,502 sf - 5,504 sf.

Shell space that can be built to your specific business needs.

Easy access with onsite parking.

## LOCATION OVERVIEW

Located on S Babcock St. just south of Florida Tech.

Minutes north of Palm Bay Rd - one of South Brevard's major east/west arteries.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# AVAILABLE SPACES

• 4070 S Babcock St Melbourne, FL 32901

**Lease Rate:** \$23.00 SF/YR (GROSS)

**Total Space** 1,502 - 5,054 SF

**Lease Type:** Gross

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Unit 101	\$23.00 SF/YR	Gross	1,776 - 3,552 SF
Unit 102	\$23.00 SF/YR	Gross	1,776 - 3,278 SF
Unit 103	\$23.00 SF/YR	Gross	1,502 - 5,054 SF

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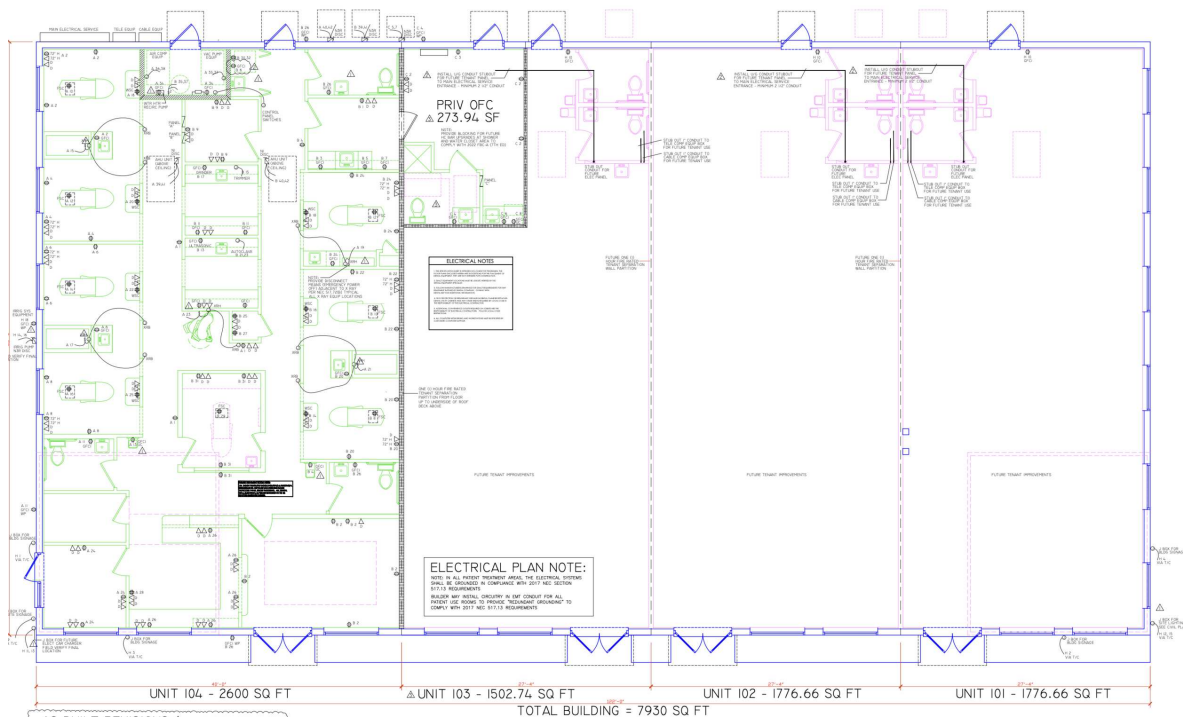
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# ADDITIONAL PHOTOS

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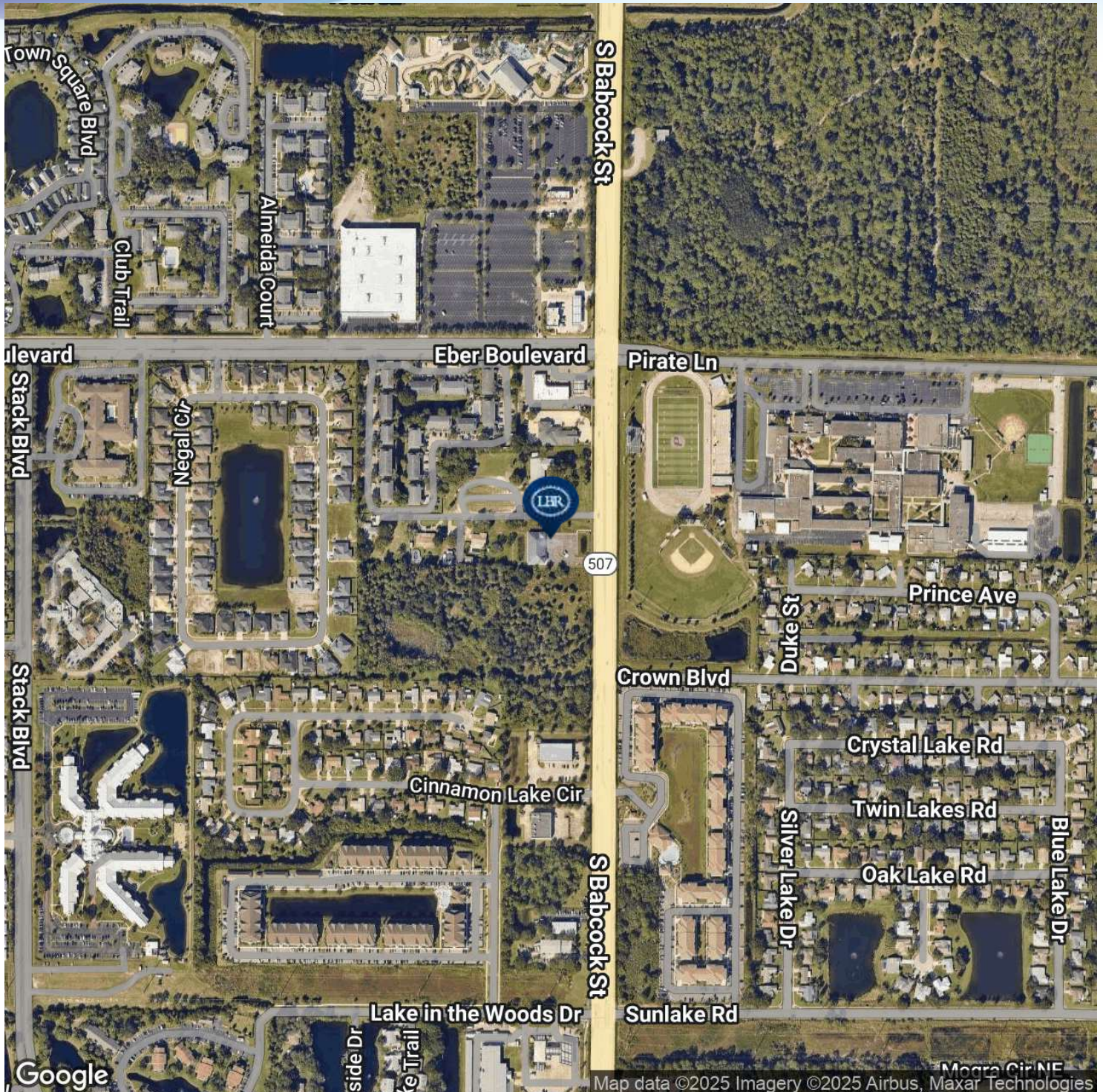
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# LOCATION MAP

