

BABB RD

6141 SE Babb Rd | Belleview, FL
OFFERING MEMORANDUM



Babb Rd

CONTENTS

01 Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

02 Property Description

- Property Features
- Site Plan
- Parcel Map

03 Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

04 Demographics

- General Demographics
- Race Demographics

05 Company Profile

- Advisor Profile

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ISL Commercial

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ISLcommercial.com

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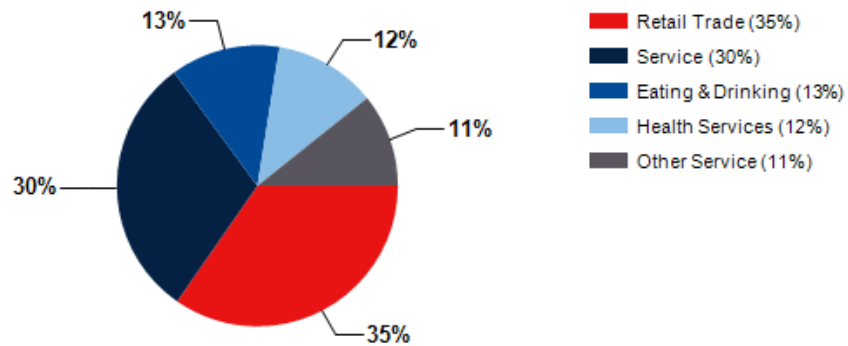
BABB RD

