

Outparcels Available Located Across from Publix Anchored Shopping Center

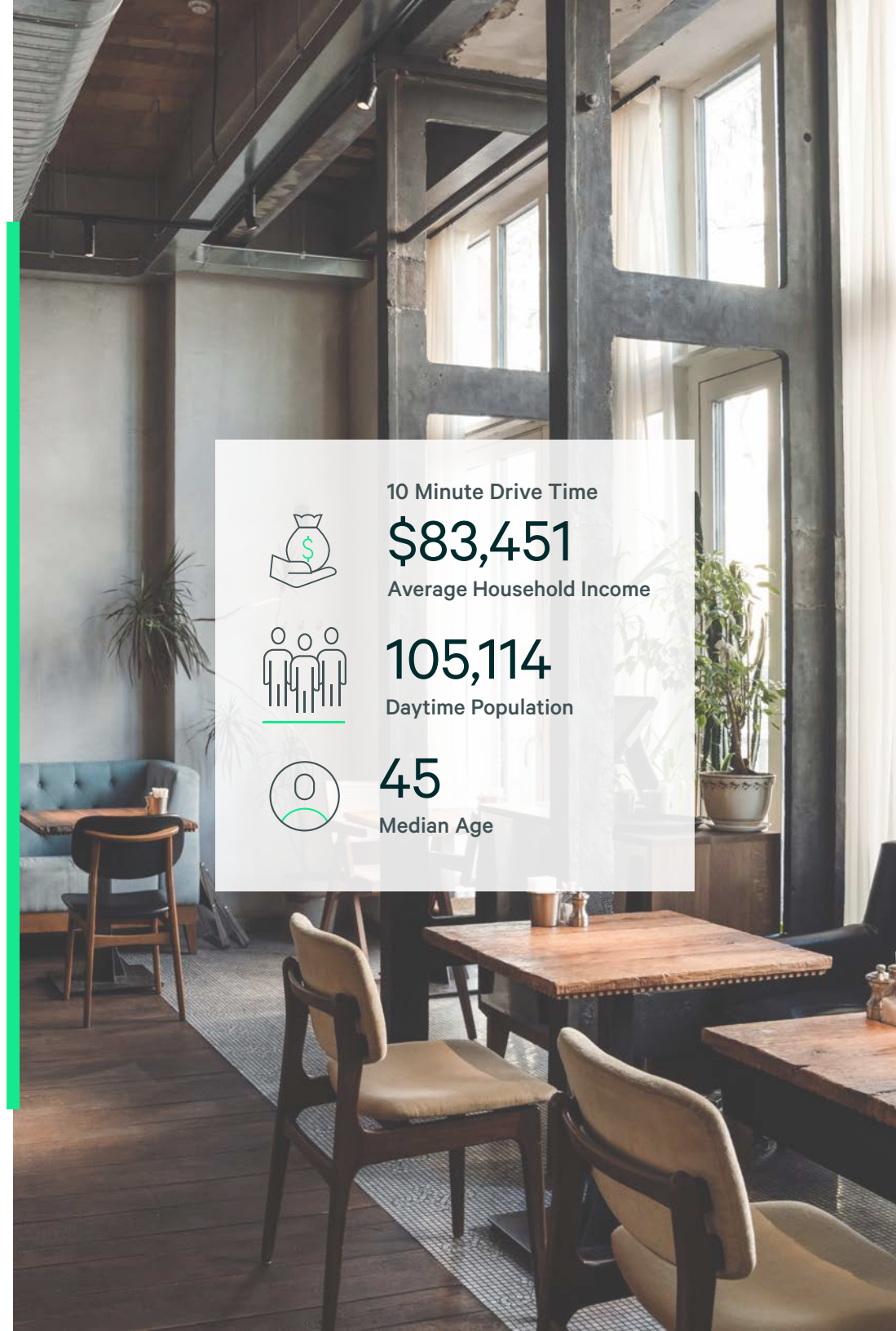
60 W. Hibiscus Blvd
Melbourne, FL 32901
www.cbre.com/orlando

Excellent visibility along S. Babcock St and W. Hibiscus Blvd



Property Overview

- + Outparcels for lease
 - 1.16± AC
 - 2.30± AC
- + Situated across from Publix anchored shopping center, Melbourne Shopping Center
- + Excellent visibility along S. Babcock St (35,590 AADT) and W. Hibiscus Blvd (15,110 AADT)
- + Multiple ingress and egress along S. Babcock and W. Hibiscus with cross access from neighboring Hilton Melbourne, Starbucks and Circle K
- + Nearby traffic drivers
 - Melbourne High School with approximately 2,249 students
 - Health First's Holmes Regional Medical Center with 550 beds
 - Melbourne Orlando International Airport Terminal serving approximately 922,916 passengers as of August 2024
- + Join nearby retailers – Publix, Starbucks, Pet Supermarket, Big Lots, Dollar Tree, Cato Fashions, Bealls Outlet, Conn's HomePlus, Firestone, Pizza Hut, WingStop, Club4 Fitness, Jersey Mike's Subs, McDonald's, Subway, Jimmy John's, Tropical Smoothie



