

# EXECUTIVE SUMMARY

• 1616 S Babcock St. Melbourne, FL 32901



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,500,000
<b>Price / SF:</b>	\$168.75
<b>Lot Size:</b>	0.92 Acres
<b>Year Built:</b>	2002
<b>Building Size:</b>	8,889 SF
<b>Zoning:</b>	C2
<b>APN#:</b>	28-37-04-01-J-8

## PROPERTY OVERVIEW

Great Opportunity to purchase a gem - Petty's Meat Market!  
Price includes the business and real estate.

Prime location on Babcock Street - one of Melbourne's busiest north/south corridor.  
Surrounded by several businesses and the Melbourne High School.

## LOCATION OVERVIEW

On busy Babcock St. between New Haven Ave and Hibiscus Blvd.  
Property has access from Babcock and Peachtree Street.  
Over 30,000 vehicles per day

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison

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# ADDITIONAL PHOTOS

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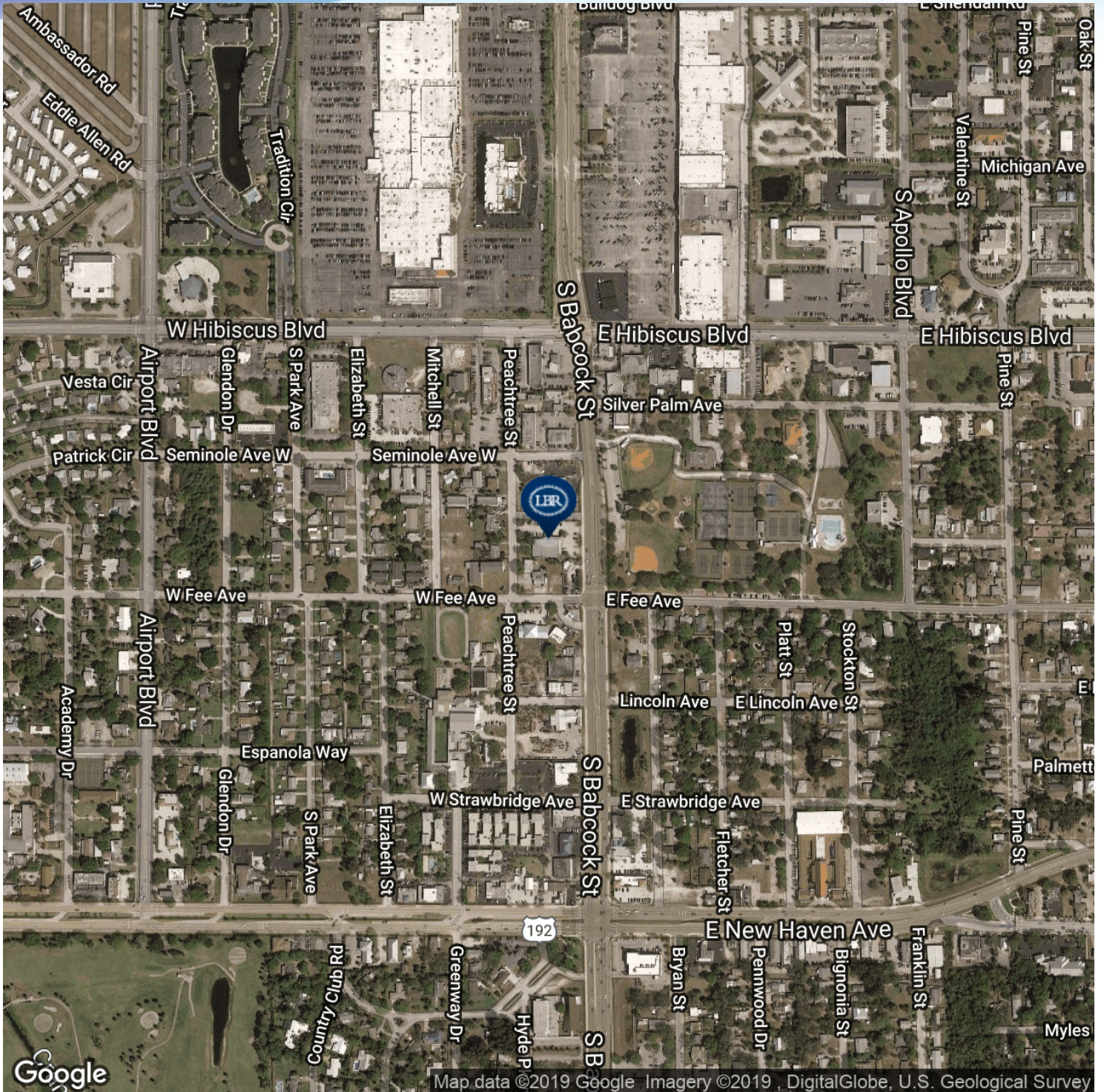
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# LOCATION MAPS