01

Location

Location Summary
Local Business Map
Major Employers
Aerial View Map

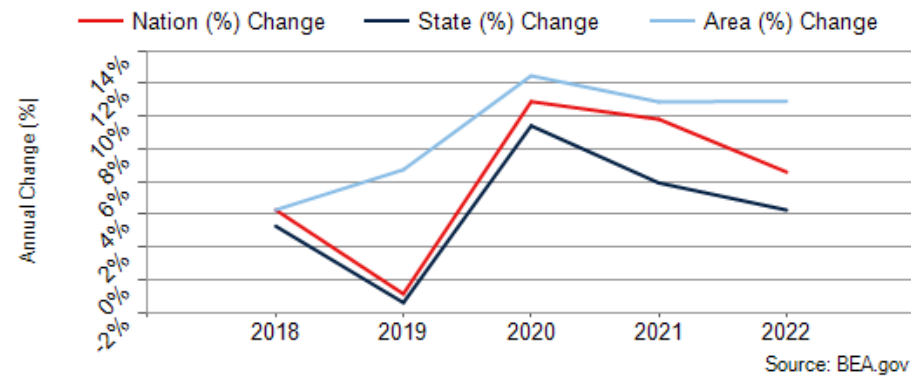
Major Industries by Employee Count

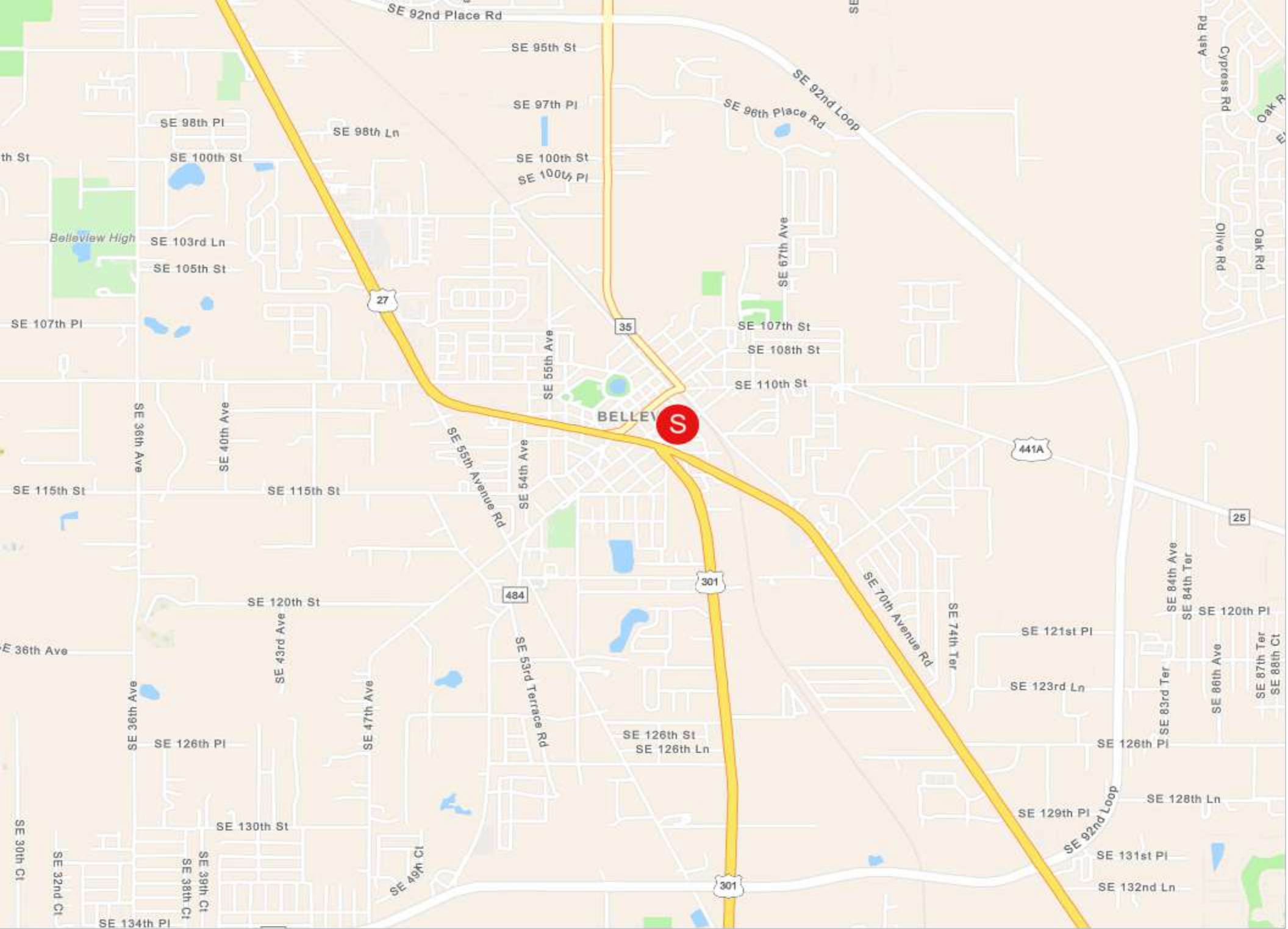


Largest Employers

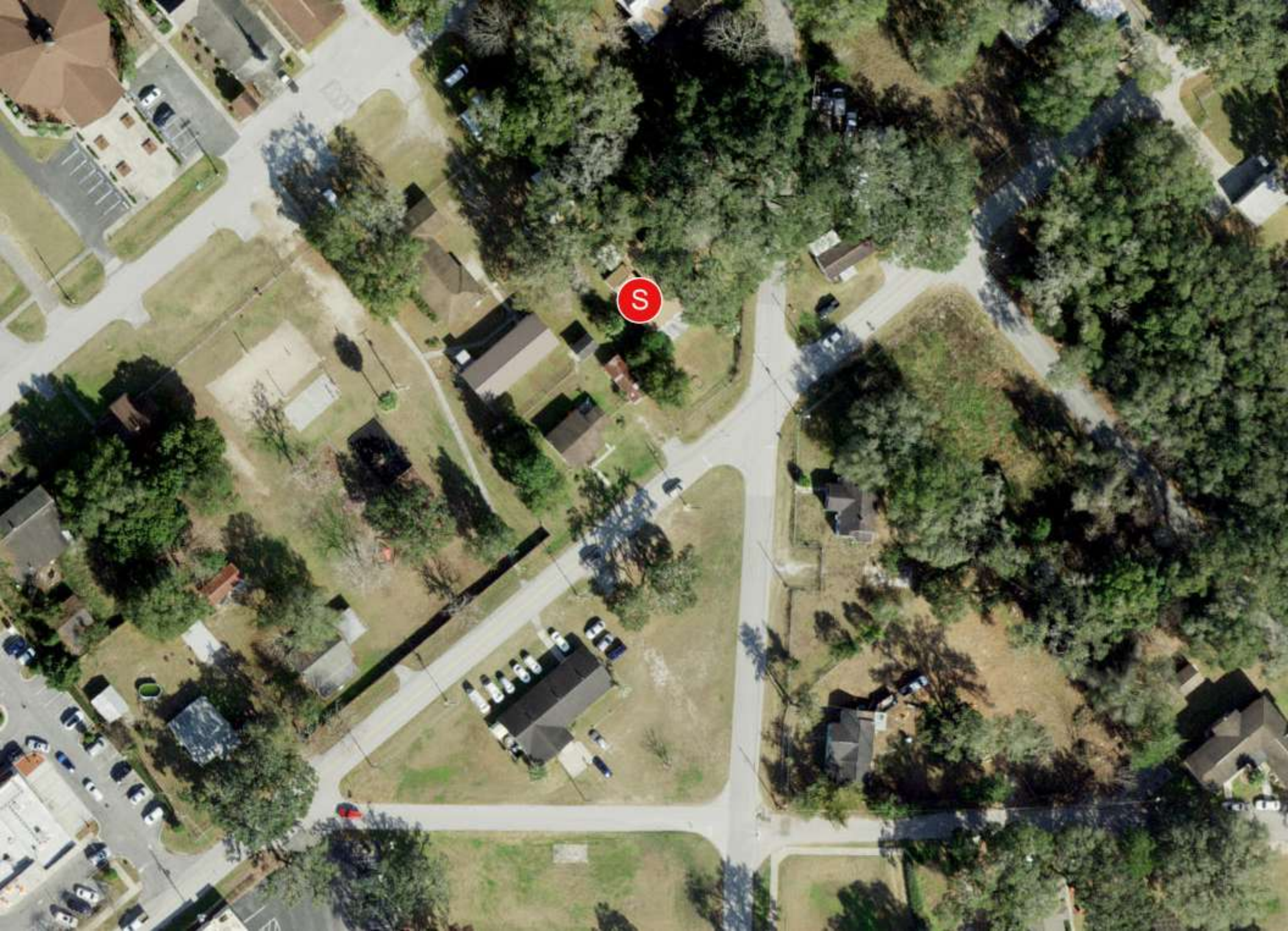
Publix Super Markets	16,537
Polk County School Board	13,500
Lakeland Regional Health	7,865
Walmart	5,523
Amazon	5,500
BayCare	3,332
GEICO	3,000
City of Lakeland	2,696

Marion County GDP Trend









BABB RD

02

Property Description

Property Features

Site Plan

Parcel Map

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	1,876
LAND SF	22,651
LAND ACRES	.52
# OF PARCELS	1
YEAR BUILT	1958
YEAR RENOVATED	2024
ZONING TYPE	B4
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
LOT DIMENSION	150x150
TRAFFIC COUNTS	15403
SIGNALIZED CORNER	SE 1100th st

MULTI-FAMILY VITALS

NUMBER OF UNITS	1
HVAC	Central

COMMERCIAL VITALS

NUMBER OF UNITS	2
HVAC	2

CONSTRUCTION

FOUNDATION	slab
FRAMING	vinyl
PARKING SURFACE	asphalt
ROOF	Shingle





BABB RD

03

Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1

**10252**

10252 S Hwy 441
Bellevue, FL 34420

BUILDING SF	7,078
LAND SF	44,431
LAND ACRES	1.02
YEAR BUILT	1987
SALE PRICE	\$266
PRICE PSF	\$0.04
LAND PSF	\$0.01
OCCUPANCY	100%
CLOSING DATE	7/29/2025
DAYS ON MARKET	480
DISTANCE	2.2 miles