10 Minute Drive Time

\$83,451

Average Household Income



105,114

Daytime Population



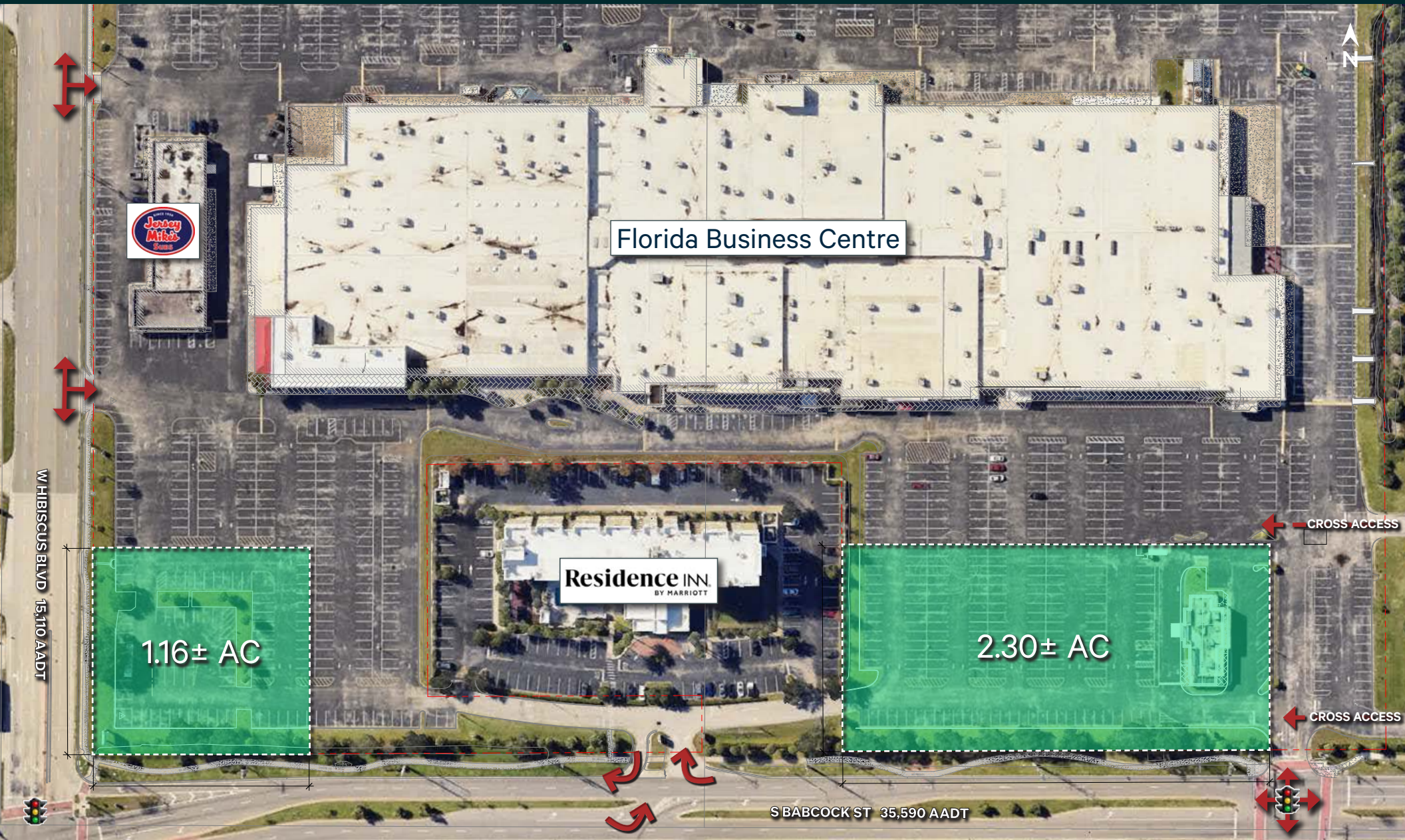
45

Median Age

Business Center Outparcels Available
60 W. Hibiscus Blvd | Melbourne, FL 32901

For Lease

Available Parcels | 1.16± AC and 2.30± AC



Business Center Outparcels Available
60 W. Hibiscus Blvd | Melbourne, FL 32901

For Lease

Aerial | Trade Area



2024

Demographics

5 Minutes

2,228

Total Population

48.4

Median Age

37,194

Daytime Population

\$71,730

Average Household
Income

10 Minutes

6,181

Total Population

45

Median Age

105,114

Daytime Population

\$83,451

Average Household
Income

15 Minutes

10,154

Total Population

46.5

Median Age

188,838

Daytime Population

\$93,998

Average Household
Income

20 Minutes

12,784

Total Population

47

Median Age

256,083

Daytime Population

\$101,777

Average Household
Income

For more information,
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