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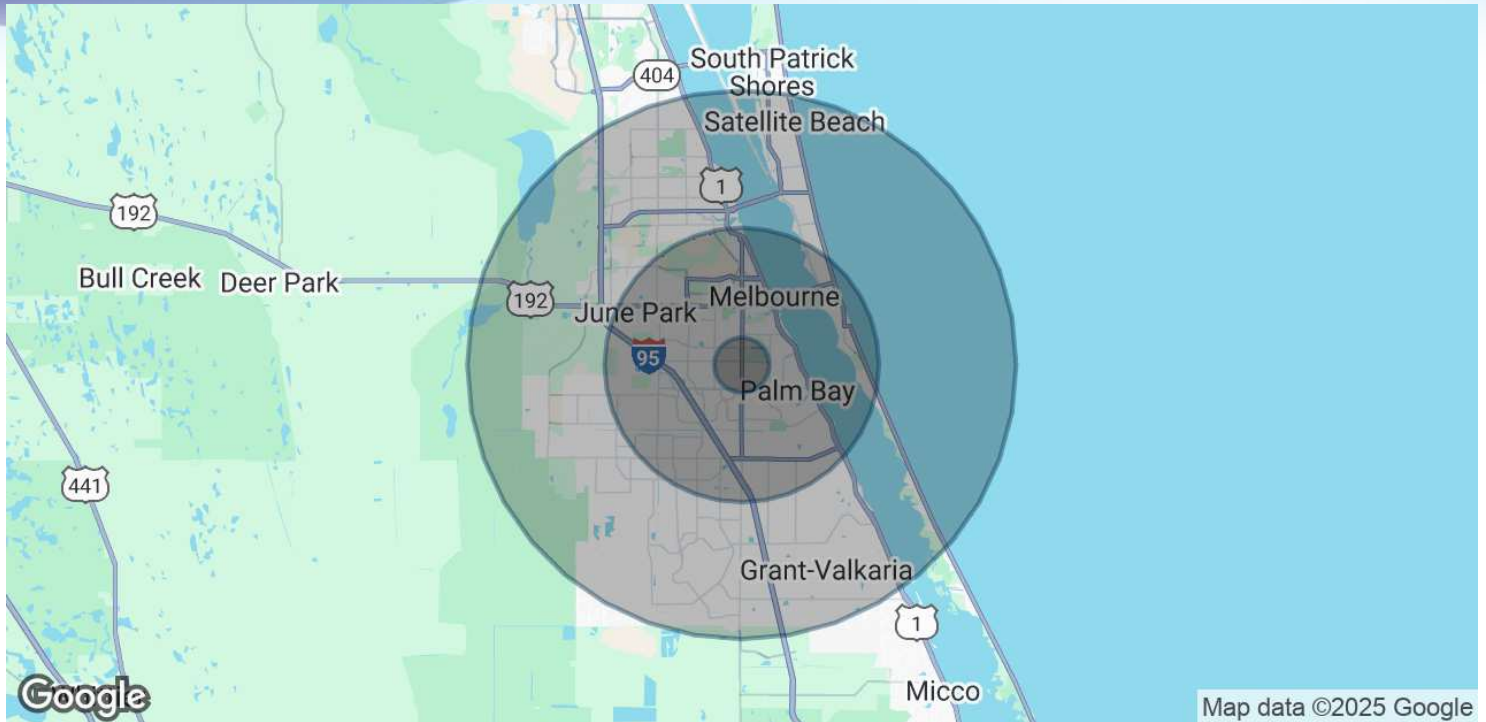
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,536	127,676	279,178
Average Age	42.5	45.1	44.2
Average Age (Male)	40.4	42.7	42.0
Average Age (Female)	44.7	47.3	45.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,947	57,928	120,774
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$48,551	\$61,667	\$67,224
Average House Value	\$136,522	\$199,588	\$215,480

2020 American Community Survey (ACS)

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