Bldg Price/SF

\$0 - \$205

LOW



HIGH

Land Price/SF

\$0 - \$46

LOW



HIGH

2

**6333**

6333 SE 110th St
Bellevue, FL 34420

BUILDING SF	3,600
LAND SF	16,988
LAND ACRES	.39
YEAR BUILT	2008
SALE PRICE	\$654,300
PRICE PSF	\$181.75
LAND PSF	\$38.52
OCCUPANCY	100%
LEASE TYPE	retail
CLOSING DATE	3/20/2024
DISTANCE	0.4 miles

Bldg Price/SF

\$0 - \$205

LOW



HIGH

Land Price/SF

\$0 - \$46

LOW



HIGH

3

**12672**

12672 SE US Hwy 301
Bellevue, FL 34420

BUILDING SF	2,320
LAND SF	37,462
LAND ACRES	.86
YEAR BUILT	2003
SALE PRICE	\$475,000
PRICE PSF	\$204.74
LAND PSF	\$12.68
OCCUPANCY	100%
LEASE TYPE	retail
CLOSING DATE	8/13/2025
DAYS ON MARKET	341
DISTANCE	1.4 miles

Bldg Price/SF

\$0 - \$205

LOW

HIGH

Land Price/SF

\$0 - \$46

LOW

HIGH

4

**10228**

10228 E Highway 25
Bellevue, FL 34420

BUILDING SF	4,000
LAND SF	47,916
LAND ACRES	1.10
YEAR BUILT	1990
SALE PRICE	\$350,000
PRICE PSF	\$87.50
LAND PSF	\$7.30
OCCUPANCY	100%
LEASE TYPE	office
CLOSING DATE	4/10/2024
DAYS ON MARKET	365
DISTANCE	4.2 miles

Bldg Price/SF

\$0 - \$205

LOW

HIGH

Land Price/SF

\$0 - \$46

LOW

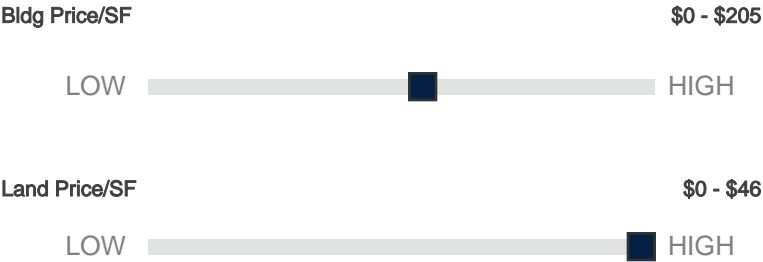
HIGH

5



5516
5516 SE 113th St
Bellevue, FL 34420

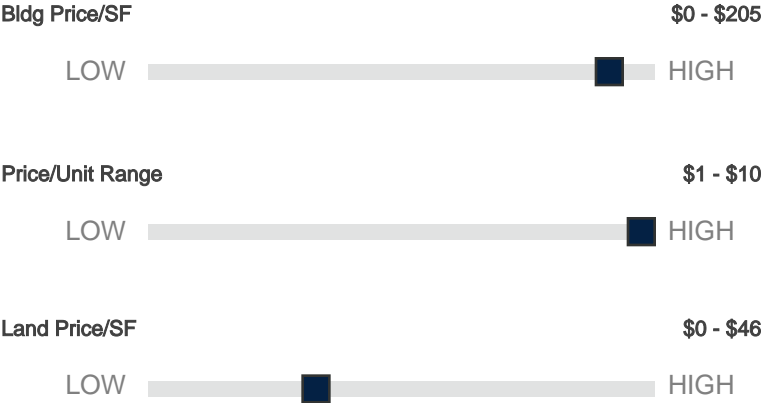
BUILDING SF	2,329
LAND SF	5,663
LAND ACRES	.13
YEAR BUILT	1953
SALE PRICE	\$260,000
PRICE PSF	\$111.64
LAND PSF	\$45.91
OCCUPANCY	100%
CLOSING DATE	1/22/2025
DAYS ON MARKET	620
DISTANCE	0.7 miles



