



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 6175 Babcock St SE, Palm Bay, FL, 32909. This expansive property offers a versatile layout, ideal for a range of commercial ventures. Boasting ample parking, and exceptional accessibility, it's a strategic location for businesses seeking exposure and convenience. With its proximity to major thoroughfares and a bustling commercial district, this property presents an unparalleled opportunity for establishing a prominent presence in Palm Bay.

LOCATION DESCRIPTION

Property located on Babcock St. - main thoroughfare of Melbourne and Palm Bay

Traffic Counts: 17,700 AADT

Three Points of Ingress/Egress

Good Visibility With Corner Signage

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$14 - 15 SF/yr (\$4.50/sf NNN)
Number of Units:	3
Available SF:	1,250 - 14,247 SF
Lot Size:	1.1 Acres
Building Size:	16,947 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,315	17,639	47,067
Total Population	3,451	45,946	123,646
Average HH Income	\$76,123	\$79,992	\$84,086

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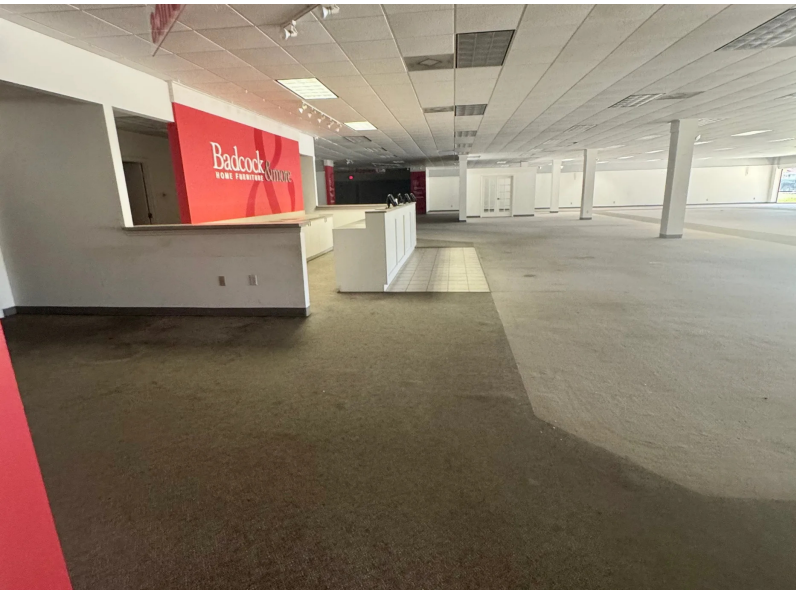
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Interior Photos

6175 Babcock St SE
For Lease



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North Units



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Additional Photos

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LEASE INFORMATION

Lease Type:	\$4.50/sf NNN	Lease Term:	Negotiable
Total Space:	1,250 - 14,247 SF	Lease Rate:	\$14 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1610	Available	14,247 SF	\$4.50/sf NNN	\$14.00 SF/yr
NW	Available	1,450 SF	\$4.50/sf NNN	\$15.00 SF/yr
NE	Available	1,250 SF	\$4.50/sf NNN	\$15.00 SF/yr

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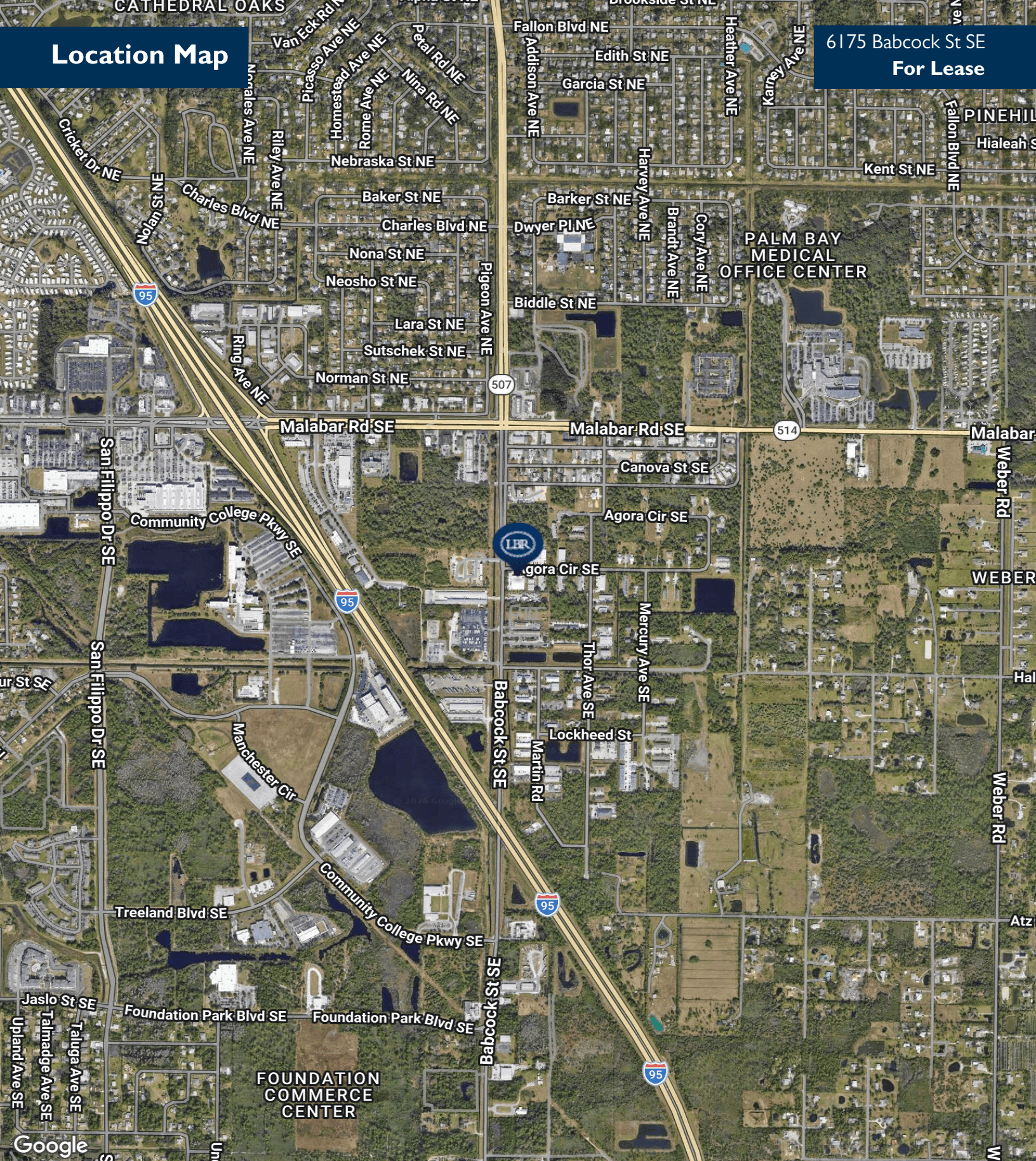
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Location Map

