

## Ground Lease For Sale

437 & 439 S. Babcock Street, Melbourne, FL 32901

**Centrally Located / Corner Property / Close to Melbourne International Airport**



### OFFERING SUMMARY

**Sale Price:** \$375,000

**Acreage:** 0.43 Acres

**Facility SF:** 5,550 SF

**Zoning:** City of Melbourne  
Neighborhood  
Commercial (C-1)

### PROPERTY OVERVIEW

- 99-Year Ground Lease. Commenced 7/1/1965. Expires 6/30/2064
- Ground Lease Rent is \$18,540.36 for 2026. Next Increase 1/1/2030
- Unit 437: 1,000 SF. Former Hair Salon. Open Configuration
- Tile Flooring & Drop Ceiling Throughout. 2 Restrooms
- Unit 439: 4,550 SF. Est. 50% Retail Showroom + 50% Storage. 1 Restroom
- Clear Height 12' 8" +/- to Bar Joist. One 10' x 10' +/- Grade Level Door
- Utilities: City Water/Sewer (Common), FPL Electric (Separately Metered)
- 8 Paved/Striped Common Asphalt Parking Spaces
- Traffic Count est. 25,000 VPD on Babcock Street, per FDOT

### LOCATION OVERVIEW

Strategically positioned directly on Babcock Street which is an immediate connector between US1 and Nasa Boulevard. Surrounding employers include Leonardo DRS, the Melbourne International Airport and the Melbourne Courthouse to name a few. Call today for details!



**Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR**

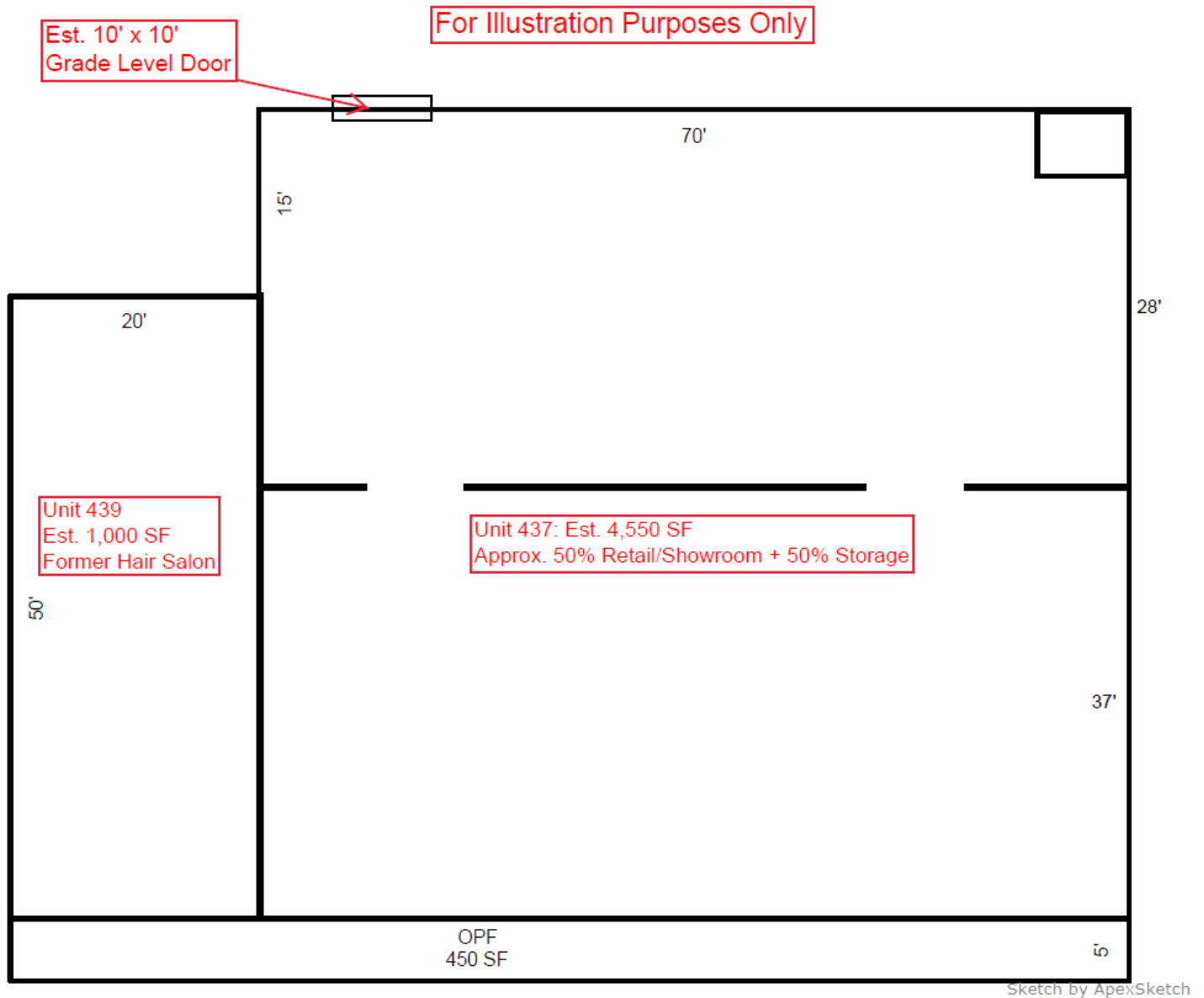
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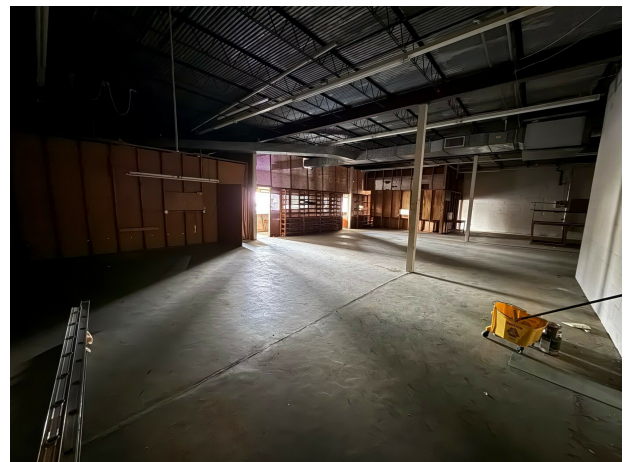




