

# OFFICE SPACE FOR LEASE

Babcock St S of Hibiscus Blvd Office Space • 1520 S Babcock St Melbourne, FL 32901



## OFFERING SUMMARY

### Available SF:

### Lease Rate:

N/A

### Lot Size:

0.86 Acres

### Year Built:

1965

### Building Size:

4,143 SF

### Zoning:

C2

### Market:

Brevard

## PROPERTY OVERVIEW

Former chiropractic office in great location!

Clean office, medical or retail space

Space consists of waiting area, receptionist area, 3 large rooms/offices, open area, storage room, and a private entrance.

Tile floors throughout

Parking directly in front of the building

Great visibility and building signage.

Surrounded by restaurants and shopping.

## LOCATION OVERVIEW

One block south of Hibiscus Blvd. on Babcock St. next to Tropical Smoothie.

Located on the corner of S Babcock St and W Seminole Ave. - area of the largest daytime population in the county.

This office is within minutes of a high volume of major employers: L3Harris, Collins, GE, DRS, Northrup Grumman and many more.

Minutes from Holmes Regional Medical Center.

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# INTERIOR PHOTOS

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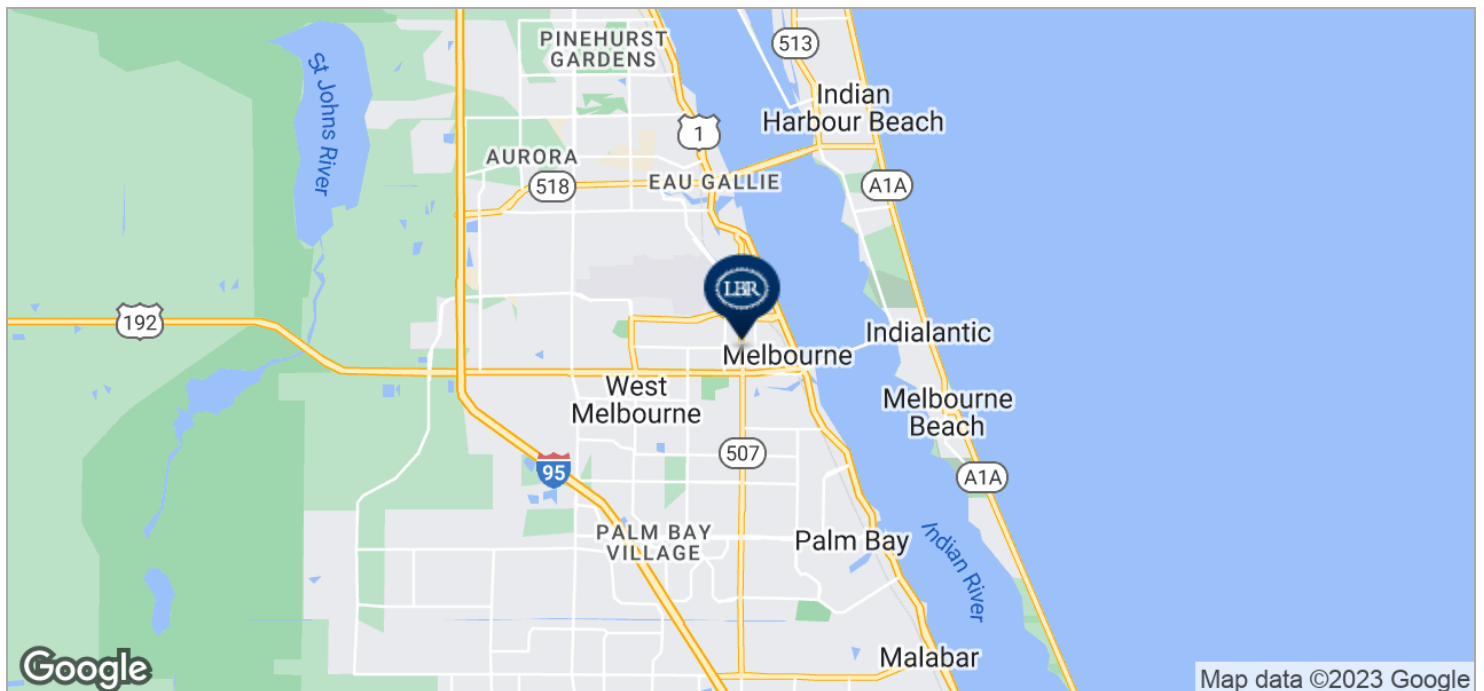
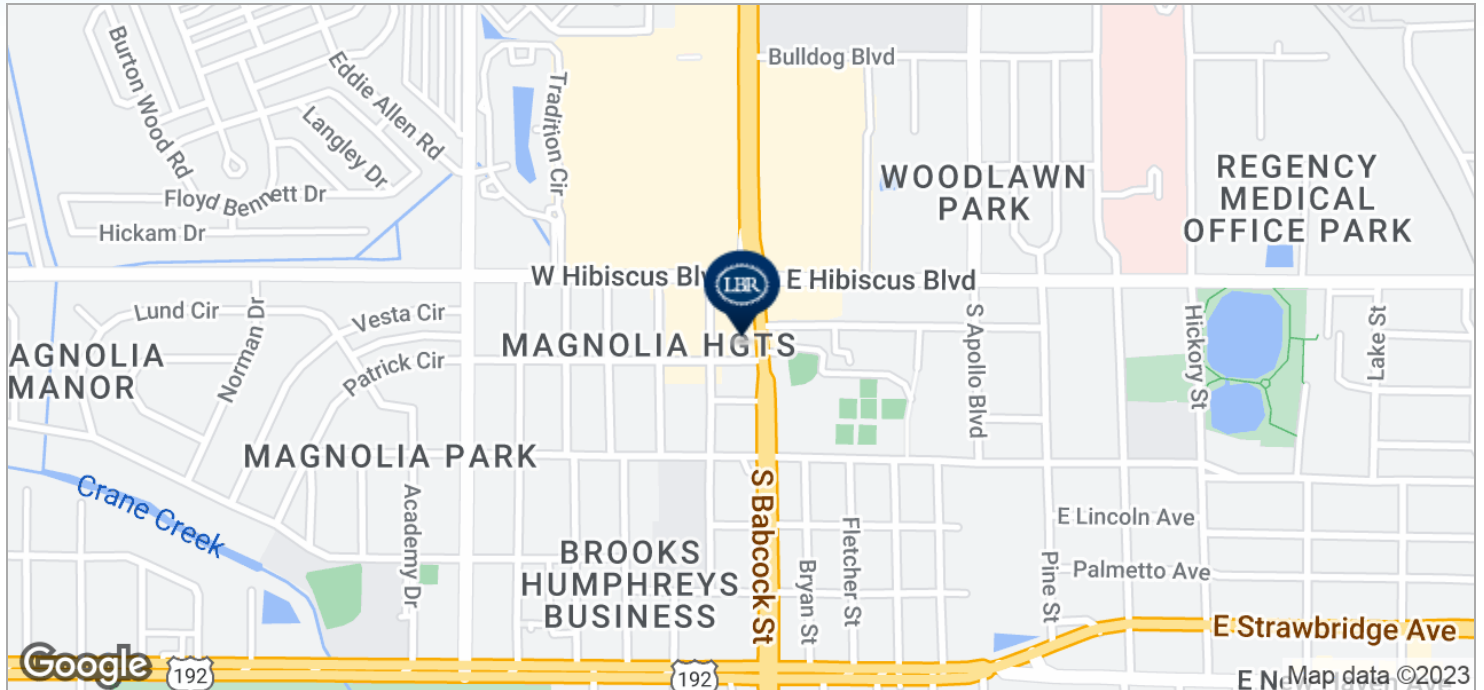
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# LOCATION MAPS

