



FORMER BADCOCK FURNITURE

6175 Babcock St SE, Palm Bay, FL 32909

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

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Activity ID: ZAG0250135

ONLINE AUCTION

R MARKETPLACE

Starting Bid: \$450,000

Auction Dates: May 4-6, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for May 4-6, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

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INVESTMENT HIGHLIGHTS

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- 16,947-SF Former Badcock Furniture Store | 1985 Construction, Effective 2005
- Two, Additional 1,000-SF Suites Along the North Side of the Building For Extra Rental Income
- Property Features Large Retail Showroom With Storage Space and Rear Loading Dock | Four Truck Parking Spaces in Rear
- +/-1.10 Acre Lot on a Hard Corner With Three Points of Ingress/Egress | Good Visibility With Corner Signage and Front Landscaping
- Lighted Parking Lot With 28 Spaces

LOCATION HIGHLIGHTS:

- Proximity To Multiple Self Storage, Industrial, Home Service and Contractor Tenants
- Near a Dense Retail Hub With National Tenants Including Walmart, Lowe's, Home Depot, Harbor Freight, Publix, Chick Fil A, Texas Roadhouse, Holiday Inn, Walgreens, McDonald's, Burger King and More
- Located on Babcock St SE, Seeing 17,700 Vehicles Per Day Leading into Downtown Palm Bay
- 0.7 Miles From Interstate 95 Exit 173, With 56,500+ Vehicles Per Day
- Trending Demographics: Population Exceeds 124,700 Within 5-Miles of the Property and is Expected to Increase by 2028
- Strong Residential Growth and Local Development Underway in the Area: Multiple New Housing Subdivisions and Mixed Use Retail, Office and Commercial Developments Planned Or Under Construction Within Palm Bay
- Brevard County is a Strong Tourism Destination Home to NASA's Kennedy Space Center and Multiple Beach Destinations. The Economic Impact of Tourism on the County Was Calculated at \$4.6 Billion Annually
- Palm Bay is 50 Miles From Cape Canaveral, 70 Miles From Orlando and 100 Miles From Palm Beach, FL

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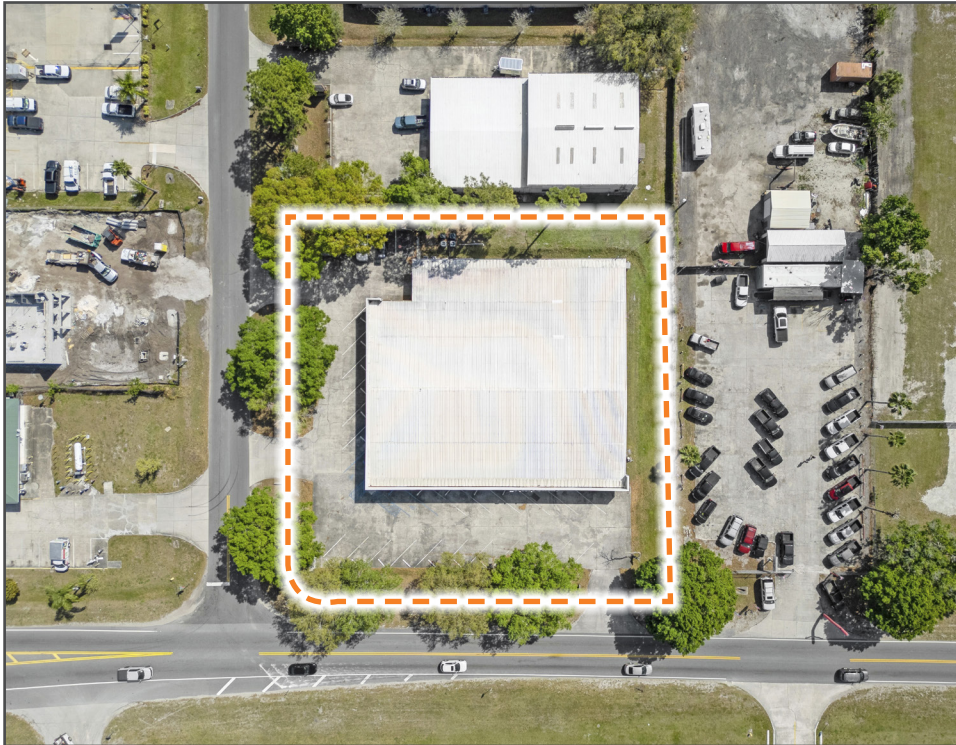
INVESTMENT SUMMARY

