



PROPERTY DESCRIPTION

Discover the perfect space for your business at 2419 S Babcock St in Melbourne, FL. This exceptional property offers a prime location ideal for retail, office, or other commercial use. With expansive windows, a spacious floor plan, and versatile layout options, this property provides the perfect canvas for creating a unique and inviting space. The property boasts ample parking for customers and employees, ensuring convenience and accessibility. The well-maintained exterior and modern design make this property a standout choice for businesses seeking a professional and attractive location. Don't miss the opportunity to lease this exceptional property and take your business to new heights.

LOCATION DESCRIPTION

Excellent location off of Babcock St., in Melbourne. Babcock St. is a main north/south thoroughfare with traffic counts of 31,500 AADT. Easy access to major roadways and public transportation, the location provides excellent connectivity for employees and clients.

OFFERING SUMMARY

Lease Rate:	\$2,000.00 - 2,300.00 per month (MG)
Number of Units:	10
Available SF:	1,000 - 1,350 SF
Lot Size:	0.53 Acres
Building Size:	6,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,558	25,056	61,351
Total Population	10,735	57,141	142,842
Average HH Income	\$62,559	\$74,749	\$87,251

BLAKE WILSON

Sales and Leasing Associate
321.722.0707 x24
Bwilson@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com



Suite A

2419 S. Babcock St.



2419 S Babcock St
For Lease



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Suite B



2419 S Babcock St
For Lease



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 1,350 SF	Lease Rate:	\$2,000.00 - \$2,300.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,000 SF	Modified Gross	\$2,000 per month	Excellent location for service retail or office use. Private office and bathroom, large open area.
Suite B	Available	1,350 SF	Modified Gross	\$2,300 per month	Well-located office with reception, six private offices, two bathrooms, and a kitchenette.

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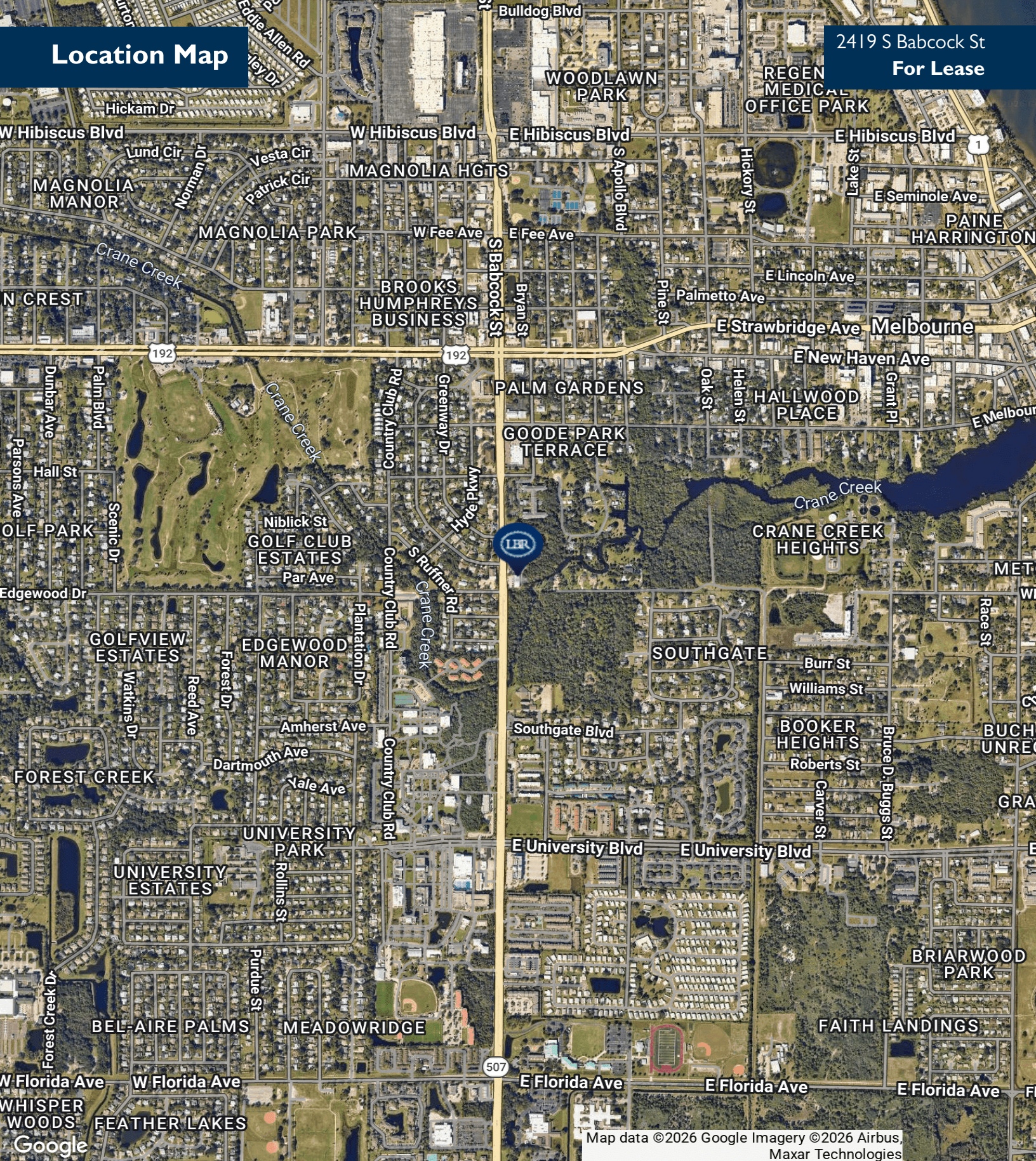
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Location Map

