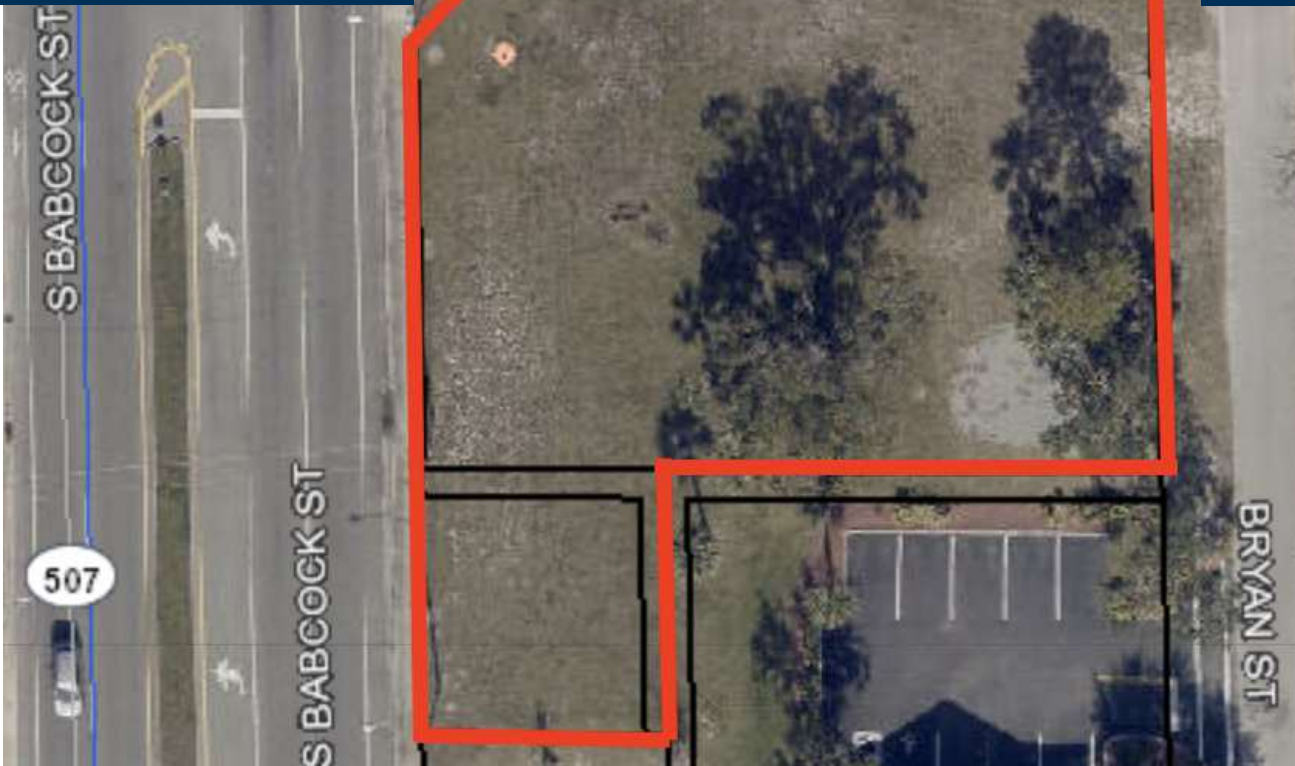


Property Summary

1707 S Babcock St
For Sale



PROPERTY DESCRIPTION

Explore the exceptional potential of this prime property in Melbourne, FL. This attractive corner location presents an unrivaled opportunity for retail investors. With high visibility and a favorable traffic count, the property offers an ideal setting for a variety of commercial endeavors. Its strategic C2 zoning designation further enhances its appeal, providing flexibility for a range of retail and business uses. Don't miss this chance to secure a sought-after property in the thriving Melbourne area, perfectly positioned for success in the local market.

LOCATION DESCRIPTION

Located on S Babcock Street, major north/south artery in Melbourne. Close proximity to Melbourne-Orlando Int'l Airport, Holmes Regional Hospital, Melbourne High School, and several retailers.

