

PROFESSIONAL OFFICE I FOR LEASE

372 Babcock St
Melbourne, FL 32935



**MVP
SALES
GROUP**

of


WATERMAN
REAL ESTATE^{inc}

Investments & Development

Meili Viera Porter
Broker, MBA, MS Real Estate
Development & Investments
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PROPERTY OVERVIEW



OFFERING

Professional office space available for your business! Totaling 15,000 square feet with numerous private offices, conference rooms & bathrooms. 3 buildings total, each building featuring 5,000 sq ft, all connected to create the most functional use of space for a large organization. Outstanding location right off Babcock, with quick access to US1 and the beaches! Be part of this vibrant Office condo park today! The site provides plenty of parking spaces for employees & patrons! C2 Zoning, ideal use includes all office professional, medical, I.T. , Call Center!

HIGHLIGHTS

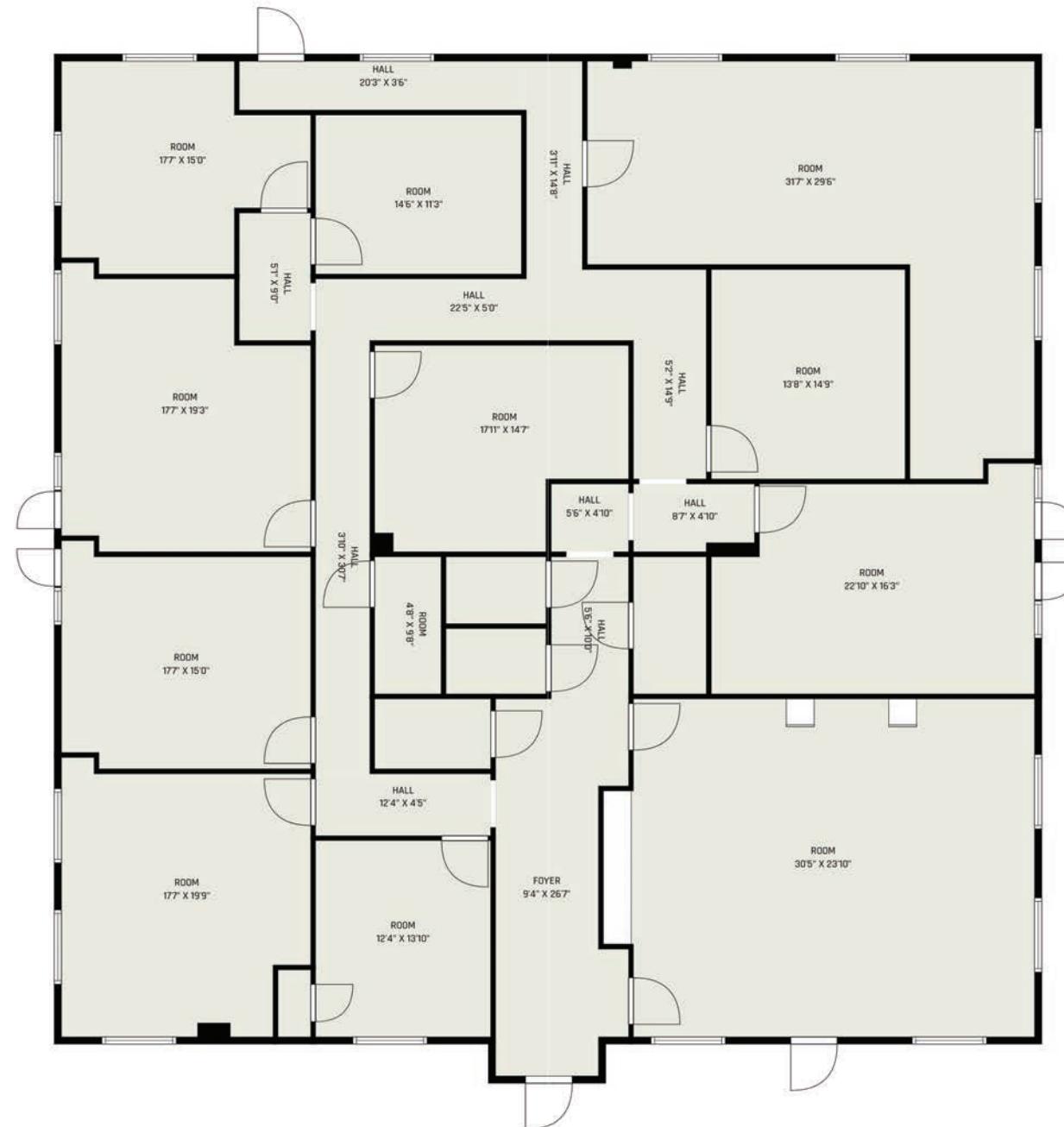
- Priced at **\$15 PSF + \$4 PSF NNN**
- 3 Connected Buildings - 5,000 Sq Ft each
- 28 Parking Spaces
- Office Intensive Layout
- Space is in Excellent Condition
- Lease rate does not include utilities