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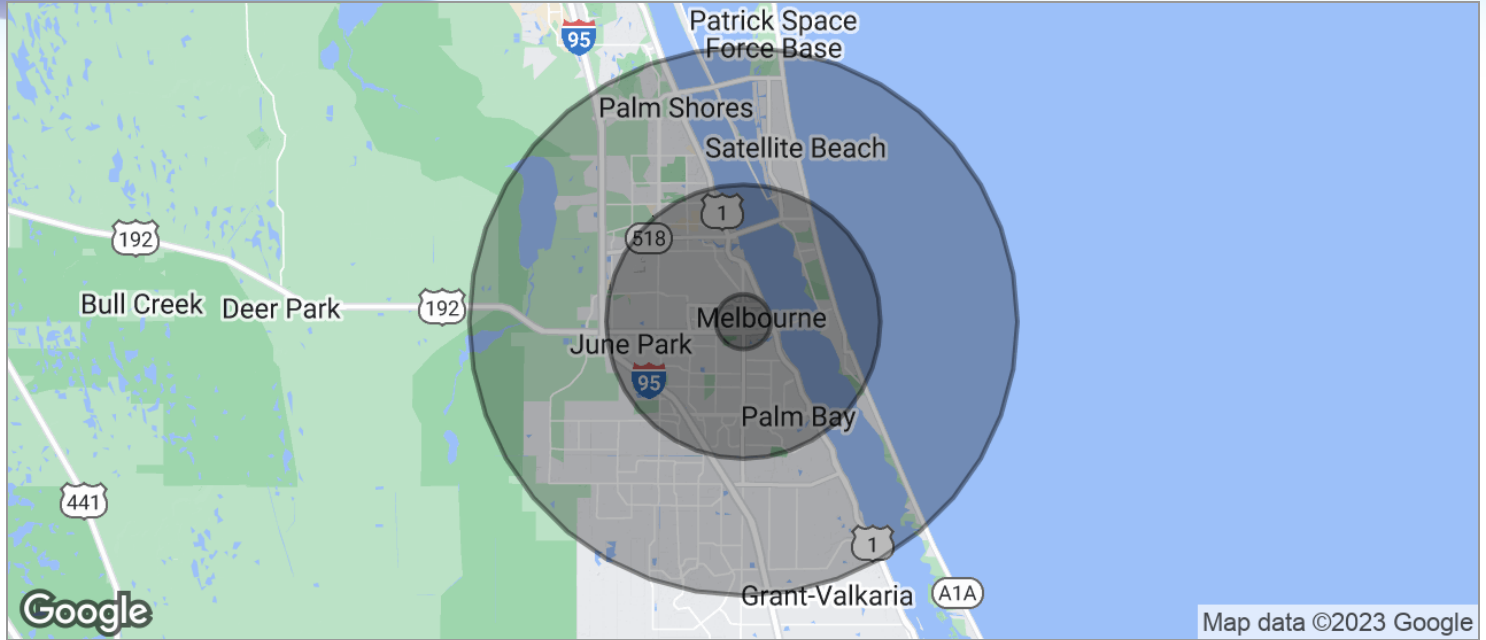
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,902	129,778	279,128
MEDIAN AGE	43.8	44.1	43.5
MEDIAN AGE (MALE)	40.3	41.3	41.7
MEDIAN AGE (FEMALE)	44.8	46.6	45.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,634	56,078	113,584
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$44,570	\$57,938	\$64,252
AVERAGE HOUSE VALUE	\$193,202	\$193,596	\$230,509

\* Demographic data derived from 2020 ACS - US Census

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