

Outparcels Available Located Across from Publix Anchored Shopping Center

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

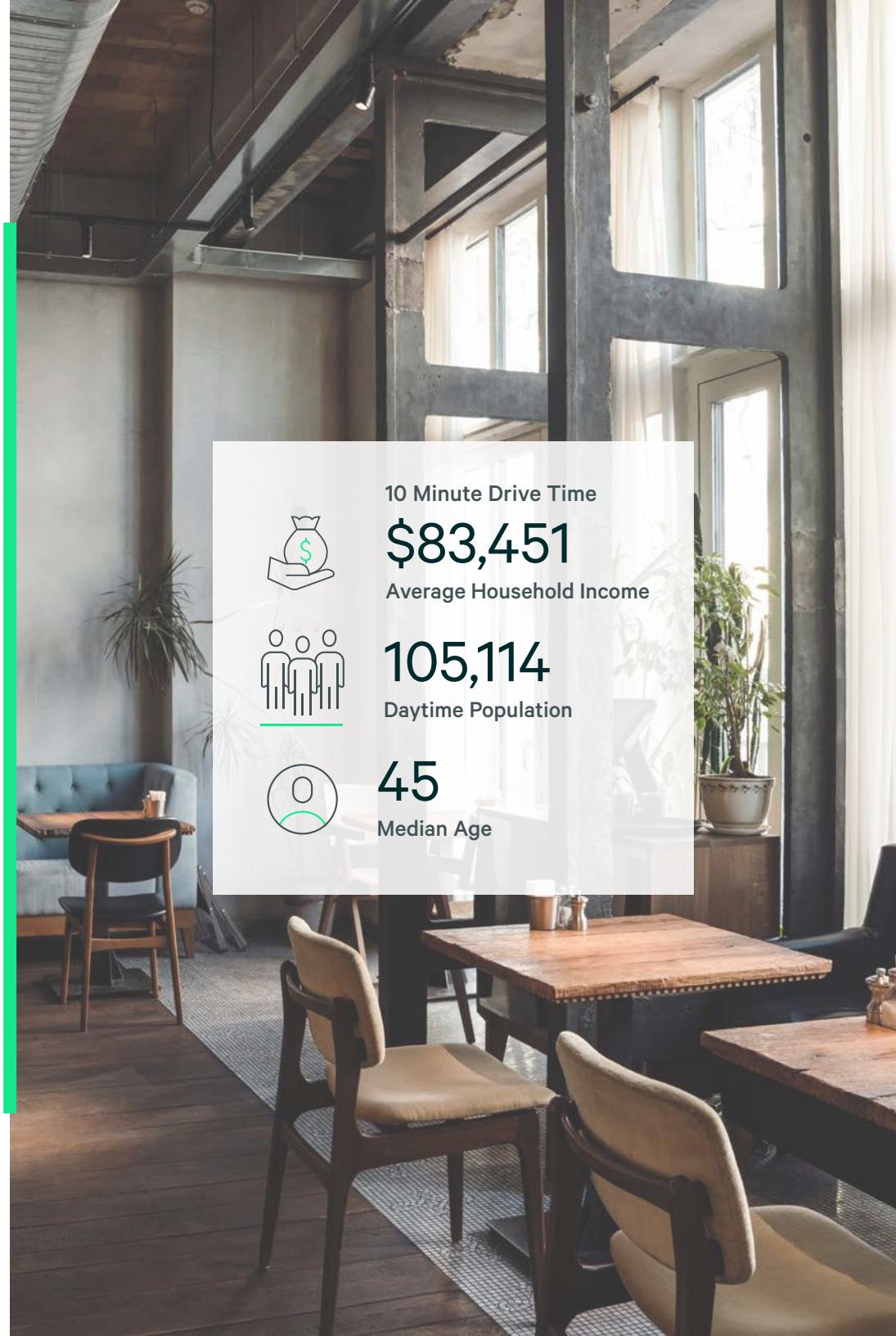
Excellent visibility along S. Babcock St and W. Hibiscus Blvd



