

Property Summary



PROPERTY DESCRIPTION

Well appointed +/-3,850 SF office space, renovated in 2023. Complete with roughly 13 private offices, reception area, large conference room, multiple entrances (great for multi-division companies), three bathrooms, large breakroom with kitchenette, and storage. Newer HVAC units. Unit to be delivered unfurnished. Great frontage on Babcock St and highly accessible to employees and customers in the Melbourne and Palm Bay area.

LOCATION DESCRIPTION

Excellent location on Babcock Street in Melbourne.

Minutes from FIT, near Downtown Melbourne, the airport, and Holmes Regional Hospital. Easy access to major roadways and public transportation, the location provides excellent connectivity for employees and clients.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Number of Units:	5
Available SF:	3,850 SF
Lot Size:	23,248 SF
Building Size:	8,520 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,555	23,753	57,826
Total Population	10,145	57,708	141,198
Average HH Income	\$68,188	\$77,749	\$88,702



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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.

12415 S Babcock St, Melbourne, FL 32901

Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
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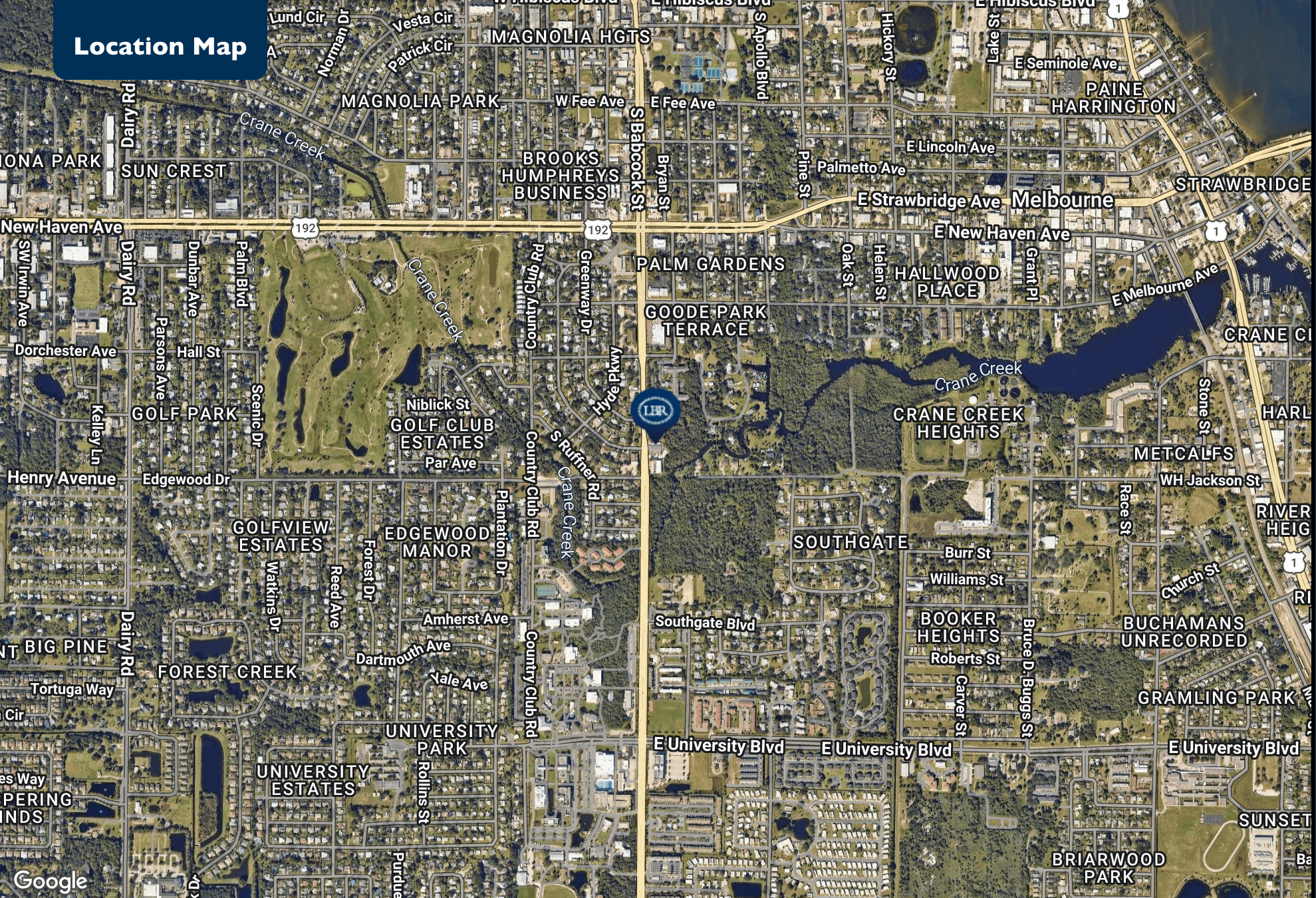
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| 2415 S Babcock St, Melbourne, FL 32901

