

Florida Marketplace

1374 S. Babcock Street, Melbourne, FL 32901

For Sub-Lease / Centrally Located / Some FF&E Negotiable / Ample Parking



OFFERING SUMMARY

Available SF: 10,405 SF

Lease Rate: \$12.00 SF/yr (NNN)

Zoning: City of Melbourne
Commercial Parkway
(CP)

PROPERTY OVERVIEW

Reception, Private Offices, Training Rooms, IT Room, Large Break Room
Approximately 125 Work Stations. Some FF&E Negotiable
Tile/Carpet & Drop Ceiling Throughout
100% Fire Sprinklered. City Water/Sewer, Fiber, FPL Electric
Sub-Lease Term Expires 3/31/28. One 5-Year Renewal Option
CP Zoning: Office, Electronic Assembly, Retail, Schools & More!
Est. \$4.25 PSF OPEX
DO NOT DISTURB TENANT

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between US 192 & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, Downtown Melbourne, Melbourne Square Mall and all of the schools, dining, daycare and beaches that the area has to offer. Easily accessible via nearby US1, Hibiscus Boulevard & Nasa Boulevard. Make this the future home for your business today!



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

Licensed Real Estate Broker
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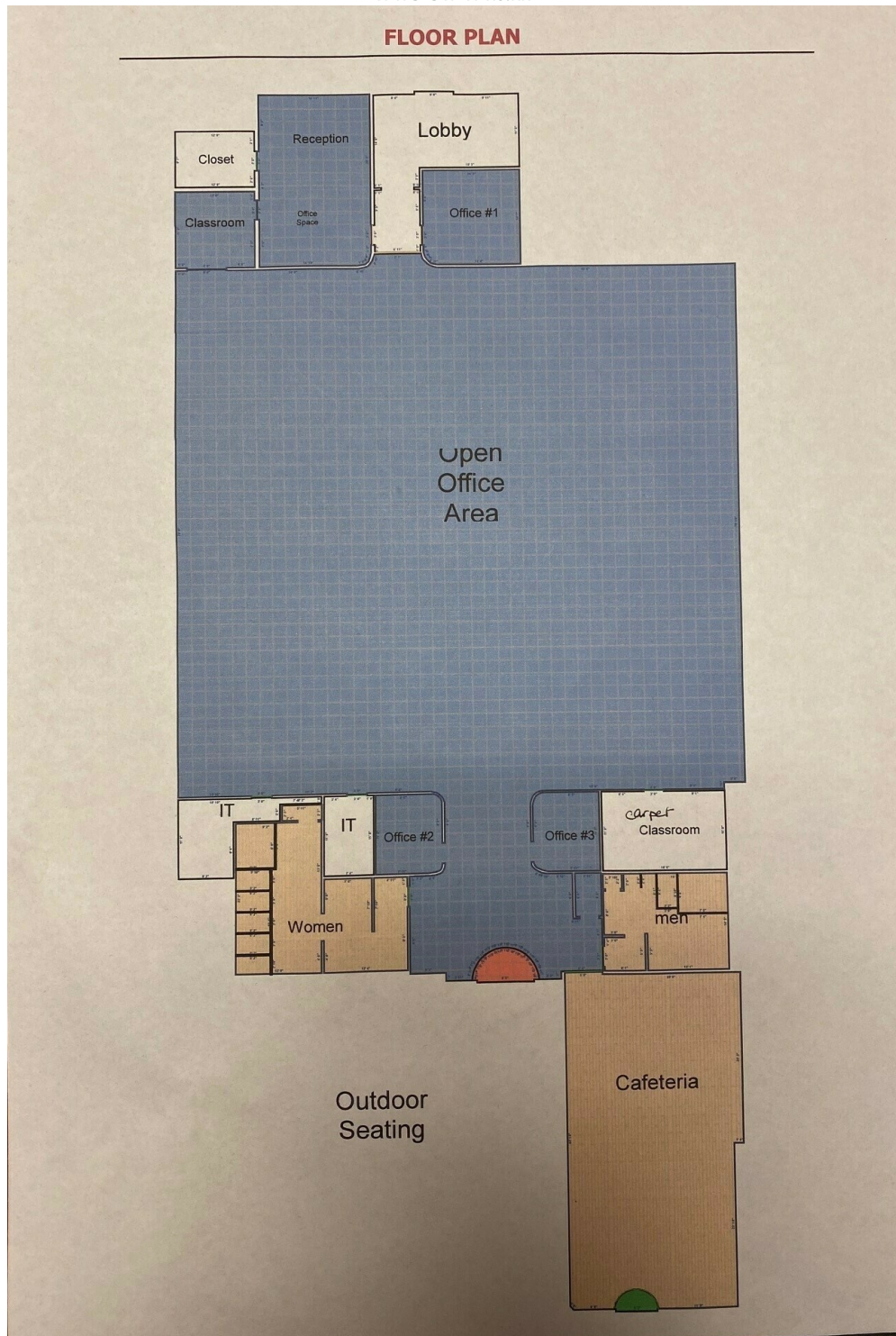
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Floor Plan



