

# 1720 S. Babcock Street

Melbourne, FL 32901

**FOR SALE: Retail, Office or Electronic Assembly Building on 1.05 Acres of Land!**



## OFFERING SUMMARY

**Asking Price:** \$795,000

**Acreage:** 1.05 Acres

**Facility SF:** 8,000 SF

**Zoning:** City of Melbourne  
General Commercial  
(C-2)

## PROPERTY OVERVIEW

Seller will Consider Financing Subject to Credit Review.  
1.05 acres of land provides plenty of room for future expansion!  
Flexible Commercial zoning is perfect for Retail, Office, Restaurant, and Electronics Assembly among many others  
Brightly lit with large retail storefront windows facing 24,500 VPD (FDOT)!  
3 Phase Power  
100% HVAC  
4 Overhead Doors 12' x 9' +/-  
1 Overhead Door 8' x 7' 8" +/-  
10' Ceiling Height  
Building is Roughly 5,200 SF Retail/Showroom/Office + 2,800 SF Warehouse

## LOCATION OVERVIEW

Located on Babcock Street halfway between State Road 192 & Hibiscus Boulevard. Neighboring businesses include Termine's Plumbing, Holy Trinity Thrift Shop, Sherwin Williams, and Tijuana Flats. Easy access to the rest of Brevard County through Babcock Street and US1. Perfect for an Investor or Owner User. Make this the future home for your business today!



Individual Members  
Michael S. Ullian  
Adam Rathbun

**Michael S. Ullian, President, CCIM, SIOR**

Licensed Real Estate Broker  
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**Zachary Ullian**

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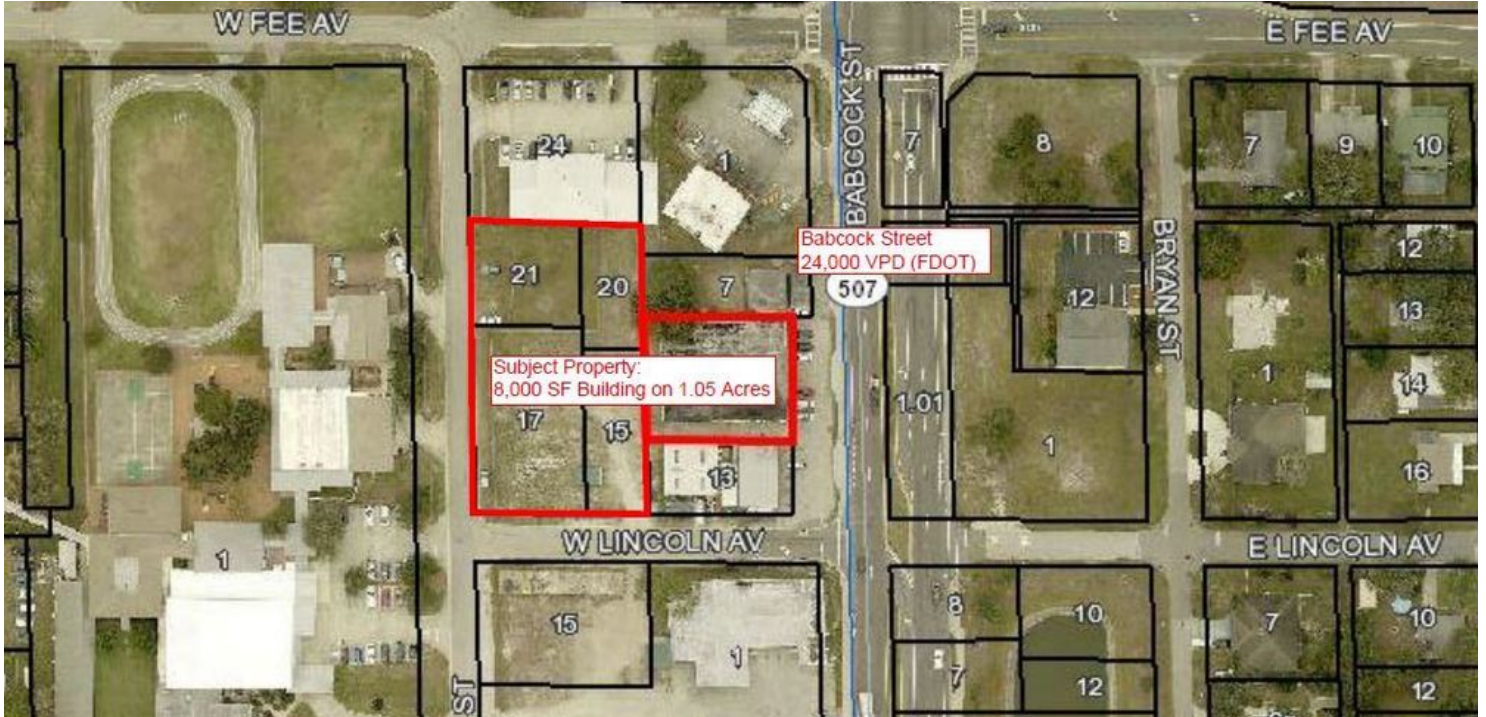


