

EXECUTIVE SUMMARY

• 1616 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Sale Price: Call For Pricing

Price / SF: -

Lot Size: 0.92 Acres

Year Built: 2002

Building Size: 6,954 SF

Zoning: C2

APN#: 28-37-04-01-J-8

PROPERTY OVERVIEW

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

LOCATION OVERVIEW

On busy Babcock St. between New Haven Ave and Hibiscus Blvd. Property has access from Babcock and Peachtree Street. Over 20,000 vehicles per day

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70 W. Hibiscus Blvd.,
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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.

ADDITIONAL PHOTOS

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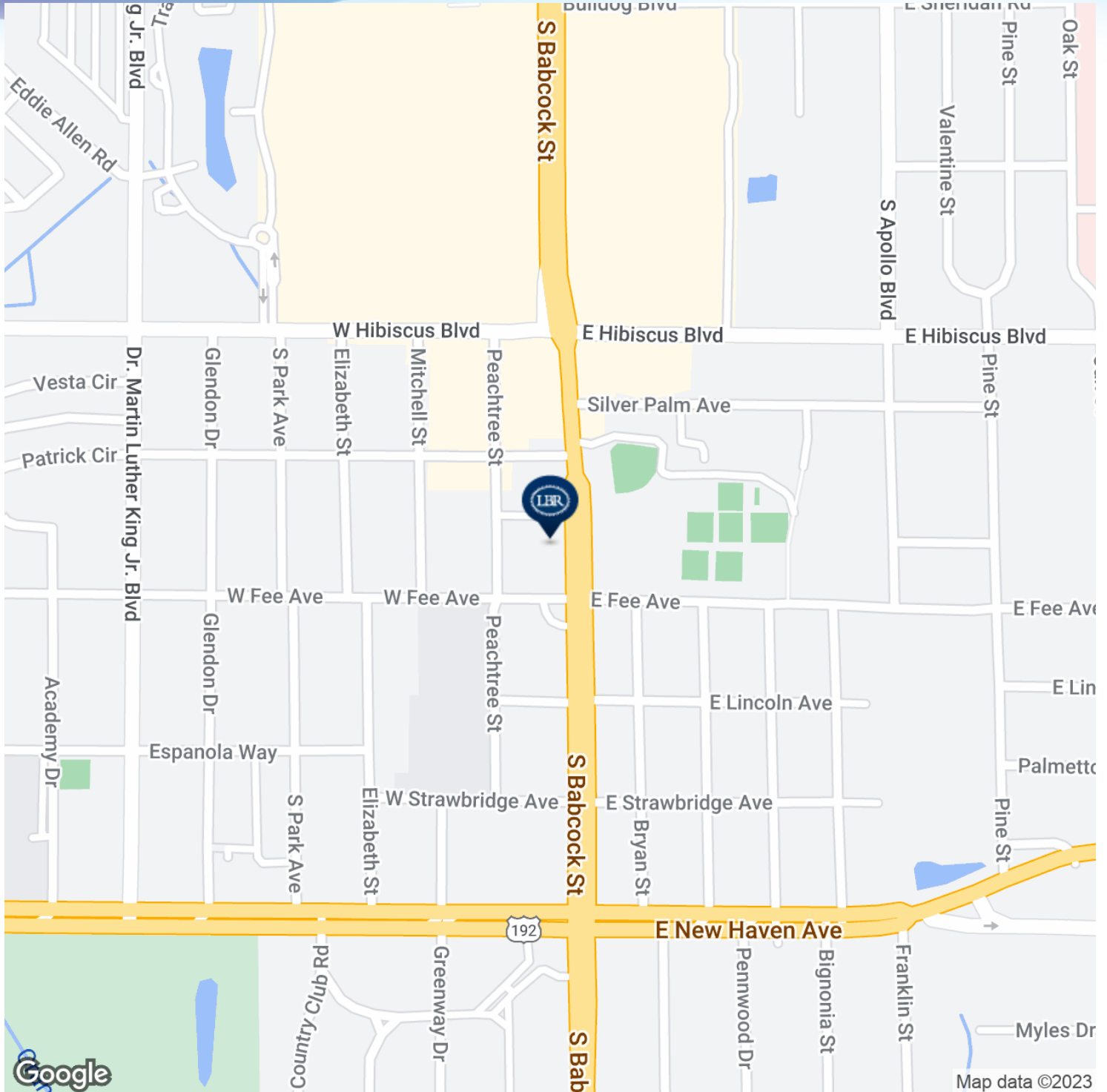
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LOCATION MAP