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Interior Photos



Individual Members
Michael S. Ullian

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SIOR
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Zachary M. Ullian

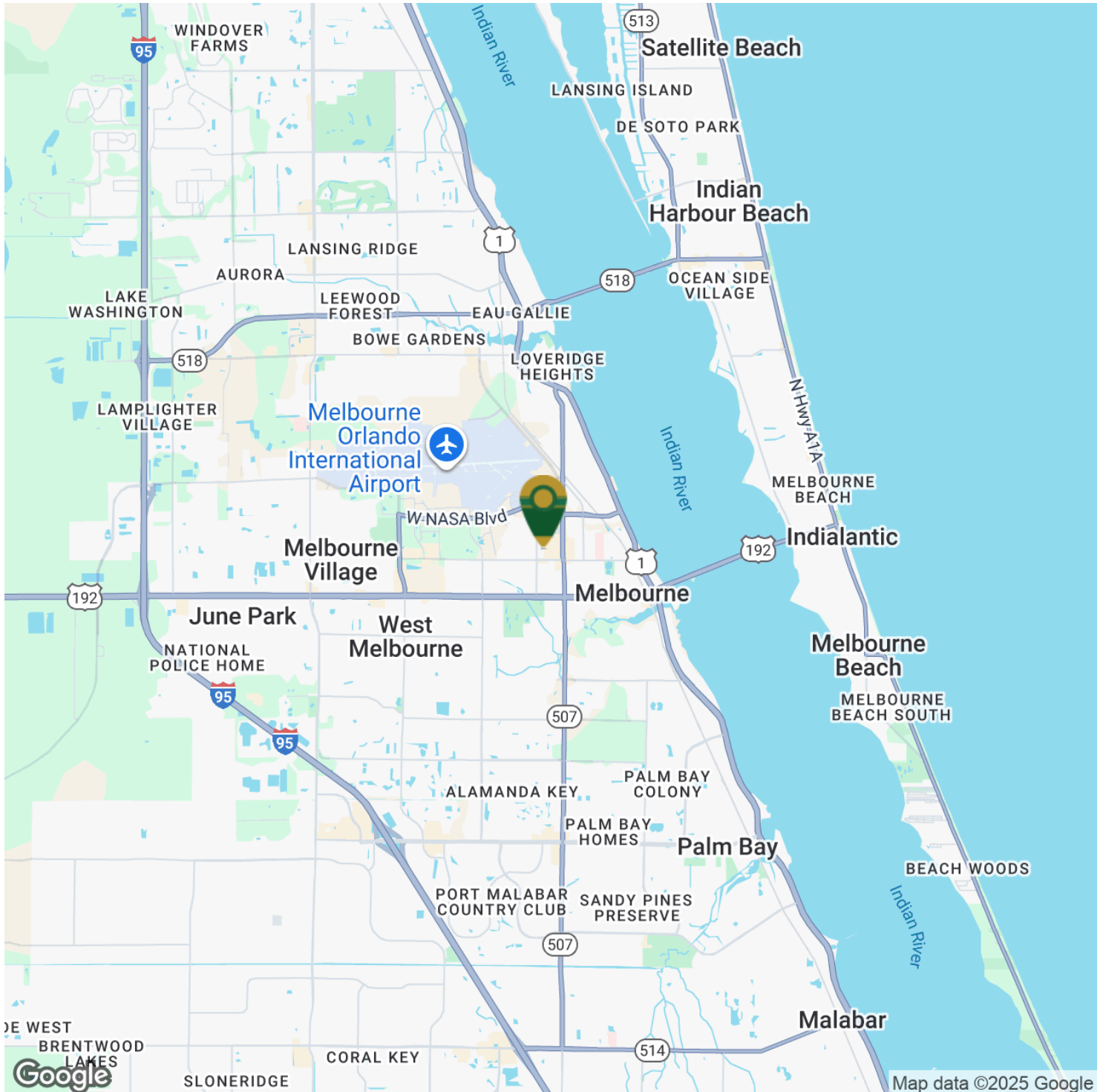
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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Location Map



