



PROPERTY DESCRIPTION

Melbourne Shopping Center is a 211,006-square-foot, Publix-anchored retail shopping center located at 1301-1441 S. Babcock Street between Hibiscus Boulevard and Bulldog Boulevard in Melbourne, Florida. A staple in the community since its construction in 1959, it underwent an extensive renovation in 2022. In addition to Publix, the Property contains a diverse tenancy, including Beall's Outlet, CATO, Club 4 Fitness, Dollar Tree, and Pet Supermarket.

LOCATION DESCRIPTION

The property is in close proximity to thriving business districts, ensuring a steady flow of potential customers. With its bustling atmosphere and convenient accessibility, this location presents an exciting opportunity for any retail or power center tenants looking to tap into a vibrant and diverse market.

PROPERTY HIGHLIGHTS

- Dedicated turn lane
- Pylon sign
- Signalized intersection
- +/- 17.75 feet of clear height (+/- 19 foot ceiling)

OFFERING SUMMARY

Lease Rate:	\$12.00 - 20.00 SF/yr (\$5.22/sf NNN)
Available SF:	2,300 - 37,500 SF
Lot Size:	17.46 Acres
Building Size:	211,006 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,973	19,270	62,906
Total Population	6,246	44,727	144,340
Average HH Income	\$65,889	\$80,236	\$90,285

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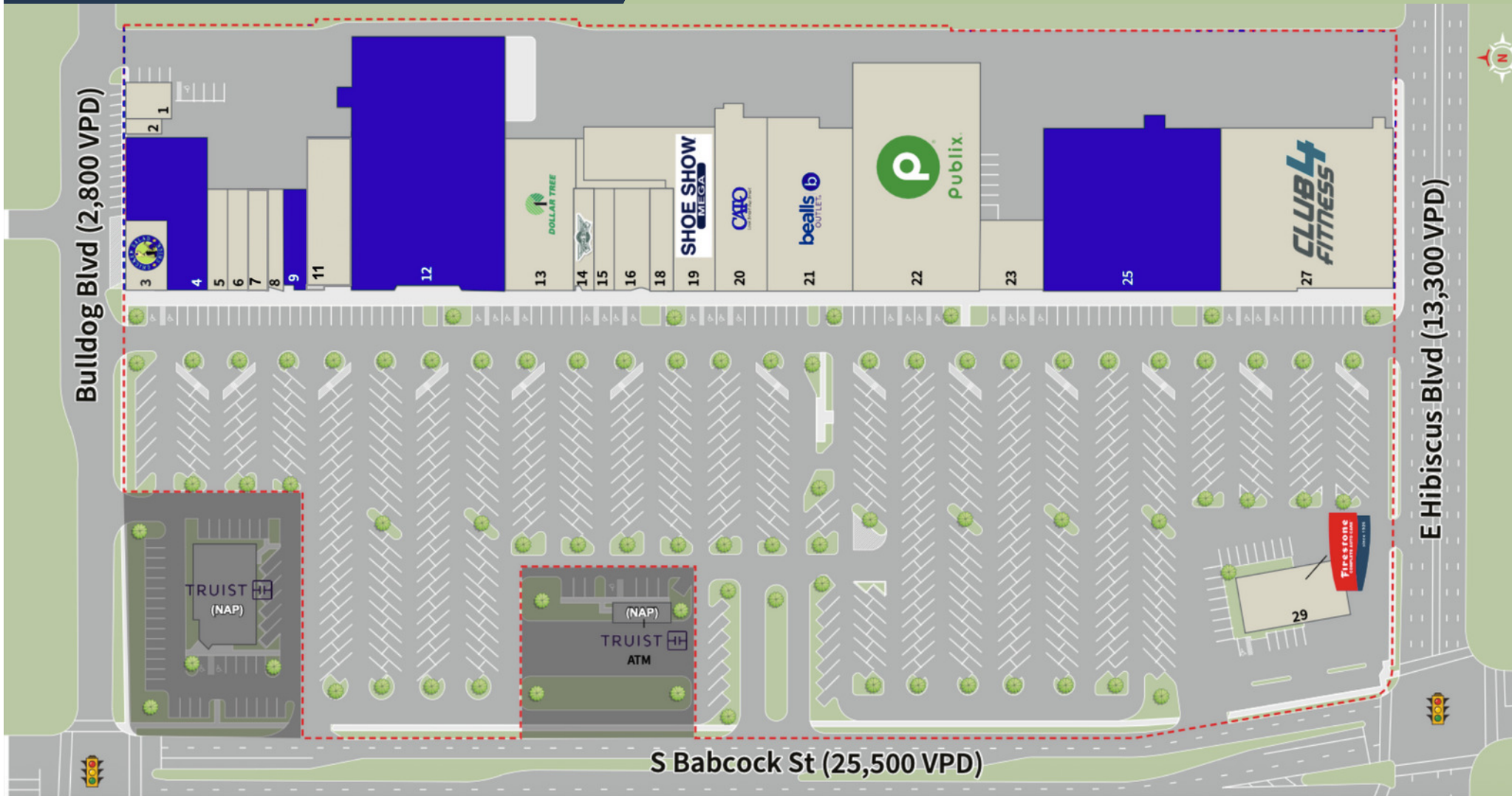
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SITE PLAN



