

# FOR SALE Retail Building

4490 S. Babcock St, Melbourne, FL 32901

## Highly Visible Location - Stand Alone Building



### OFFERING SUMMARY

**Sale Price:** \$695,000

**Acreage:** 2.32 Acres

**Year Built:** 1996

**Facility SF:** 6,000 SF

**Zoning:** CP

### PROPERTY OVERVIEW

The former Palm Casual location in Melbourne. Well known and successful store location ready for your business!

### LOCATION OVERVIEW

Corner of Babcock and Lake in the Woods Dr., just north of Palm Bay Rd. Next to Midas Muffler, BP Convenience Store Across from Habitat for Humanity Superstore

### PROPERTY HIGHLIGHTS

- Stand alone retail building with room for growth
- Ample parking
- Highly visible location on a major Melbourne/Palm Bay thoroughfare.
- Approximately 30,000 cars pass this location daily. (FLDOT)



Individual Members  
Michael S. Ullian  
Adam Rathbun

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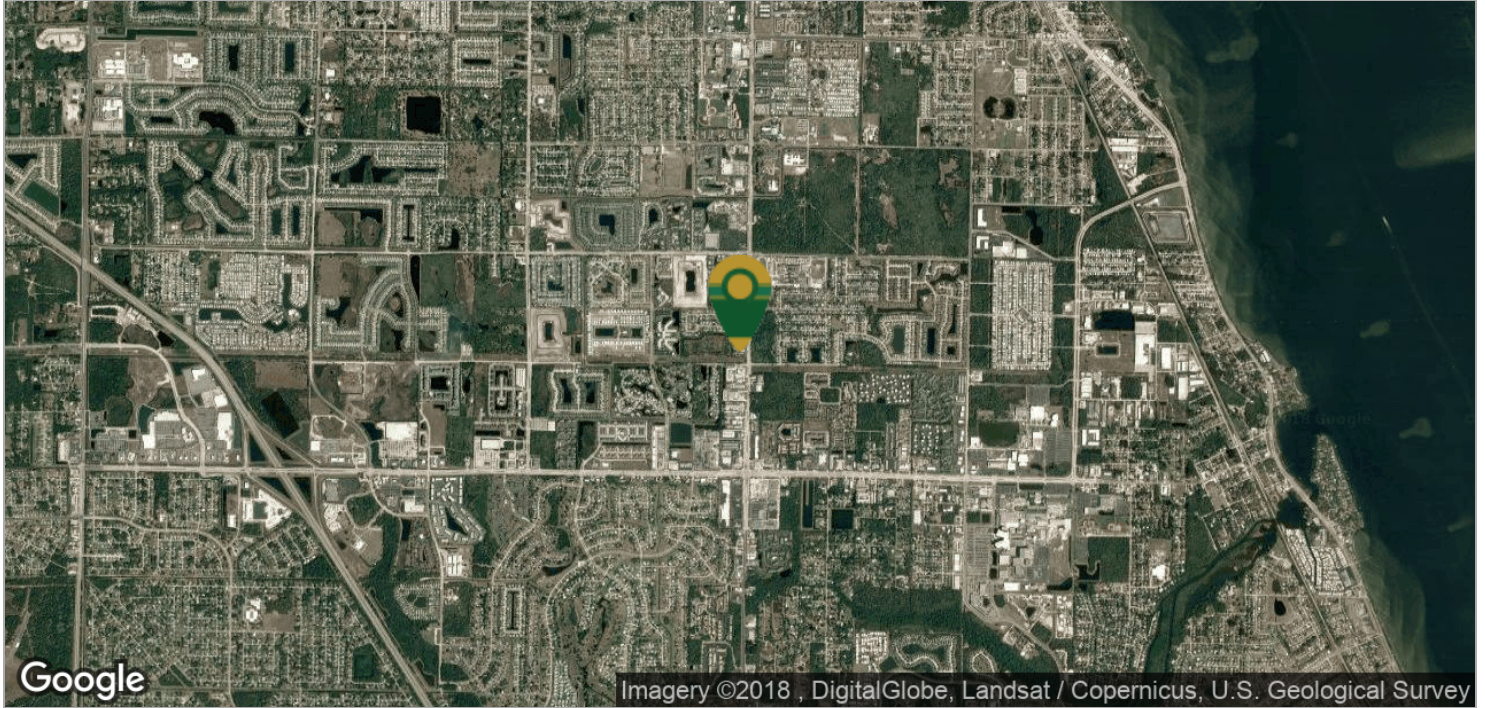
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## Location Maps



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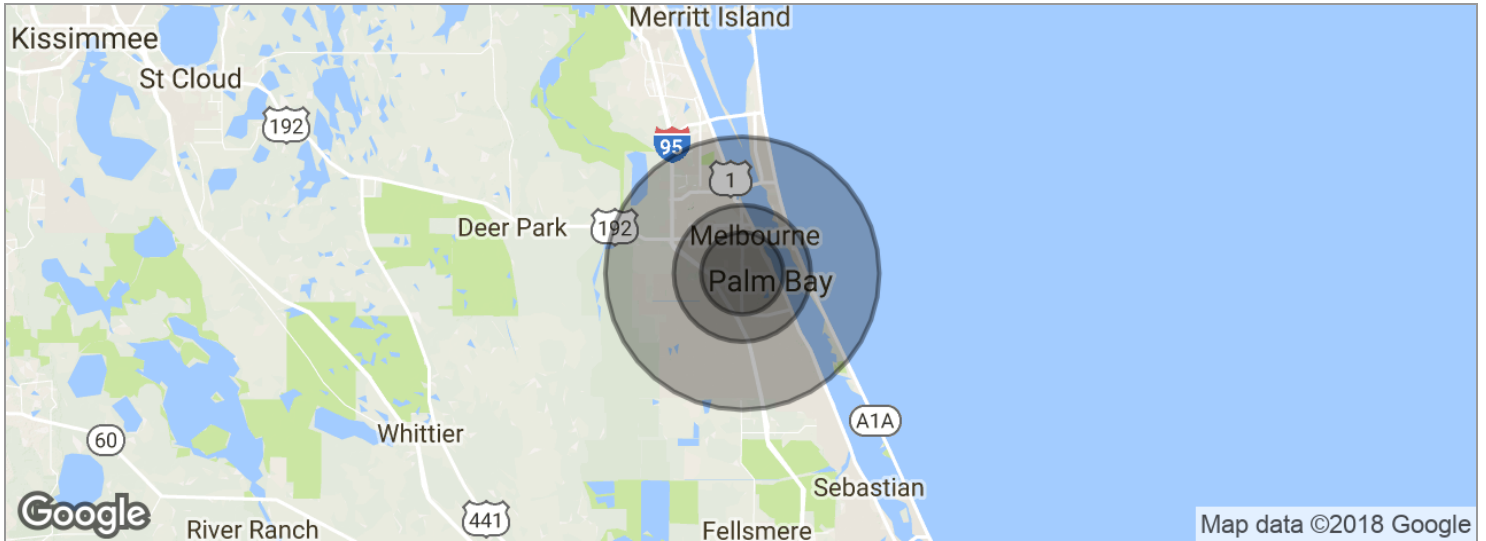


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## Demographics Map



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	61,380	119,821	274,365
Median age	42.4	43.4	43.0
Median age (Male)	38.8	40.9	41.1
Median age (Female)	45.4	45.6	44.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	25,869	49,237	110,837
# of persons per HH	2.4	2.4	2.5
Average HH income	\$51,864	\$57,642	\$61,345
Average house value	\$174,355	\$206,046	\$216,578

\* Demographic data derived from 2010 US Census



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