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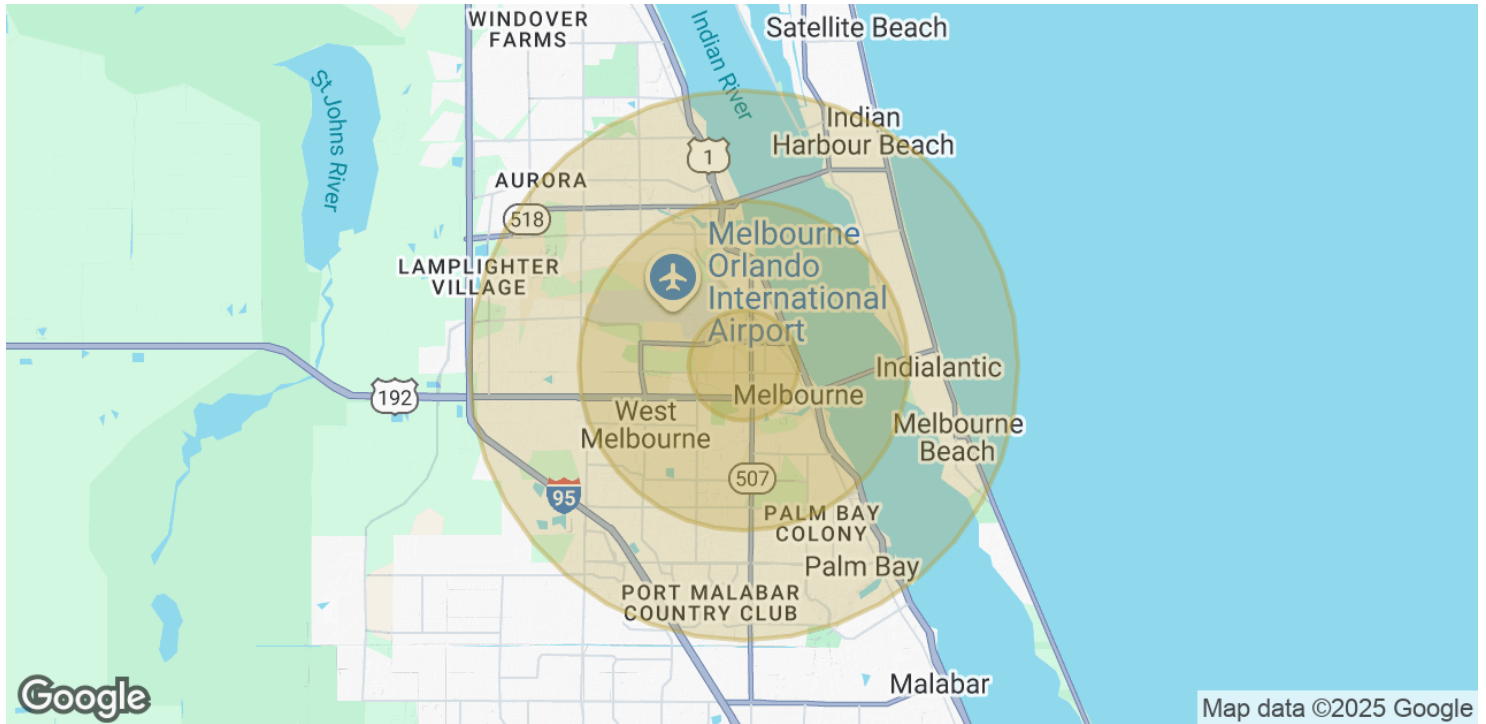


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,712	46,718	135,617
Average Age	41.1	41.7	43.7
Average Age (Male)	39.0	39.6	41.7
Average Age (Female)	46.1	45.2	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,181	21,597	63,682
# of Persons per HH	1.7	2.2	2.1
Average HH Income	\$39,266	\$59,911	\$64,163
Average House Value	\$147,448	\$201,492	\$210,747

2020 American Community Survey (ACS)



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