**Current
Vacancies:**

Unit 4: 9,460 SF

Unit 9: 2,300 SF

Unit 12: 37,500 SF

Unit 25: 28,963 SF

Unit 31: 1,500 SF

*Photo provided by CoStar

Retail Map

Melbourne Shopping Center
For Lease



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Demographics Map & Report

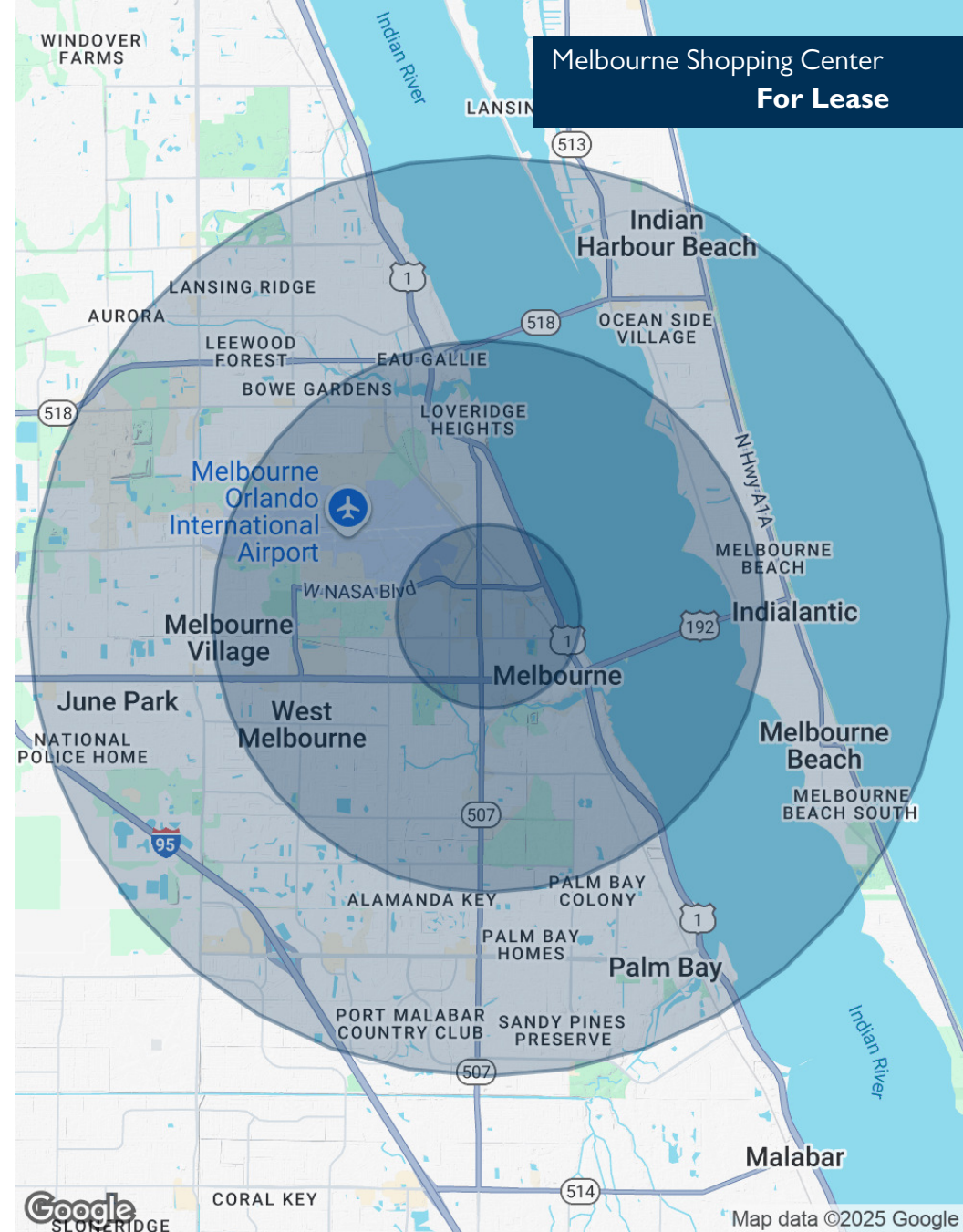
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,246	44,727	144,340
Average Age	50	46	46
Average Age (Male)	48	44	44
Average Age (Female)	53	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,973	19,270	62,906
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$65,889	\$80,236	\$90,285
Average House Value	\$250,230	\$316,034	\$360,049

Demographics data derived from AlphaMap



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