

EXECUTIVE SUMMARY

• 4812 Babcock St Palm Bay, FL 32905



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

0.43 Acres

Zoning:

CC

PROPERTY OVERVIEW

.43 Acres of Commercial Land For Lease
Direct Frontage on Babcock St

LOCATION OVERVIEW

0.3 miles off of Palm Bay Rd
Approximately 2.4 miles off of I-95
Approximately 2.7 miles from US-1
Adjacent to Palm Bay Carwash

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

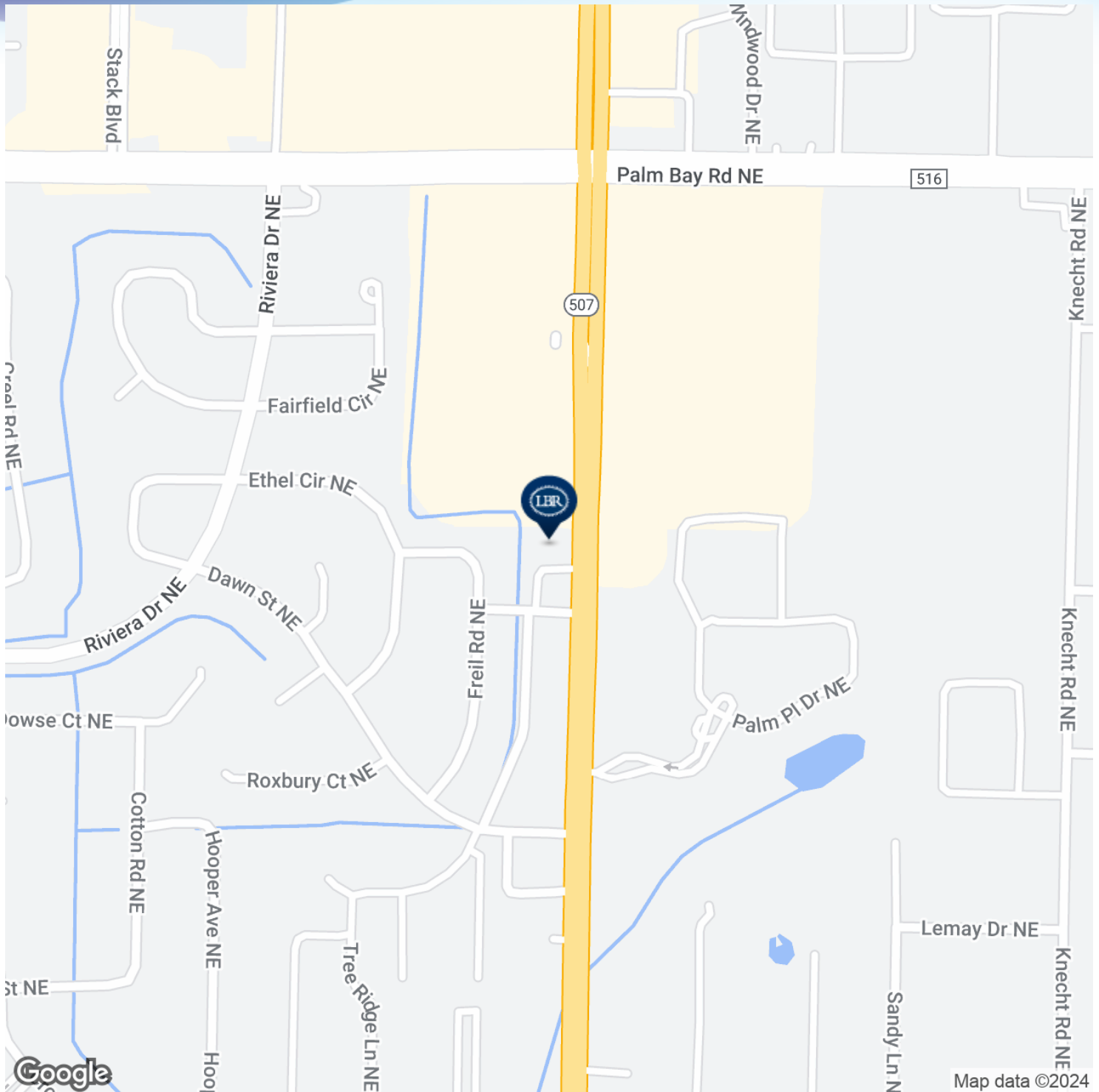
Lightle Beckner Robison, Inc.