Retail | For Lease

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

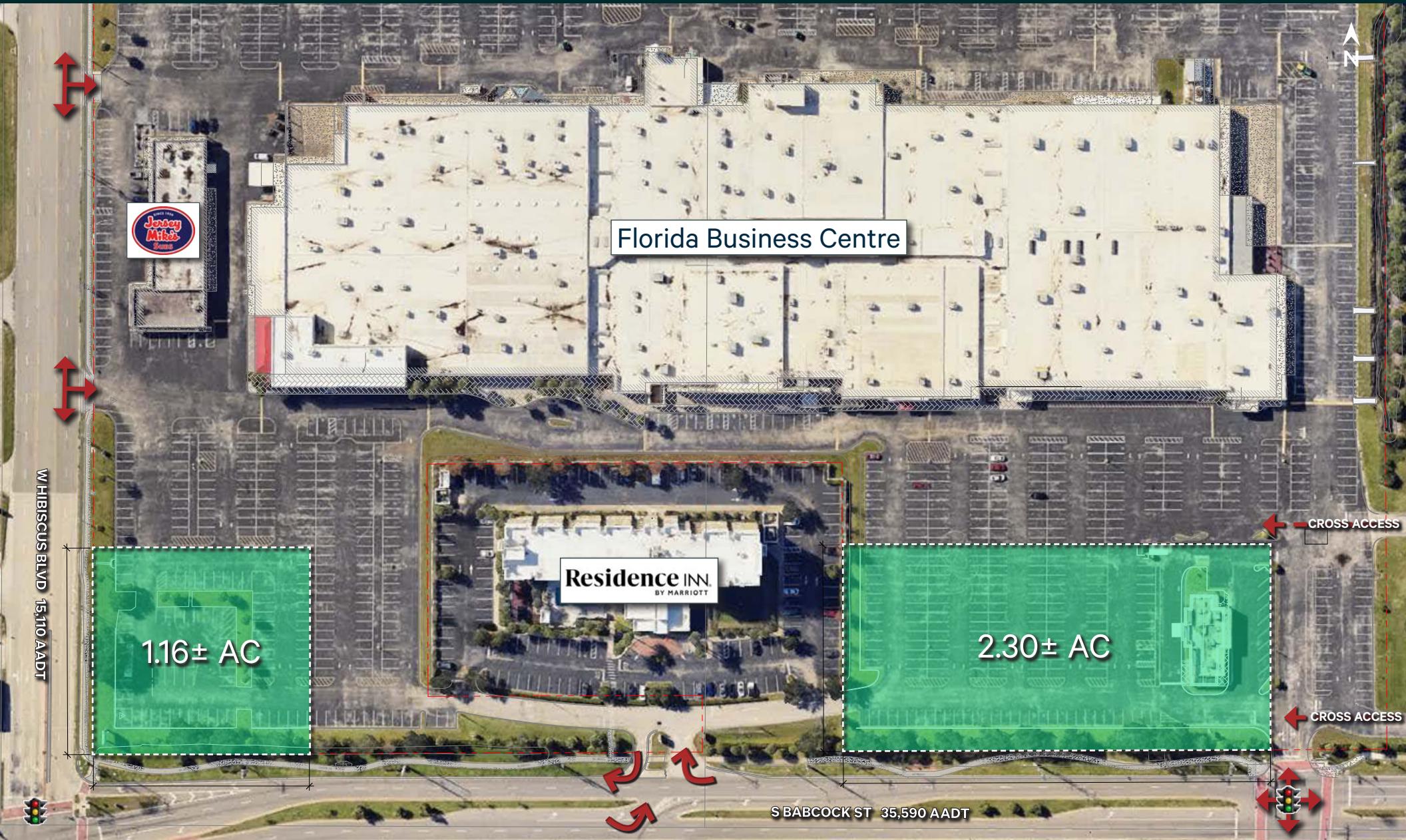


Business Center Outparcels Available

60 W. Hibiscus Blvd | Melbourne, FL 32901

For Lease

Available Parcels | $1.16\pm$ AC and $2.30\pm$ AC



Business Center Outparcels Available

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For Lease

Aerial | Trade Area



2024

Demographics



For more information,
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