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## Additional Photos



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## Warehouse & Exterior Photos



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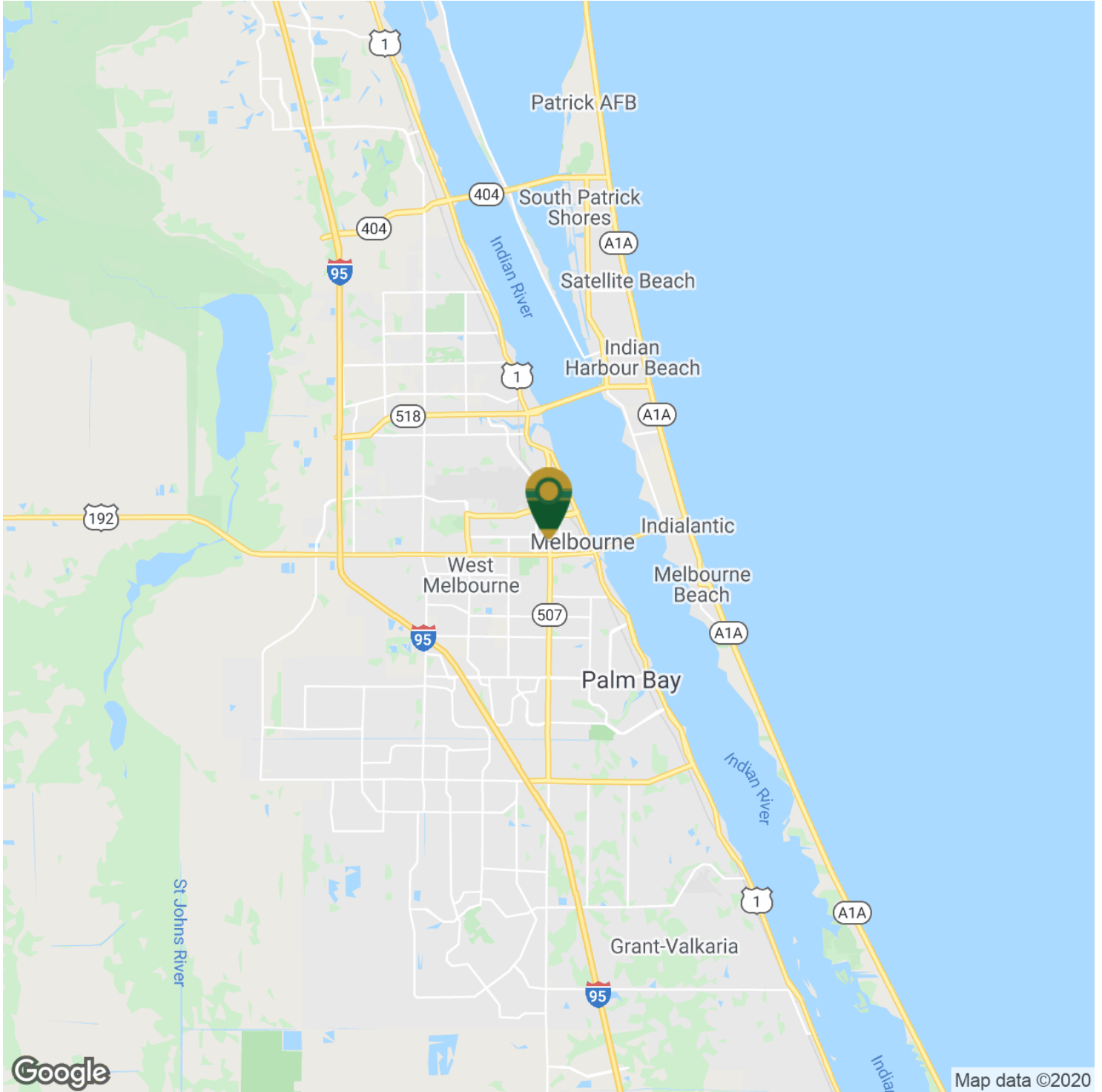
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## Location Maps



