

RETAIL SPACE FOR LEASE

Retail End-cap Space • 6600 Babcock St Palm Bay, FL 32909



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

1.56 Acres

Year Built:

2004

Building Size:

5,962 SF

Zoning:

CC

Market:

South Brevard

Submarket:

Palm Bay

Traffic Count:

15,560

PROPERTY OVERVIEW

Ready for tenant!

End-cap space next to convenience store

Façade signage available

Easy access

LOCATION OVERVIEW

Property is located on the NW corner of Babcock St. and Foundation Park Blvd. and sits just south of Community College Pkwy.

==> 1 mile south of Eastern Florida State College, Palm Bay Campus

==> 1.2 miles south of Malabar Rd.

==> .8 mile to San Filippo

==> 1.7 miles to I-95 @ Malabar Rd.

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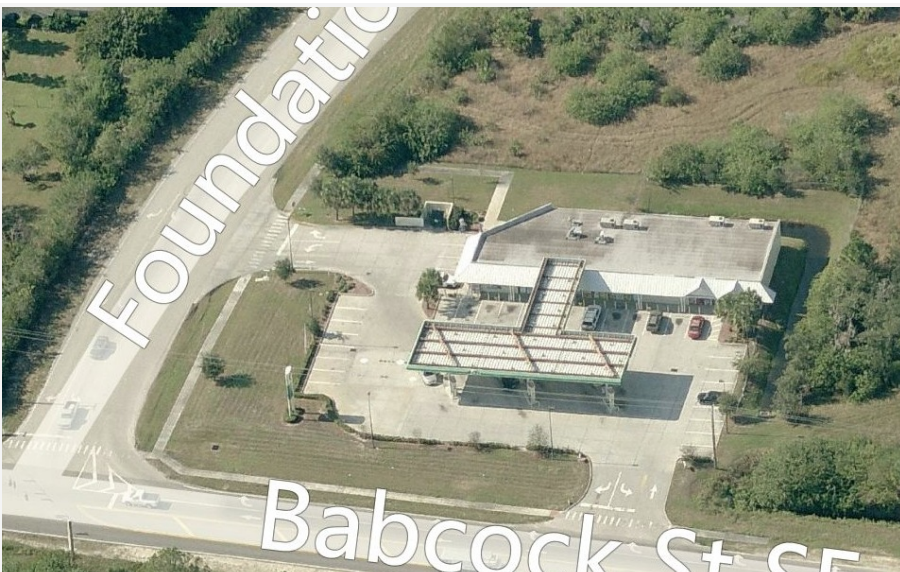
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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LOCATION MAPS

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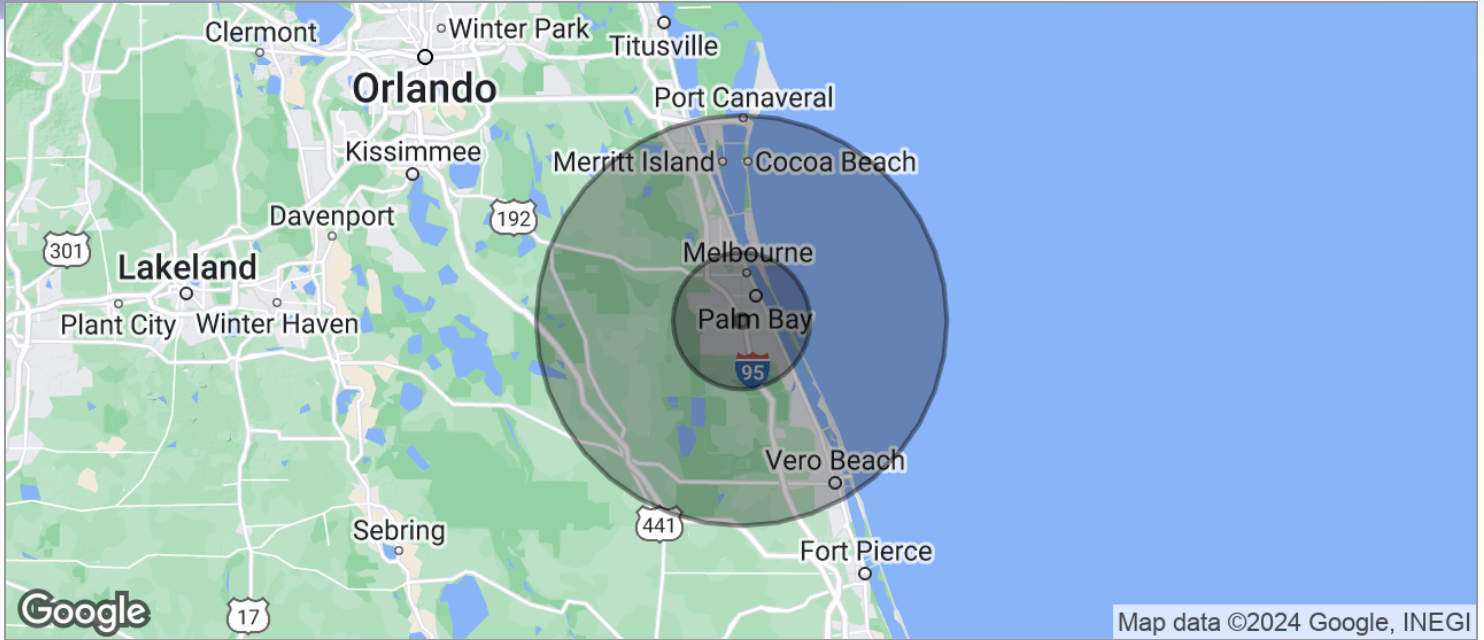
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	3,021	211,892	588,237
MEDIAN AGE	39.5	43.0	45.1
MEDIAN AGE (MALE)	38.5	41.2	43.8
MEDIAN AGE (FEMALE)	40.2	44.6	46.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	1,078	83,616	243,240
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$58,153	\$59,385	\$67,017
AVERAGE HOUSE VALUE	\$183,552	\$210,930	\$242,727

* Demographic data derived from 2020 ACS - US Census

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