2419 S Babcock St
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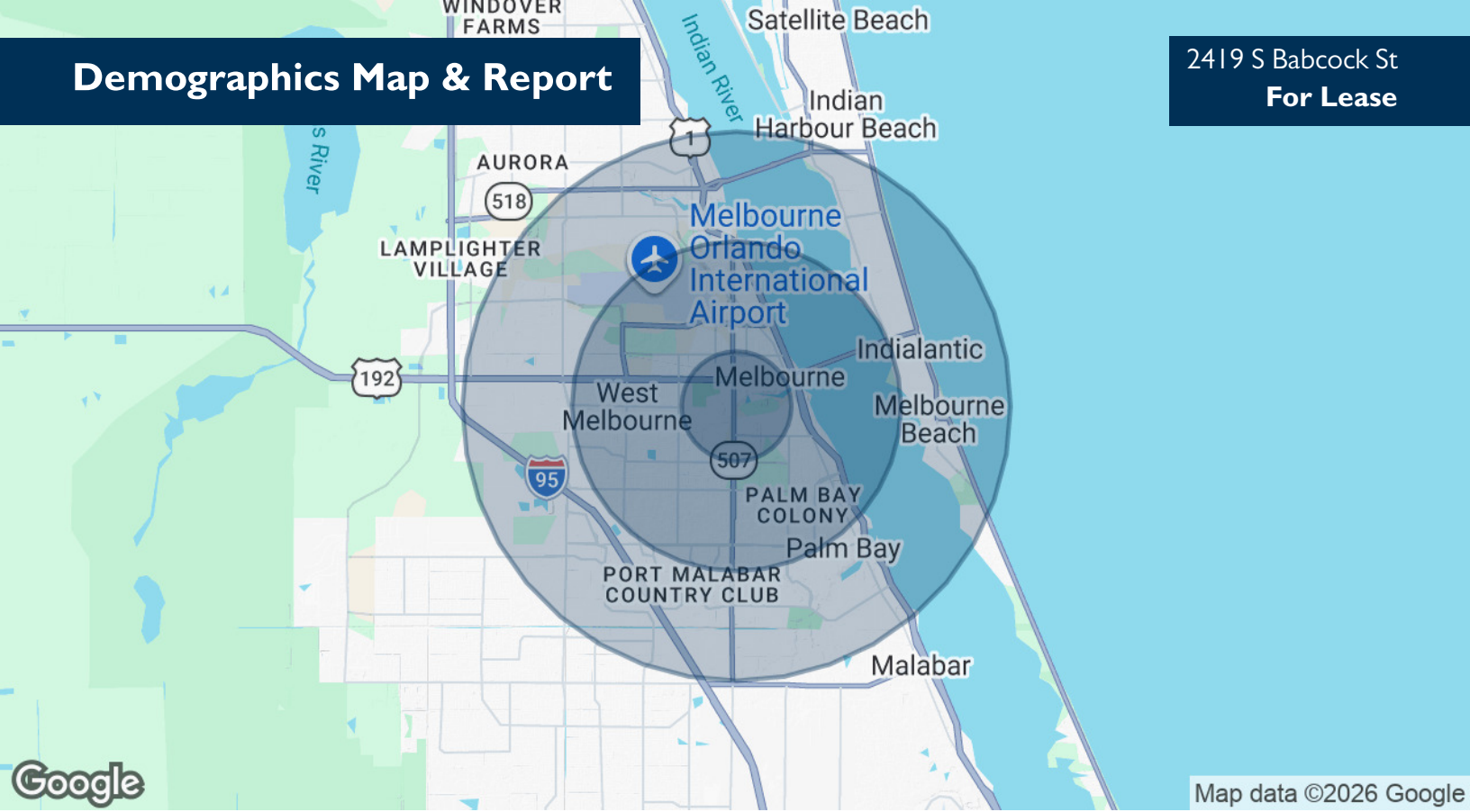
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Demographics Map & Report

2419 S Babcock St
For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,735	57,141	142,842
Average Age	44	45	46
Average Age (Male)	41	43	44
Average Age (Female)	47	47	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,558	25,056	61,351
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$62,559	\$74,749	\$87,251
Average House Value	\$267,545	\$278,555	\$344,007

Demographics data derived from AlphaMap

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