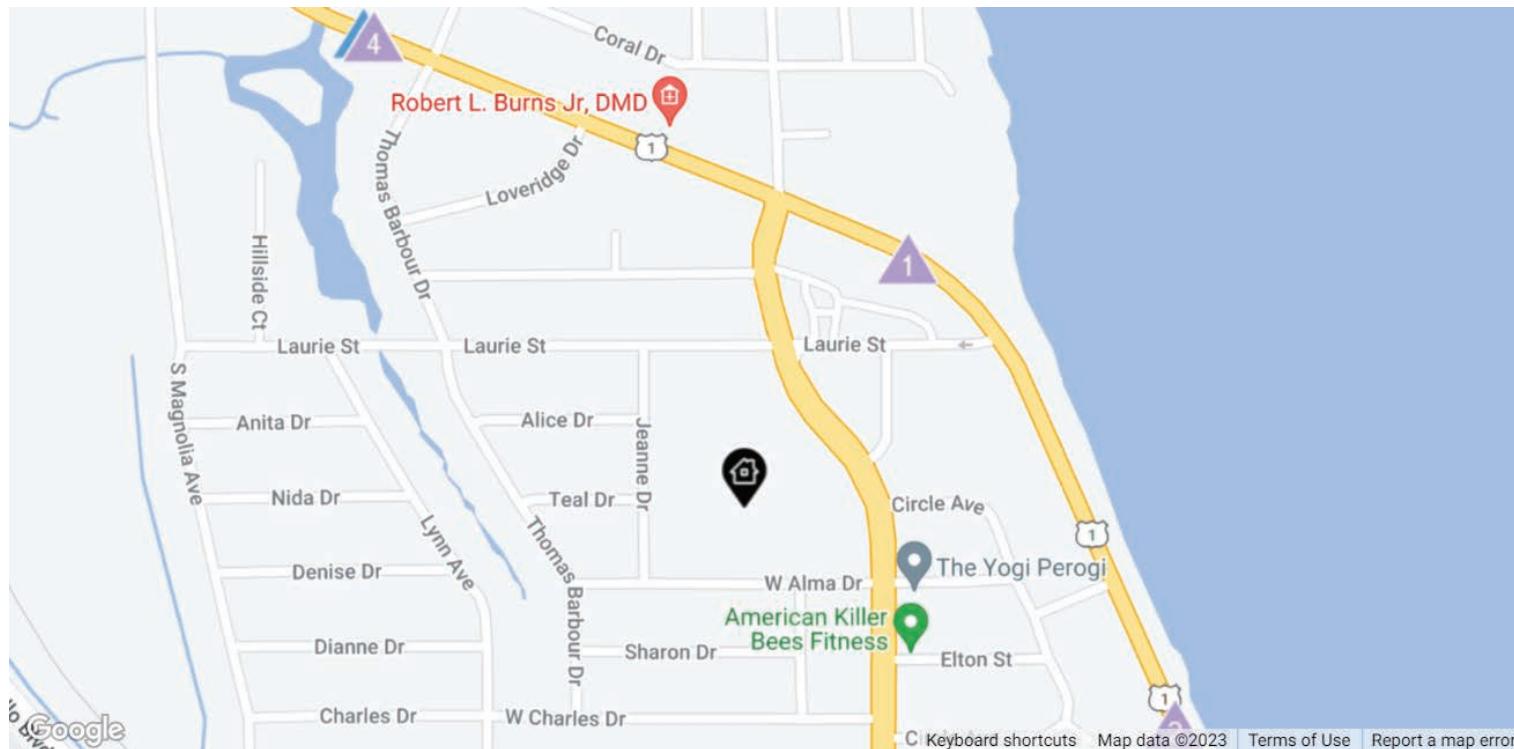
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Buyer is responsible for conducting his/her own investigation of all matters affecting the value of the property. By accepting this Marketing Brochure you agree to release Waterman Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

FLOOR PLAN



TRAFFIC COUNTS



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day



33,331

2022 Est. daily traffic counts

Street: NE Dixie Hwy
Cross: **Ballard Dr**
Cross Dir: **NW**
Dist: **0.09 miles**



35,514

2022 Est. daily traffic counts

Street: NE Dixie Hwy
Cross: **Nelson Ave**
Cross Dir: **SE**
Dist: **0.08 miles**



49,502

2022 Est. daily traffic counts

Street: North Harbor City Boulevard
Cross: **Laurie St**
Cross Dir: **SE**
Dist: **0.04 miles**



46,500

2021 Est. daily traffic counts

Street: North Harbor City Boulevard
Cross: **Thomas Barbour Dr**
Cross Dir: **SE**
Dist: **0.13 miles**