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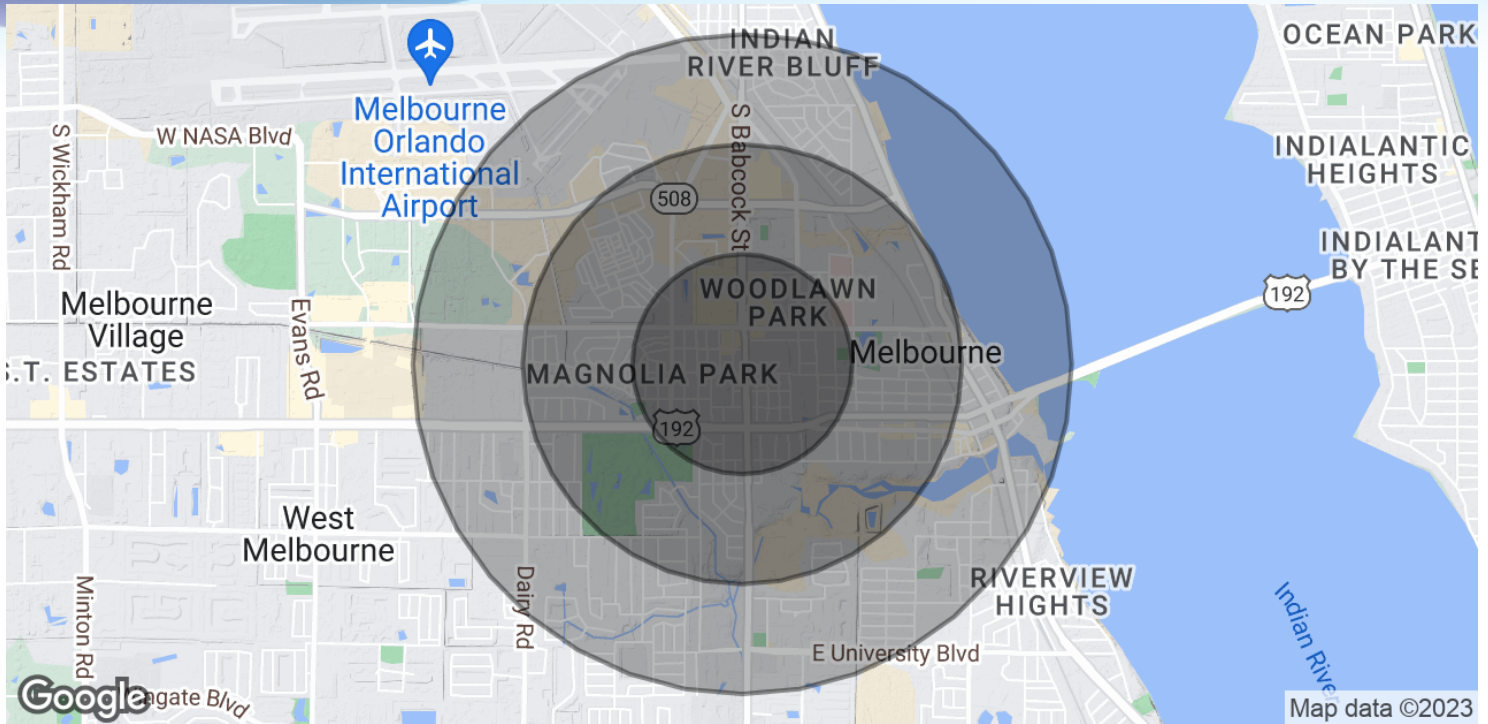
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,605	5,160	12,114
Average Age	38.6	40.4	39.2
Average Age (Male)	37.7	37.7	37.2
Average Age (Female)	41.9	45.1	44.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	845	2,737	5,763
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$41,699	\$40,876	\$43,356
Average House Value	\$152,505	\$189,470	\$188,211

* Demographic data derived from 2020 ACS - US Census

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