STARTING BID
\$450,000

AUCTION DATE
MAY 4-6, 2026

PROPERTY DESCRIPTION

YEAR BUILT:	1985 / Effective 2005
GLA:	16,947-SF
LOT SIZE:	+/-1.10-AC (1 Parcel)
ZONING:	CG - General Commercial
PARCEL NO.:	29-37-03-26-01984.0-0001.00



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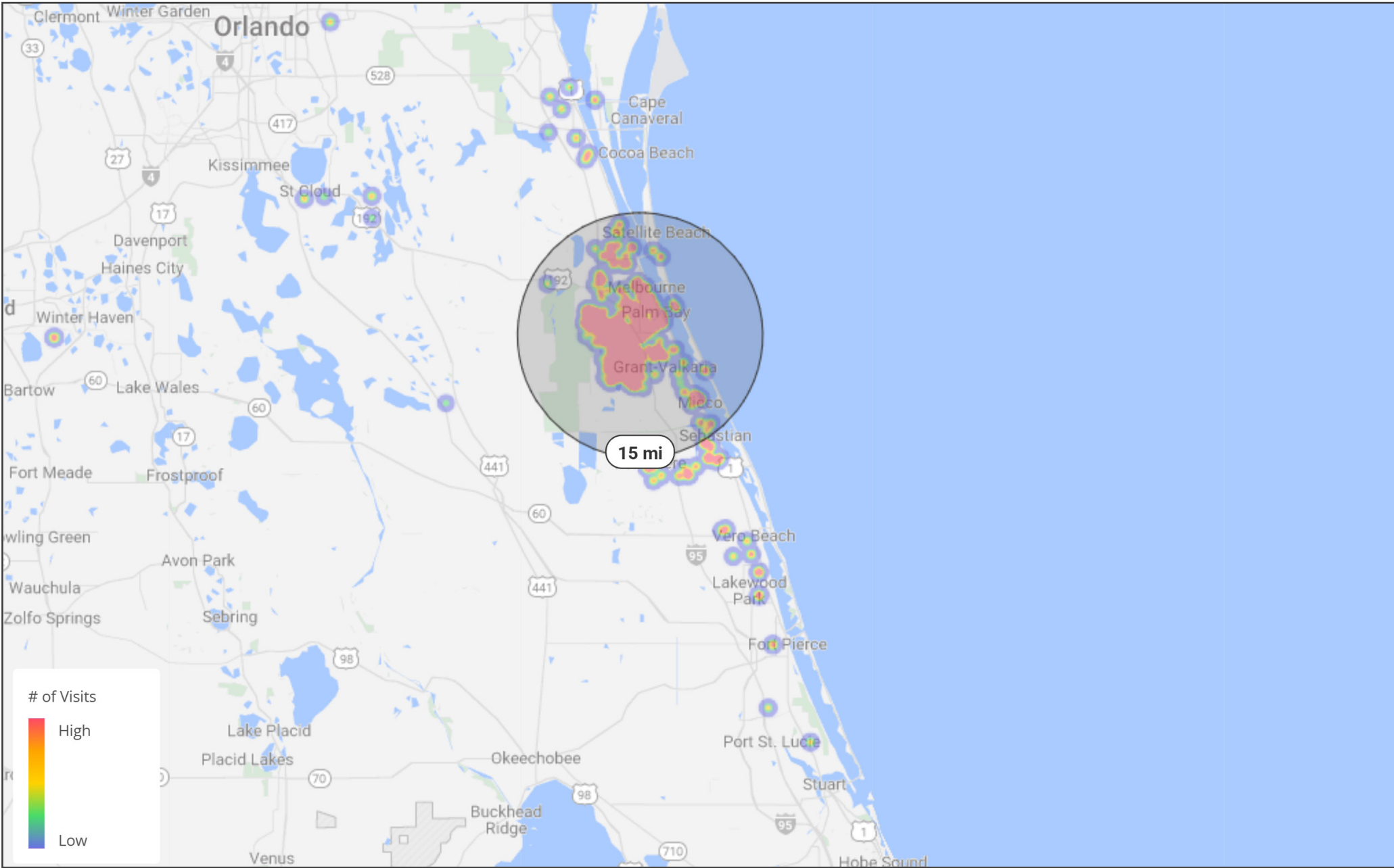
AERIAL: NORTHWEST VIEW