S

Babb Rd
6141 SE Babb Rd
Bellevue, FL 34220

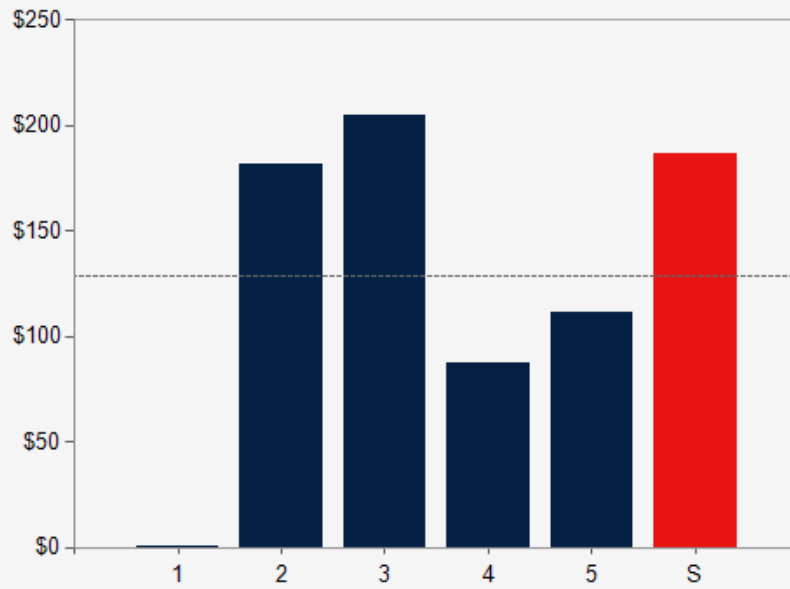
BUILDING SF	1,876
LAND SF	22,651
LAND ACRES	.52
YEAR BUILT	1958
ASKING PRICE	\$350,000
PRICE PSF	\$186.57
LAND PSF	\$15.45



	PROPERTY	SALE PRICE	BLDG SF	PSF	Land SF	LAND PSF	CLOSE DATE	DISTANCE (mi)
1	 10252 10252 S Hwy 441 Belleview, FL 34420	\$266	7,078	\$0.04	44,431	\$0.01	7/29/2025	2.20
2	 6333 6333 SE 110th St Belleview, FL 34420	\$654,300	3,600	\$181.75	16,988	\$38.52	3/20/2024	0.40
3	 12672 12672 SE US Hwy 301 Belleview, FL 34420	\$475,000	2,320	\$204.74	37,462	\$12.68	8/13/2025	1.40
4	 10228 10228 E Highway 25 Belleview, FL 34420	\$350,000	4,000	\$87.50	47,916	\$7.30	4/10/2024	4.20
5	 5516 5516 SE 113th St Belleview, FL 34420	\$260,000	2,329	\$111.64	5,663	\$45.91	1/22/2025	0.70
	AVERAGES	\$347,913	3,865	\$117.13	30,492	\$20.88		
S	Babb Rd 6141 SE Babb Rd Belleview, FL 34220	\$350,000	1,876	\$186.57	22,651	\$15.45		