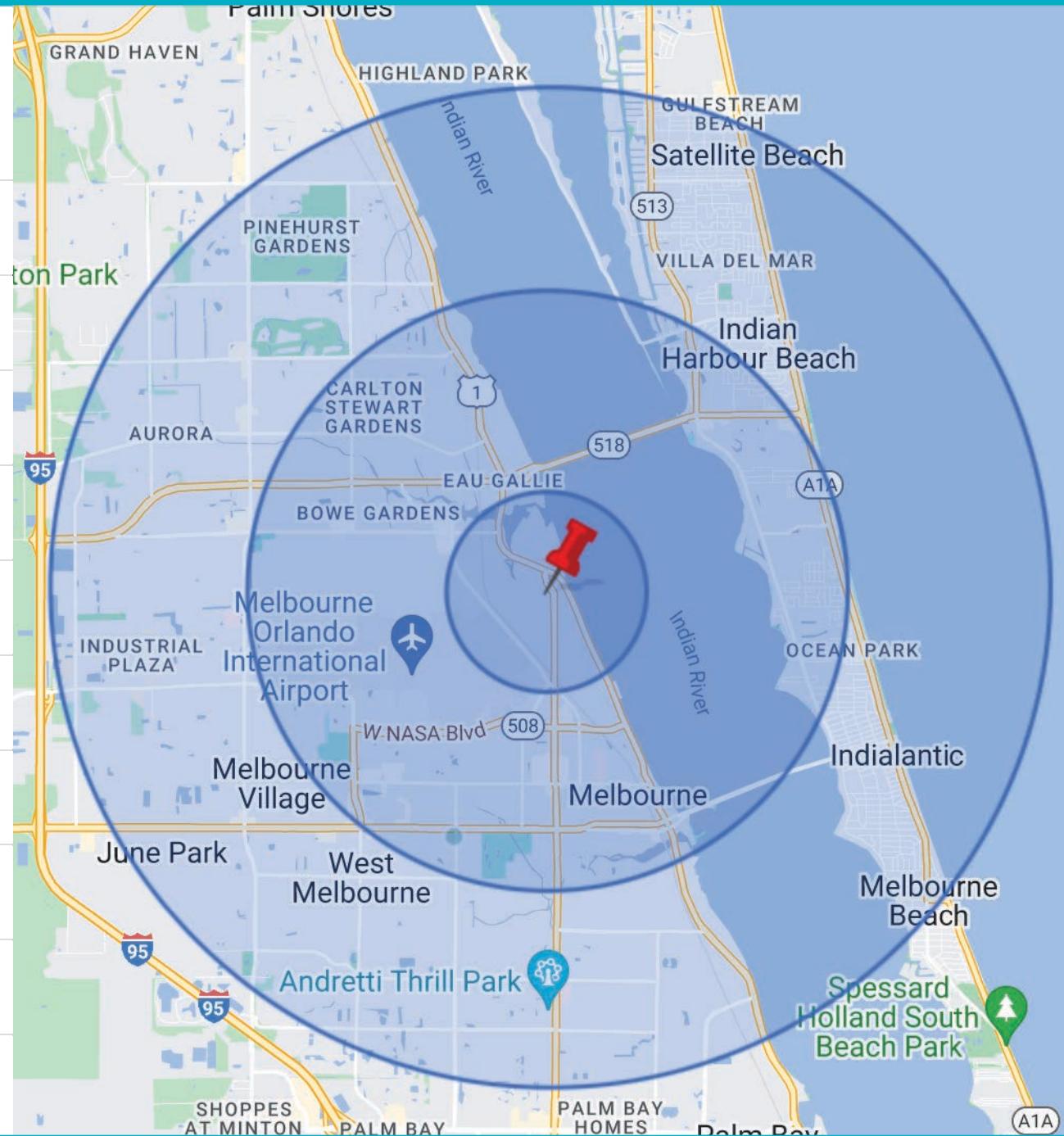
51,626

2022 Est. daily traffic counts

Street: NE Dixie Hwy
Cross: **Thomas Barbour Dr**
Cross Dir: **SE**
Dist: **0.06 miles**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	3,431	47,880	137,927
2028 Population	3,546	49,189	141,977
Pop Growth 2023-2028	+ 3.35%	+ 2.73%	+ 2.94%
Average Age	43	45	45
2023 Total Households	1,503	21,532	61,448
HH Growth 2023-2028	+ 3.19%	+ 2.68%	+ 2.93%
Median Household Inc	\$47,938	\$56,246	\$60,206
Avg Household Size	2.30	2.20	2.20
2023 Avg HH Vehicles	1.00	2.00	2.00
Median Home Value	\$217,110	\$204,919	\$242,824
Median Year Built	1958	1973	1981



PHOTOS



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PHOTOS



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