

GROUND LEASE AVAILABILITY

• 1316 S Babcock Street Melbourne, FL 32901



OFFERING SUMMARY

Available SF: +/-0.52 Acres

Lease Rate: Negotiable

Zoning: C-P

Market: Brevard

Submarket: Melbourne

PROPERTY OVERVIEW

Located in Melbourne Business District with Largest Daytime Population

Well Positioned Outparcel in Bustling Business Center
With +/- 2,000 Employees and Marriott Residence Inn

Excellent Restaurant Location on Well Traveled Babcock Street
2021 / AADT = 22,920 VEHICLES DAILY

Across the Street from Publix Anchored Center
Proximity to Melbourne High School, Keiser University
Easy Ingress and Egress
Close Proximity to Melbourne Airport
Close to Hilton Rialto
Signage Available
Ample Parking

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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ADDITIONAL PHOTOS

• 1316 S Babcock Street Melbourne, FL 32901



Highly Visible, Excellent Location for QSR, Marriott Residence Inn Immediately Nearby



Easy Access



Signage

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RETAIL MAP

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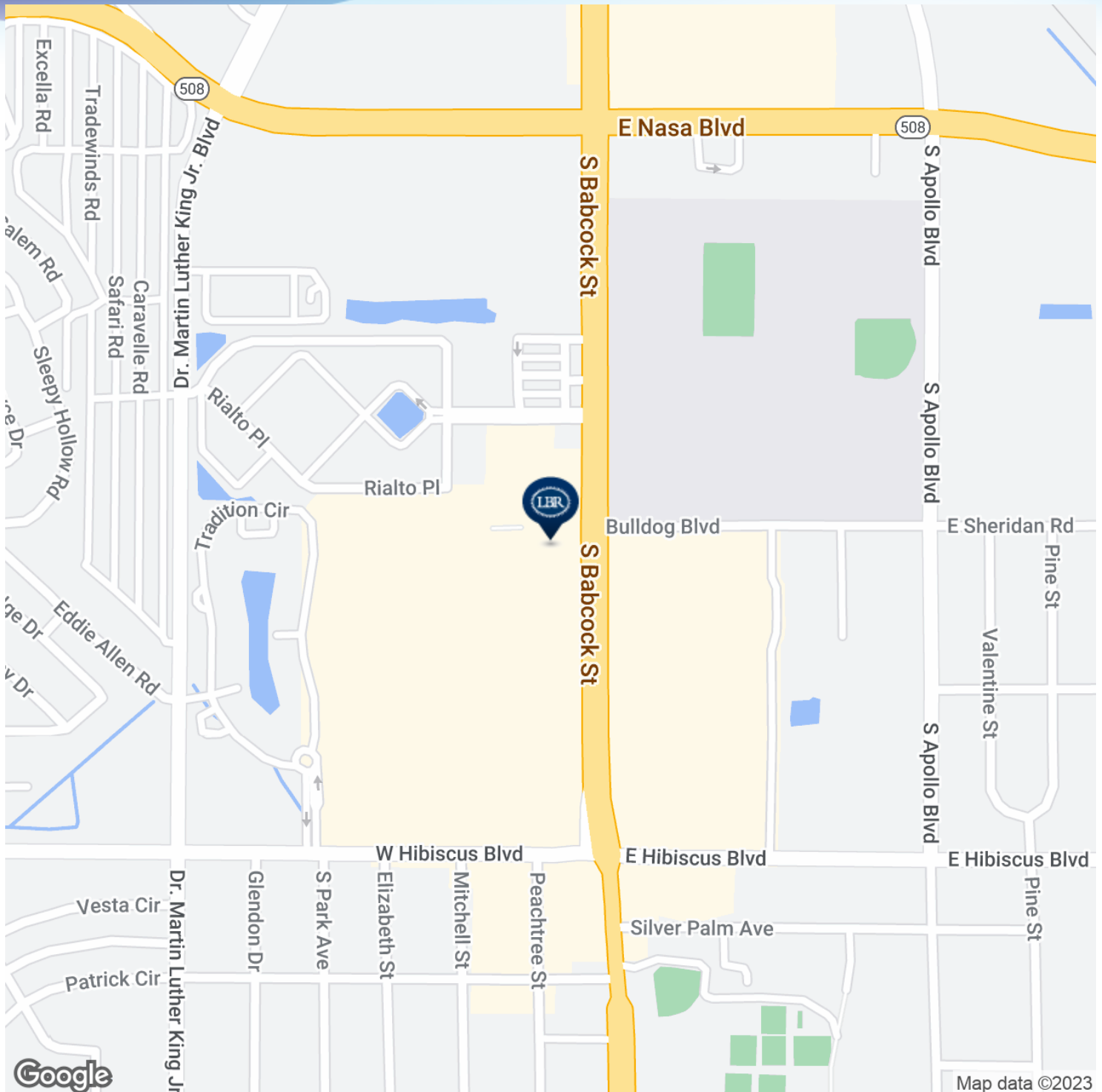
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LOCATION MAPS