Location Map



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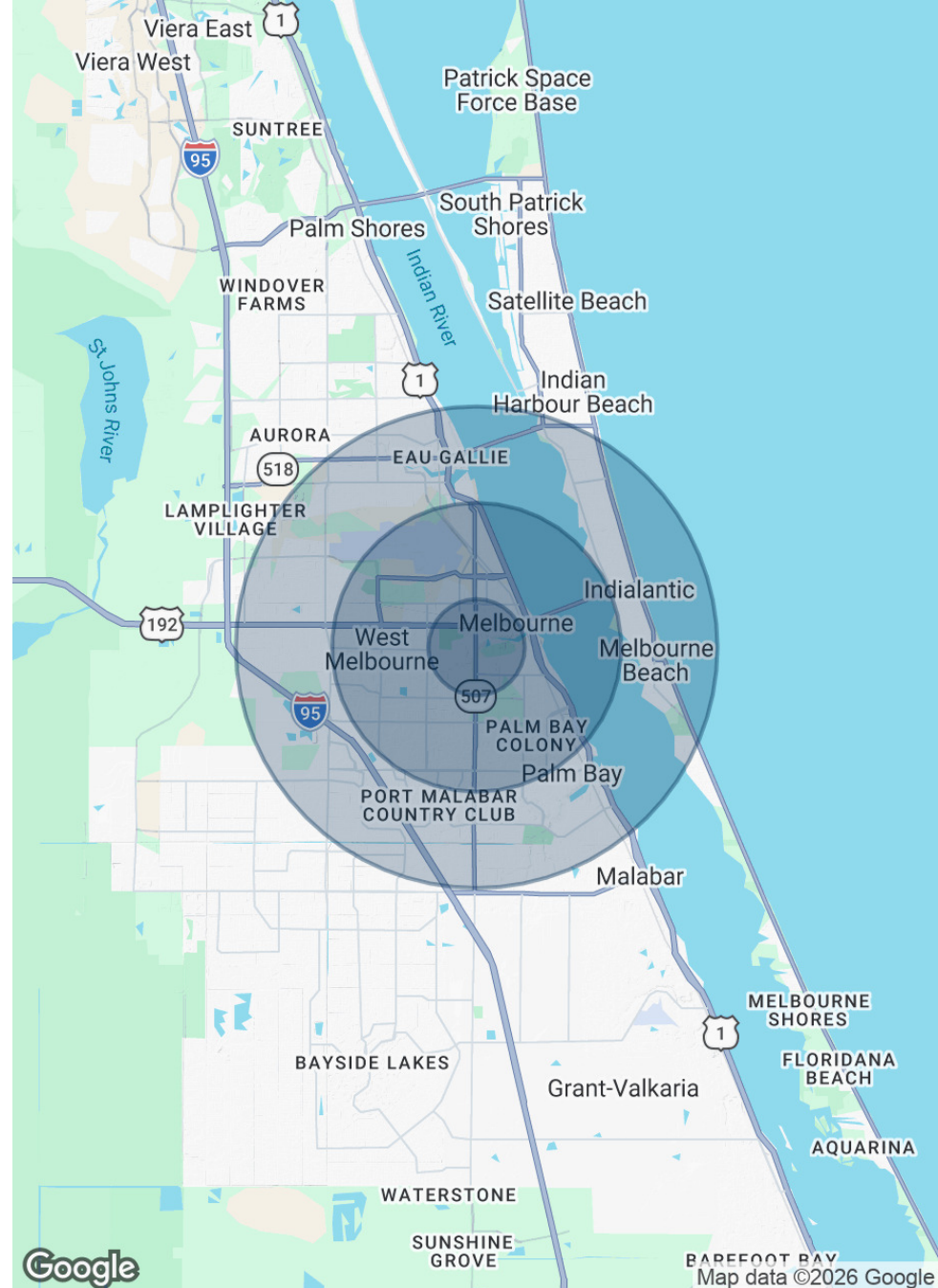
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,145	57,708	141,198
Average Age	33.4	42.1	44.7
Average Age (Male)	30.9	38.0	41.6
Average Age (Female)	38.2	45.9	47.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,555	23,753	57,826
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$68,188	\$77,749	\$88,702
Average House Value	\$293,404	\$293,050	\$319,572

2023 American Community Survey (ACS)



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