PROPERTY HIGHLIGHTS

- Lighted Corner
- High Traffic Count
- C-2 Zoning

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.48 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	877	3,736	10,085
Total Population	1,840	8,118	23,658
Average HH Income	\$68,229	\$67,235	\$67,019

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BLAKE WILSON

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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

1707 S Babcock St
For Sale



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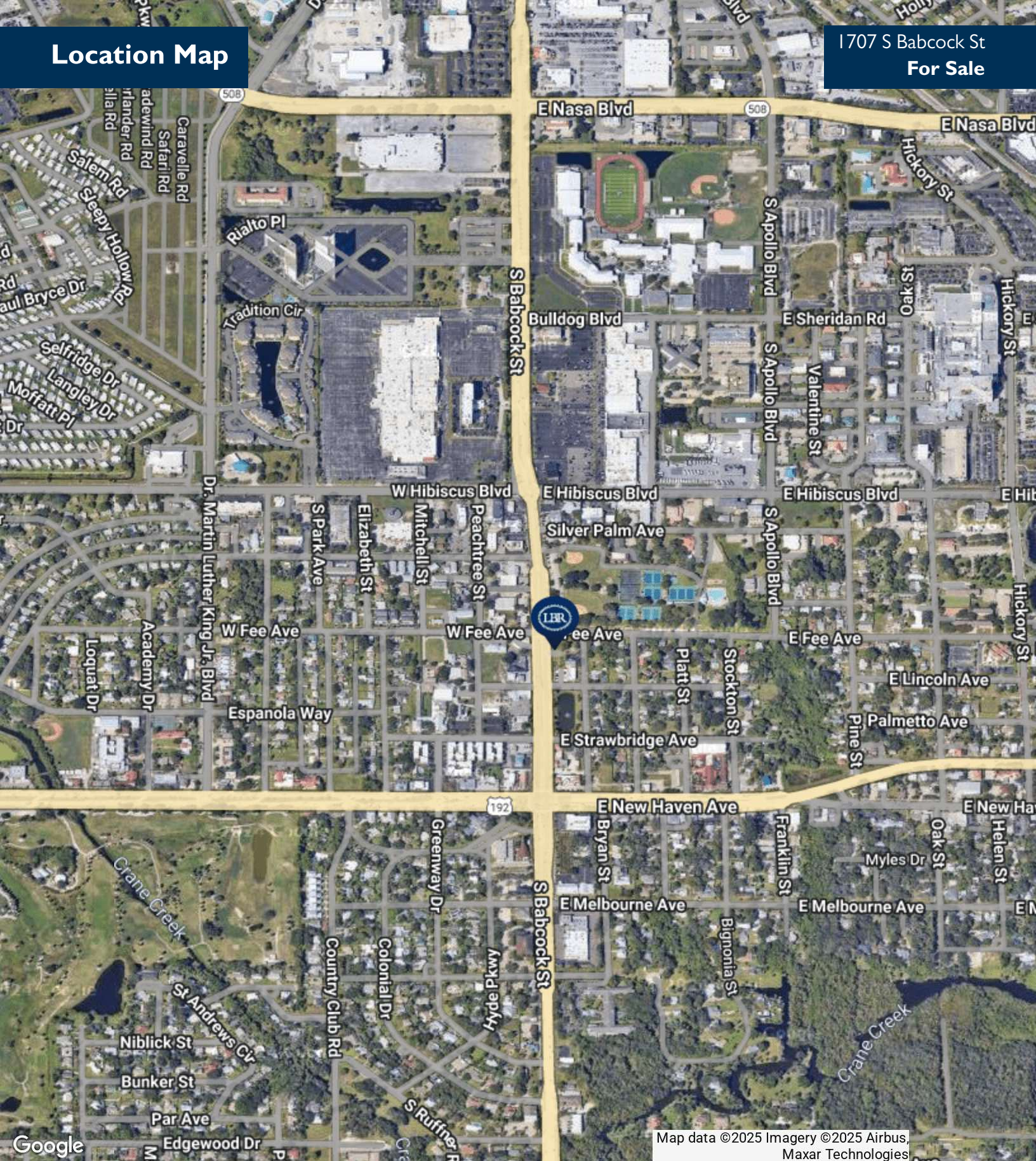
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Location Map