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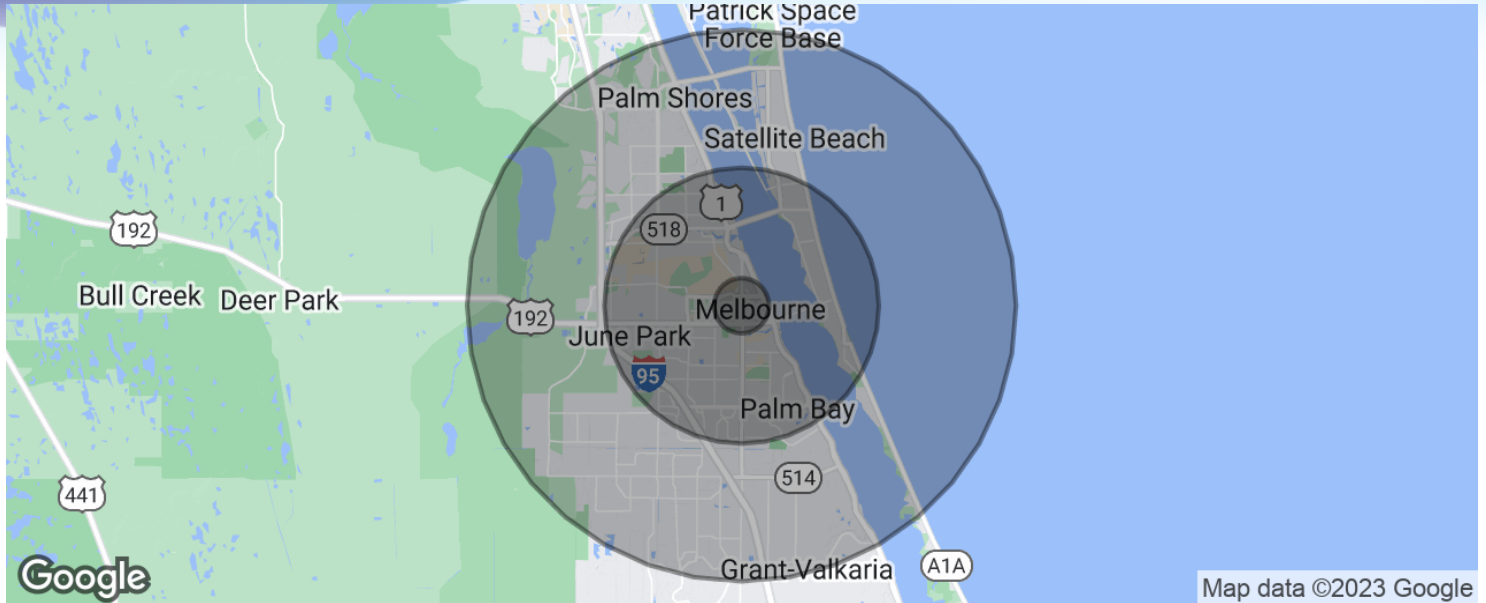
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,884	129,932	280,168
Median age	46.5	44.2	43.6
Median age (Male)	42.0	41.5	41.7
Median age (Female)	48.6	46.5	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,266	56,303	113,978
# of persons per HH	2.3	2.3	2.5
Average HH income	\$40,934	\$58,349	\$64,137
Average house value	\$199,481	\$198,689	\$228,481

* Demographic data derived from 2020 ACS - US Census

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