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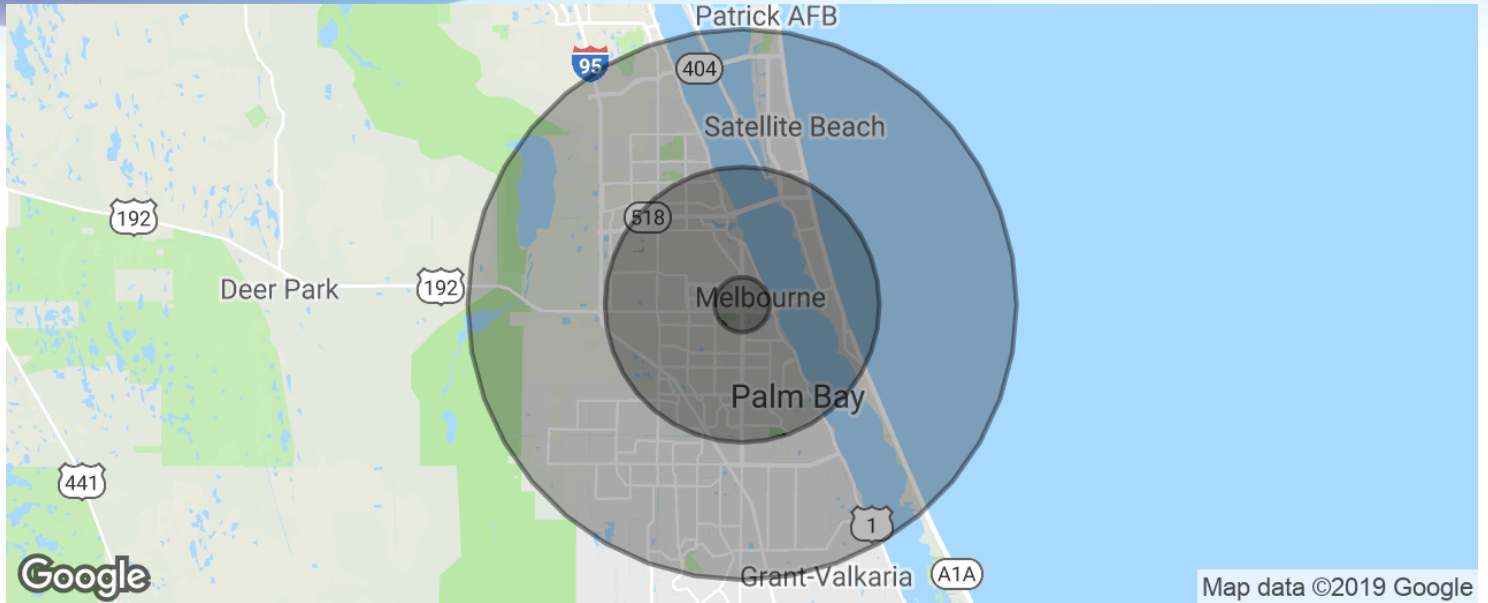
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,211	129,800	280,723
Median age	43.3	44.0	43.5
Median age (Male)	39.8	41.2	41.7
Median age (Female)	44.1	46.5	45.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,745	55,938	114,109
# of persons per HH	2.4	2.3	2.5
Average HH income	\$45,465	\$57,935	\$63,928
Average house value	\$191,543	\$193,601	\$227,814

\* Demographic data derived from 2010 US Census

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