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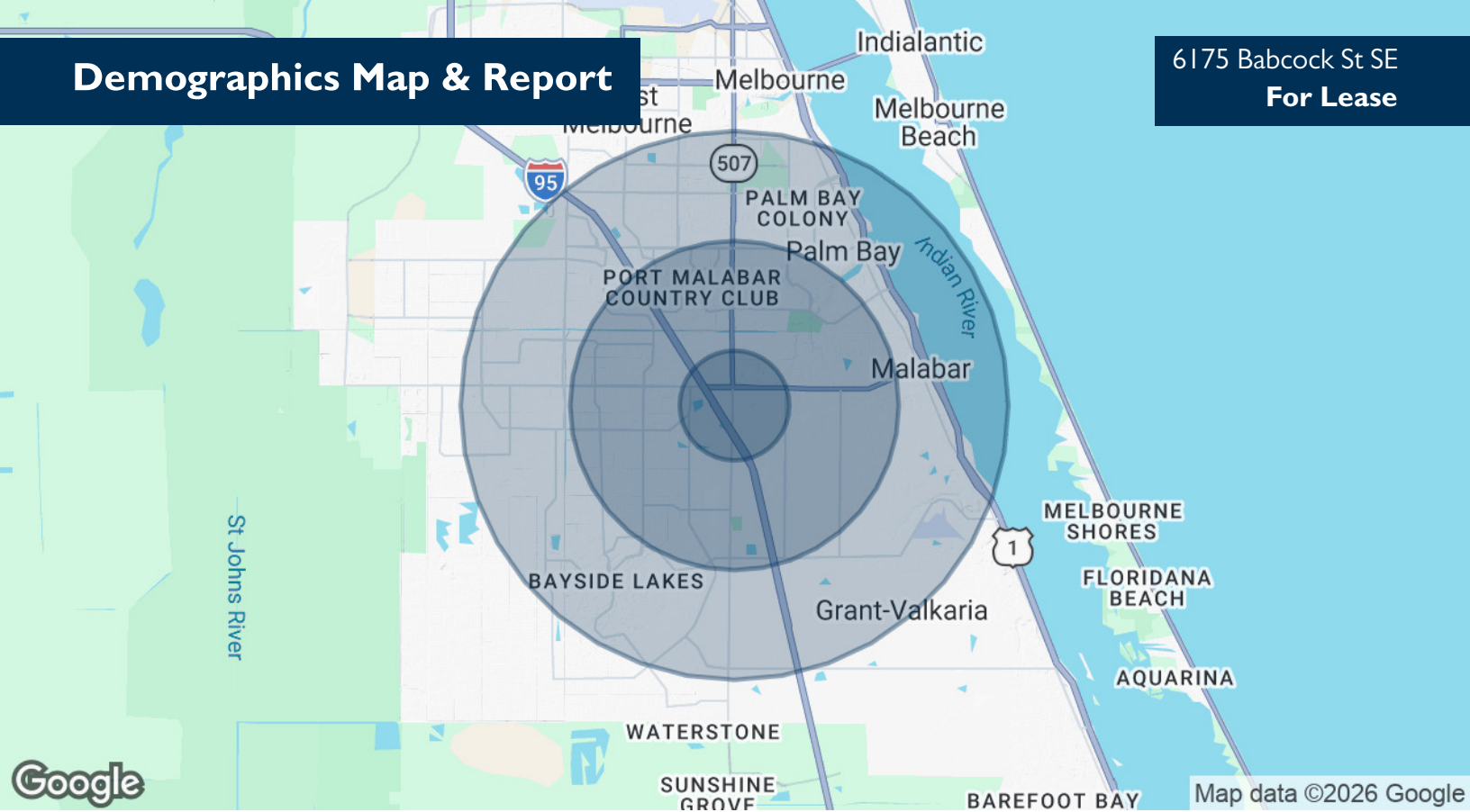


COMMERCIAL REAL ESTATE SERVICES

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Demographics Map & Report

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,451	45,946	123,646
Average Age	45.3	45.2	43.6
Average Age (Male)	45.2	43.7	41.6
Average Age (Female)	50.3	47.3	45.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,315	17,639	47,067
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$76,123	\$79,992	\$84,086
Average House Value	\$275,235	\$263,077	\$272,296

2023 American Community Survey (ACS)

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