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### Additional Photos



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**SIOR**  
Individual Members  
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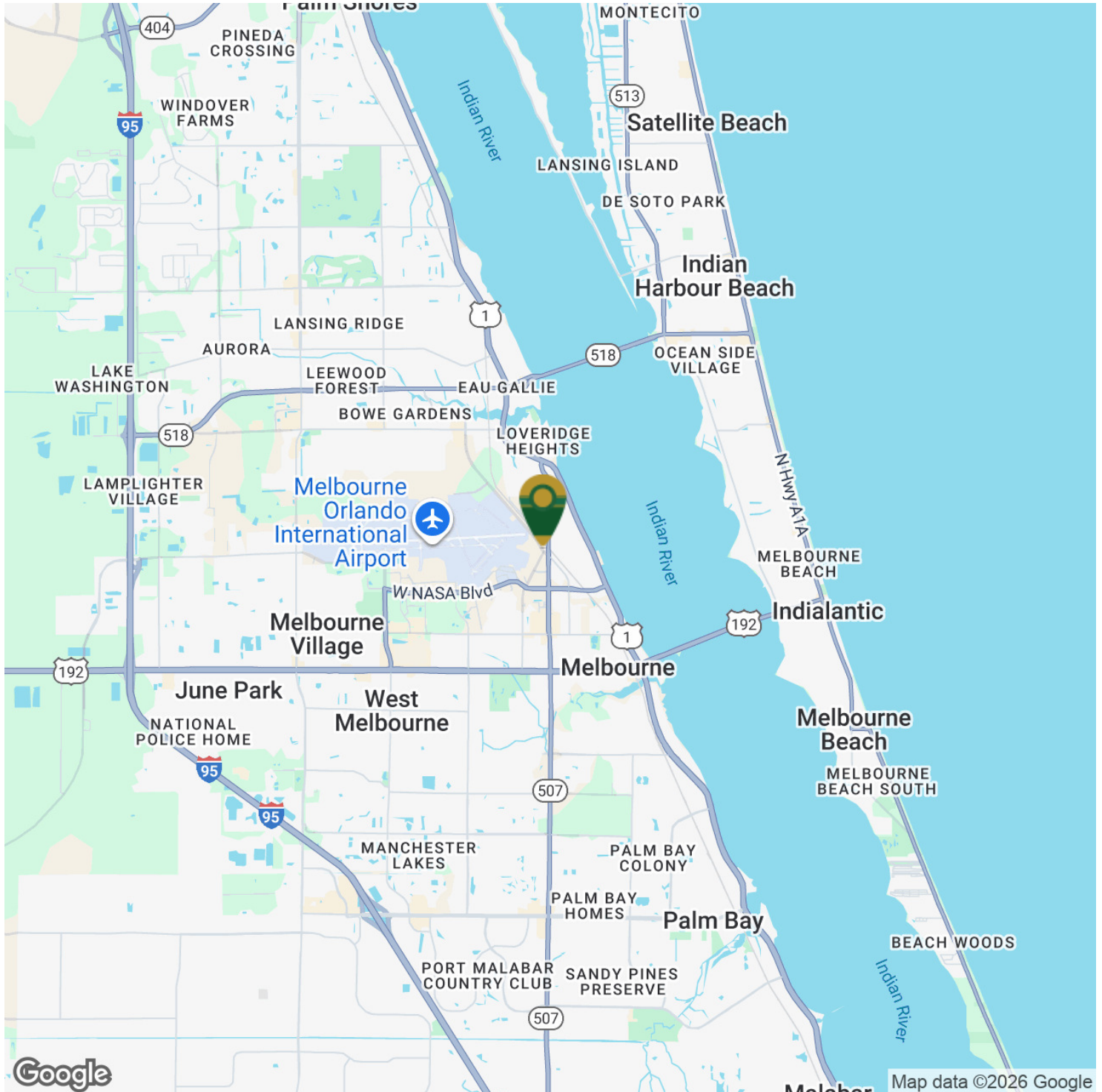
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### Location Map



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