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

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.

LOCATION MAP

• 4812 Babcock St Palm Bay, FL 32905



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

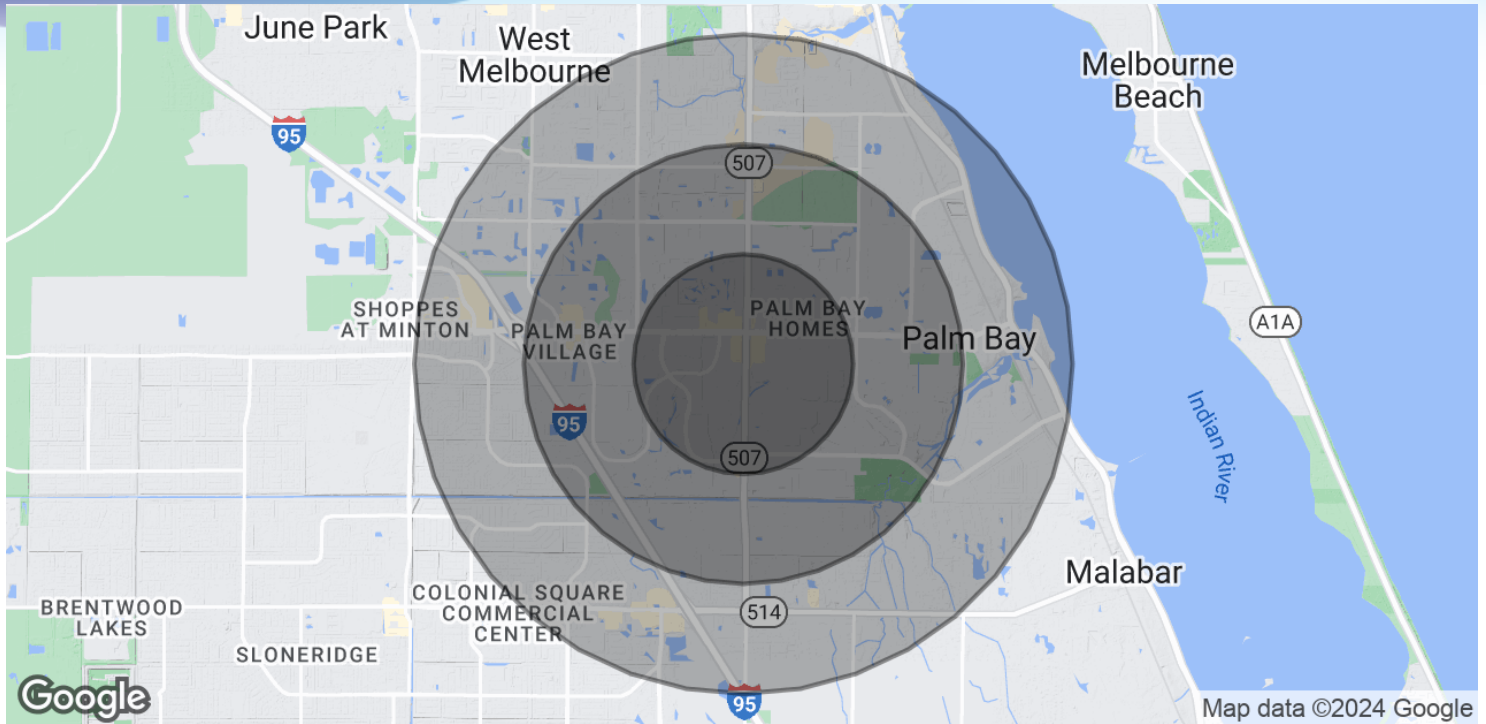
Lightle Beckner Robison, Inc.

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

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.

DEMOGRAPHICS MAP & REPORT

• 4812 Babcock St Palm Bay, FL 32905



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,118	31,022	57,638
Average Age	41.6	45.7	45.3
Average Age (Male)	40.6	41.1	41.6
Average Age (Female)	43.1	47.2	47.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,831	14,841	26,475
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$45,361	\$50,509	\$52,595
Average House Value	\$230,077	\$235,251	\$220,643

* Demographic data derived from 2020 ACS - US Census

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVAL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

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.