1707 S Babcock St
For Sale



Map data ©2025 Imagery ©2025 Airbus,
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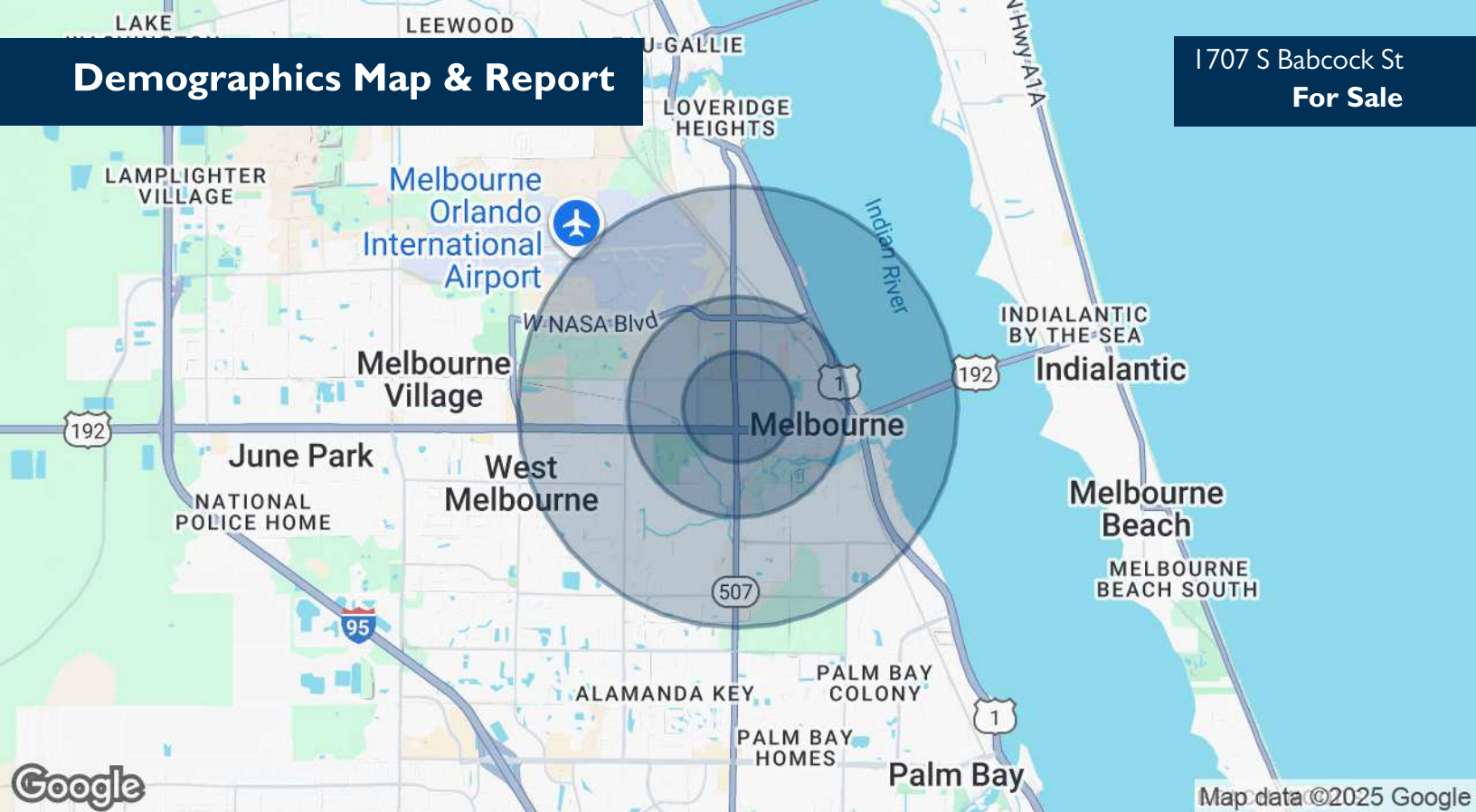
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Demographics Map & Report

1707 S Babcock St
For Sale



POPULATION

0.5 MILES

1 MILE

2 MILES

Total Population	1,840	8,118	23,658
Average Age	47	49	46
Average Age (Male)	44	46	43
Average Age (Female)	49	52	48

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

2 MILES

Total Households	877	3,736	10,085
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$68,229	\$67,235	\$67,019
Average House Value	\$252,622	\$275,711	\$255,162

Demographics data derived from AlphaMap

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