

Property Summary

4800 & 4812 Babcock St NE
For Sale



PROPERTY DESCRIPTION

Discover a remarkable 0.82-acre parcel hosting the Palm Bay Car Wash, offering a prime redevelopment opportunity. With a 2,157 SF building and CC zoning, this property presents a versatile canvas for retail or office use, ideal for creating a thriving business hub. Its strategic location along Babcock Street, opposite Publix and surrounded by high traffic counts, ensures excellent visibility for potential investors. This property's potential for redevelopment and prime location in the thriving Palm Bay area make it an enticing prospect for retail and land investors seeking a strategic investment opportunity.

LOCATION DESCRIPTION

Positioned along Babcock Street with a daily traffic count exceeding 30,000 cars, this prime site is situated opposite Publix and several other retailers. Conveniently located off Palm Bay Rd, with daily traffic counts nearing 40,000 vehicles, the area offers unparalleled visibility and accessibility. Moreover, its proximity to the Melbourne Midtown District, boasting the largest daytime population in Brevard County, presents a compelling opportunity for capturing the evening commuter traffic. This strategic location ensures visibility and exposure to a significant portion of the local workforce as they head home after work.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Lots:	2
Total Lot Size:	0.82 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,088	57,685	115,748
Total Population	10,536	129,619	266,269
Average HH Income	\$45,442	\$59,786	\$66,005

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
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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.

LBR LIGHTLE
BECKNER
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Additional Photos

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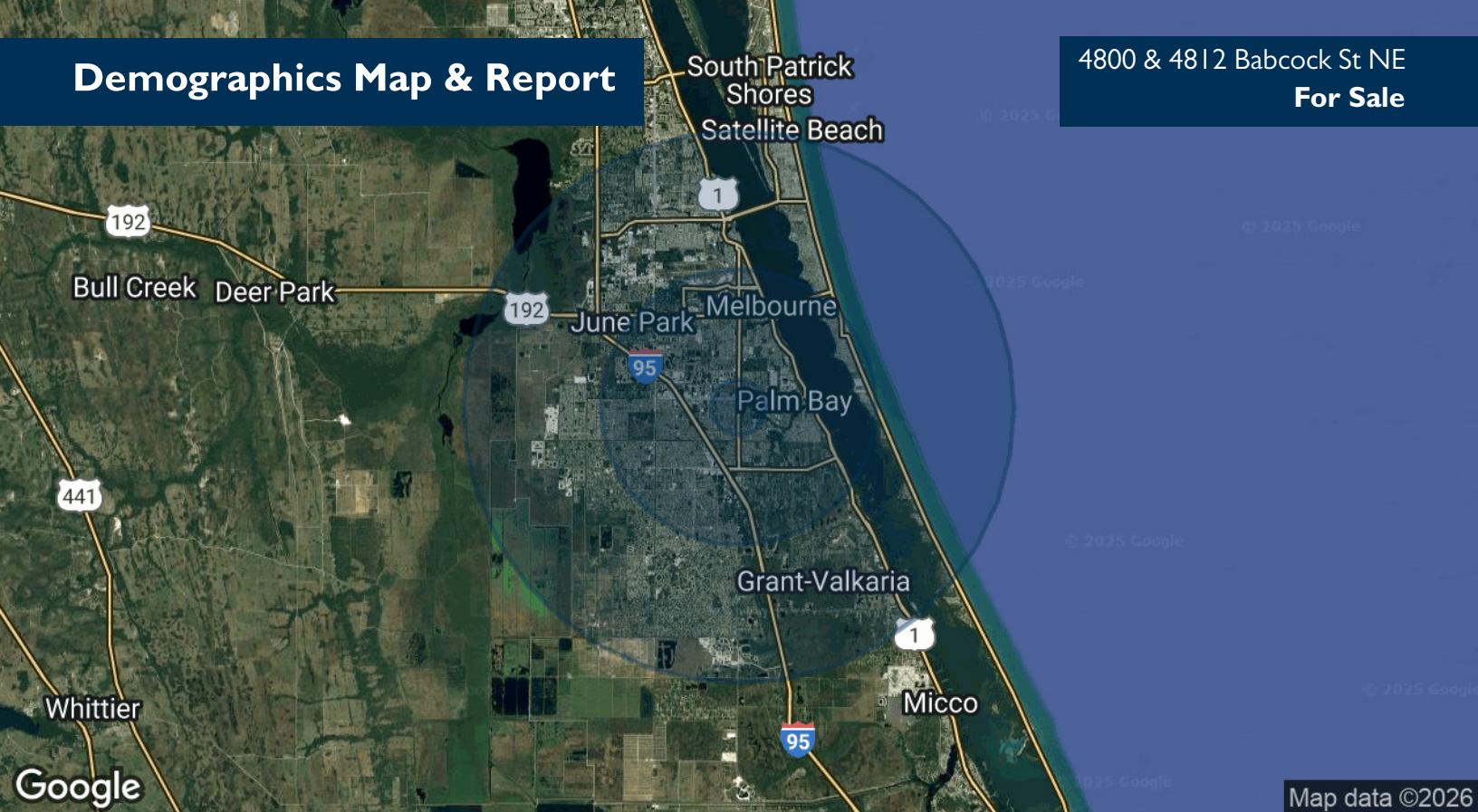
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Demographics Map & Report

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Map data ©2026

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,536	129,619	266,269
Average Age	41.8	44.9	44.3
Average Age (Male)	40.9	42.5	42.1
Average Age (Female)	43.1	47.0	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,088	57,685	115,748
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$45,442	\$59,786	\$66,005
Average House Value	\$124,878	\$190,217	\$212,750

2020 American Community Survey (ACS)

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