

RETAIL FOR LEASE

Retail In-line Space • 4000 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$18.00 SF/yr (\$4.00/sf NNN)
Lot Size:	1.38 Acres
Year Built:	1983
Building Size:	8,578 SF
Zoning:	CCP
Market:	South Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

Only one unit available!

Has facade and monument signage

Great visibility, easy access and high traffic

High population area

LOCATION OVERVIEW

This property is located on a major artery, Babcock St. that connects Melbourne with Palm Bay.

Located on the corner of Babcock St. and Eber Blvd./Pirate Lane across from the Palm Bay High School.

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

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

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ADDITIONAL PHOTOS

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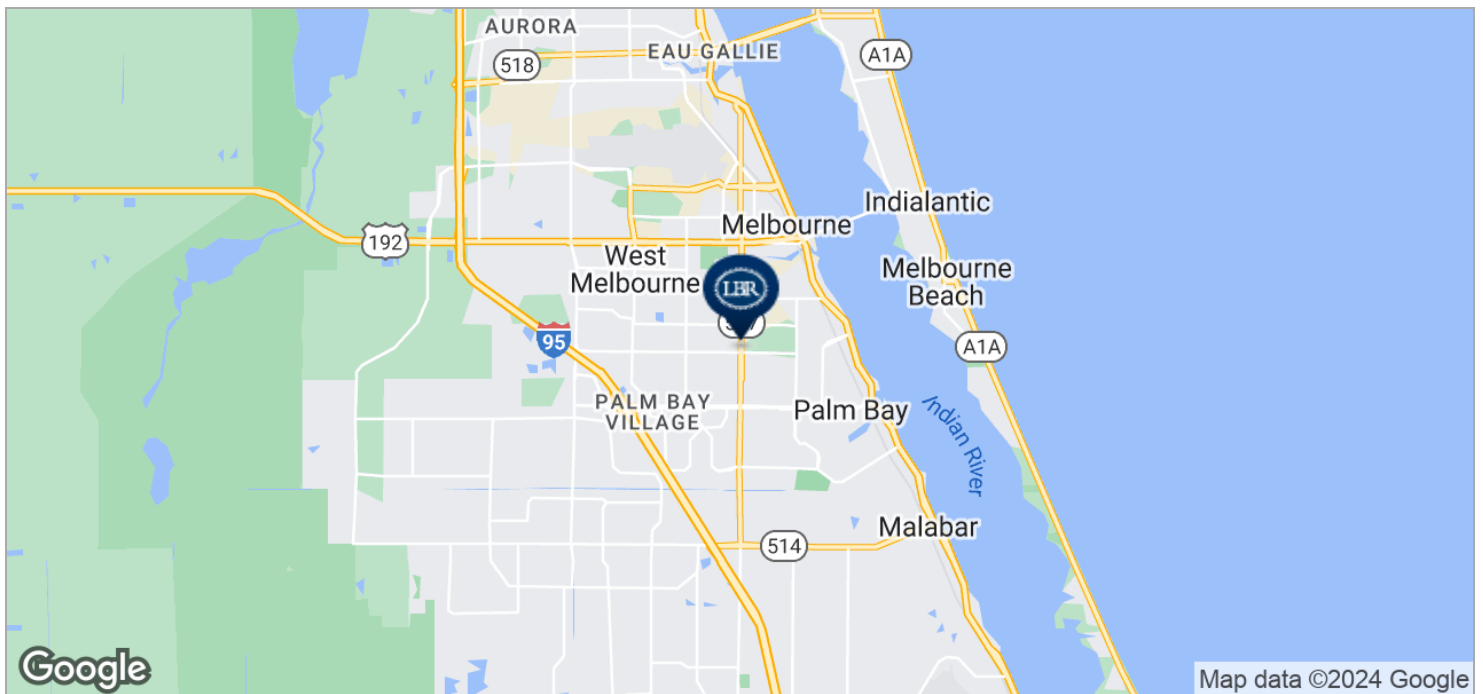
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LOCATION MAPS

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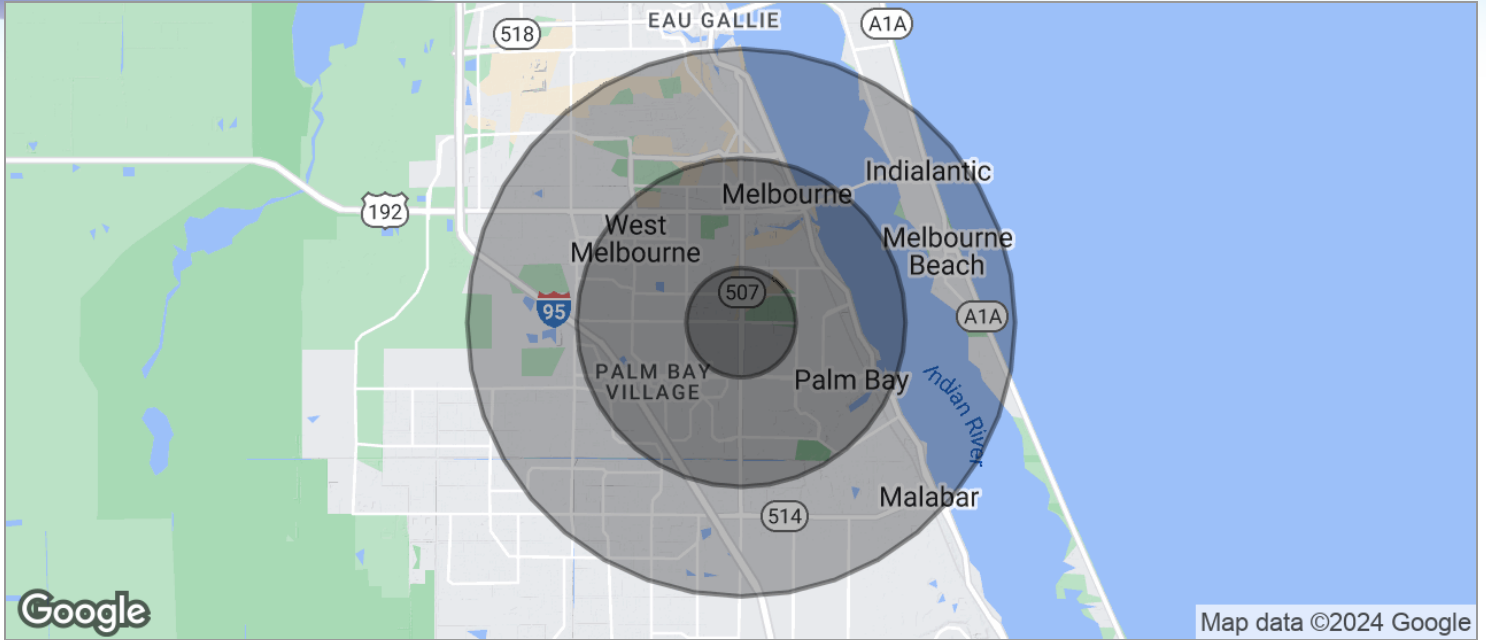
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,735	58,915	122,628
MEDIAN AGE	42.4	42.6	43.6
MEDIAN AGE (MALE)	36.6	38.7	41.1
MEDIAN AGE (FEMALE)	46.6	45.6	45.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,317	25,172	50,679
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$47,346	\$50,848	\$58,096
AVERAGE HOUSE VALUE	\$165,256	\$175,928	\$203,003

* Demographic data derived from 2020 ACS - US Census

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