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PLACER.AI TRADE AREA: HEATMAP



Mar 1st 2024 to Feb 28th 2025 | Data provided by Placer Labs Inc. (www.placer.ai)

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MARKET OVERVIEW

PALM BAY, FL METRO OVERVIEW:

Palm Bay is perfectly located on Florida's east central coast, midway between Jacksonville and Miami. Off of I-95 take exits 173 and 176. Palm Bay is close to Melbourne and Orlando International Airports and Port Canaveral.

Many quality of life choices including employment opportunities from entrepreneurial family owned enterprises through a growing base of mid and large size technology and manufacturing companies.

Education opportunities include 18 public and private K through Grade 12 schools. Eastern Florida State College's four campuses are spread across Brevard County's more than 70-mile-long expanse on Florida's east coast, offering convenient access to higher education for all. Palm Bay Campus is situated on attractive Lake Titan in the fastest growing and most culturally diverse community in Brevard County.

Recreational activities include 29 city parks which include paintball and skateboarding, an aquatic center, a 200 acre regional park, two public / private golf courses, Turkey Creek Sanctuary, and nearby are the beaches.

Palm Bay is a principal city of the Palm Bay–Melbourne–Titusville, Florida Metropolitan Statistical Area, which had a population of 606,612 at the 2020 census. The city has some frequently visited recreational locations, such as the area known as "the compound" and the Turkey Creek area. The city has a riverfront area that the city government is attempting to further develop and focus on.



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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	3,183	52,689	134,297
2023 Estimate	3,084	49,060	124,700
2020 Census	3,082	48,207	121,803
2000 Census	2,811	42,786	104,334
Daytime Population	4,279	38,855	97,950
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$77,509	\$69,809	\$73,322
Median	\$62,213	\$55,932	\$56,725
Per Capita	\$30,719	\$28,683	\$30,314
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	1,252	21,554	55,205
2022 Estimate	1,205	20,036	51,197
2020 Census	1,181	19,182	48,961
2000 Census	1,067	17,130	42,061
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$262,311	\$208,181	\$215,626
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2023 Unemployment	4.94%	4.02%	4.24%
Avg. Time Traveled	27	26	27
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	30.46%	33.67%	32.86%
Some College (13-15)	23.93%	22.83%	22.71%
Associate Degree Only	9.25%	11.99%	11.72%
Bachelor's Degree Only	17.93%	14.94%	15.56%
Graduate Degree	7.26%	6.93%	7.64%

MAJOR EMPLOYERS	EMPLOYEES
1 Carmax Auto Superstores Inc-Carmax	947
2 Nemours Foundation Pension Plan	654
3 Renesas Electronics Amer Inc	600
4 Caretnders Vsting Svcs Dst 7 L-Mederi Caretenders	596
5 Palm Bay Hospital Inc	350
6 Sourcepoint Inc	328
7 Walmart Inc-Walmart	324
8 Texas Roadhouse Inc	317
9 Eastern Florida State College-Breard Labs	296
10 Publix Super Markets Inc-Publix	267
11 Melbourne Terrace Rehabilitation	227
12 Publix Super Markets Inc	223
13 William Childs Hospice House	200
14 Brevard County Schools-Bayside High School	197
15 Gold Coast Usa Inc	174
16 Omni Healthcare Inc	165
17 Life Care Centers America Inc	156
18 Healthsuth Sea Pnes Ltd Partnr-HealthSouth	136
19 Publix Super Markets Inc	133
20 Brevard County Schools-Palm Bay Mgnt Senior High Schl	131
21 Brevard County Schools-Port Malabar Elementary School	131
22 Drs Ntwork Imaging Systems LLC	128
23 Brevard County Schools-University Pk Elementary Schl	125
24 Accounting Plus Solutions-Palm Bay Care Center	120
25 Lowes Home Centers LLC-Lowes	120

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Badcock
HOME FURNITURE
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PATEL YOZWIAK GROUP

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