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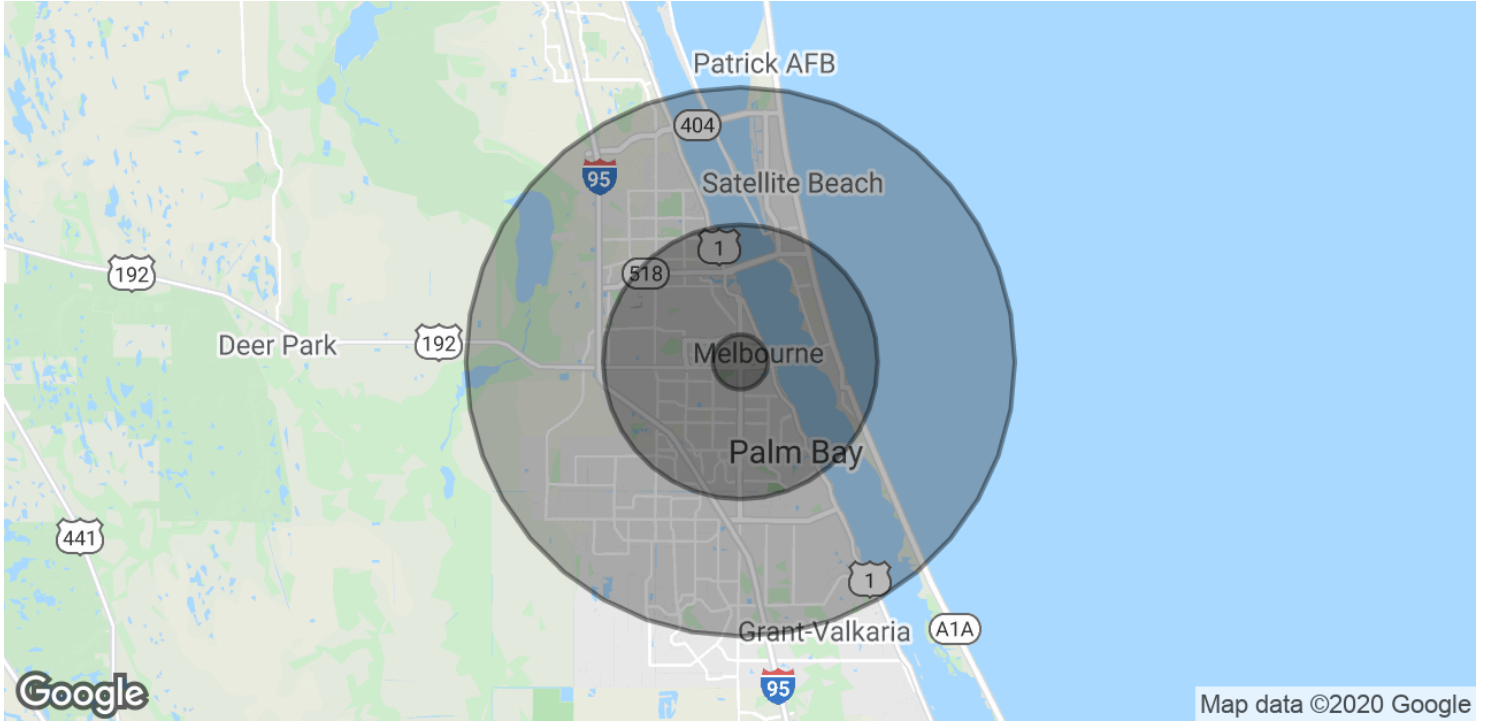


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,565	129,860	280,097
Median age	42.7	44.0	43.5
Median age (Male)	39.5	41.2	41.7
Median age (Female)	43.3	46.5	45.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,874	55,843	113,906
# of persons per HH	2.4	2.3	2.5
Average HH income	\$46,239	\$57,952	\$64,110
Average house value	\$191,272	\$193,580	\$230,538

\* Demographic data derived from 2010 US Census



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