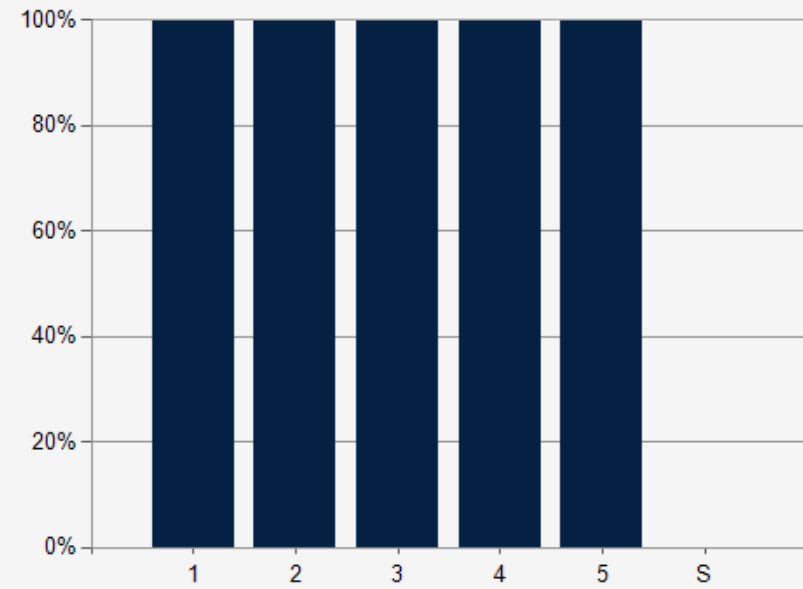
Price/SF

Average: \$128.71



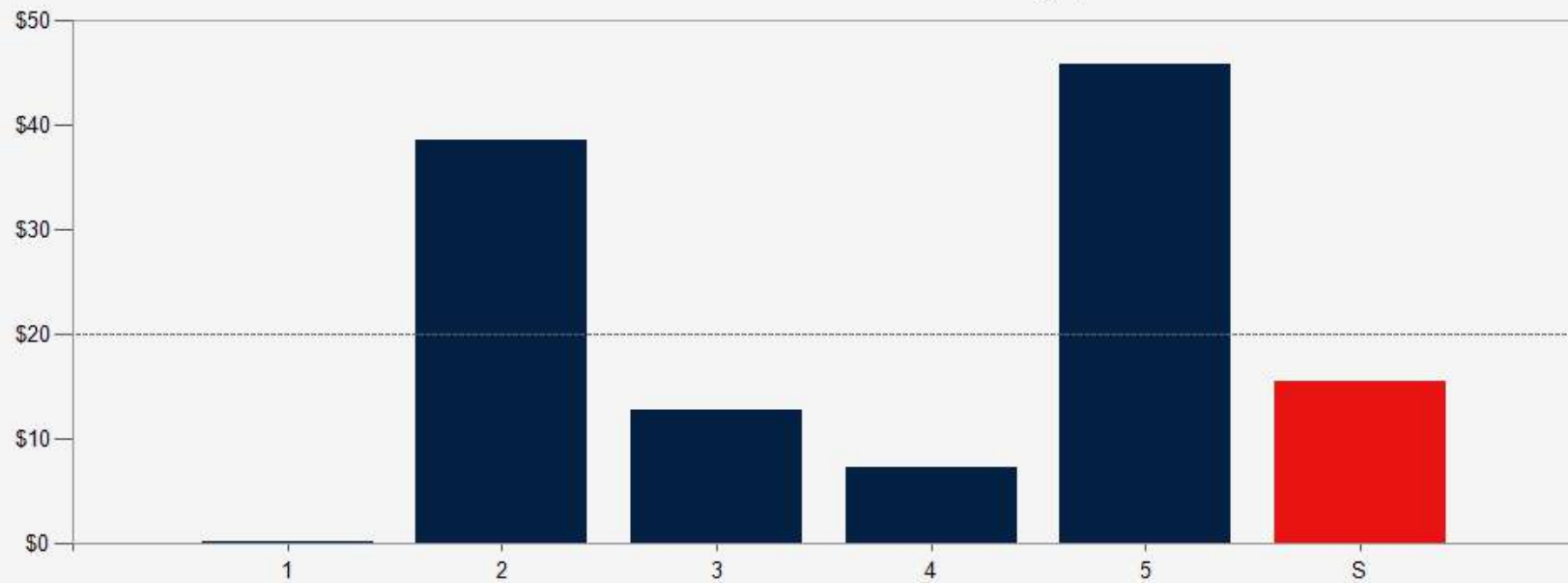
Occupancy

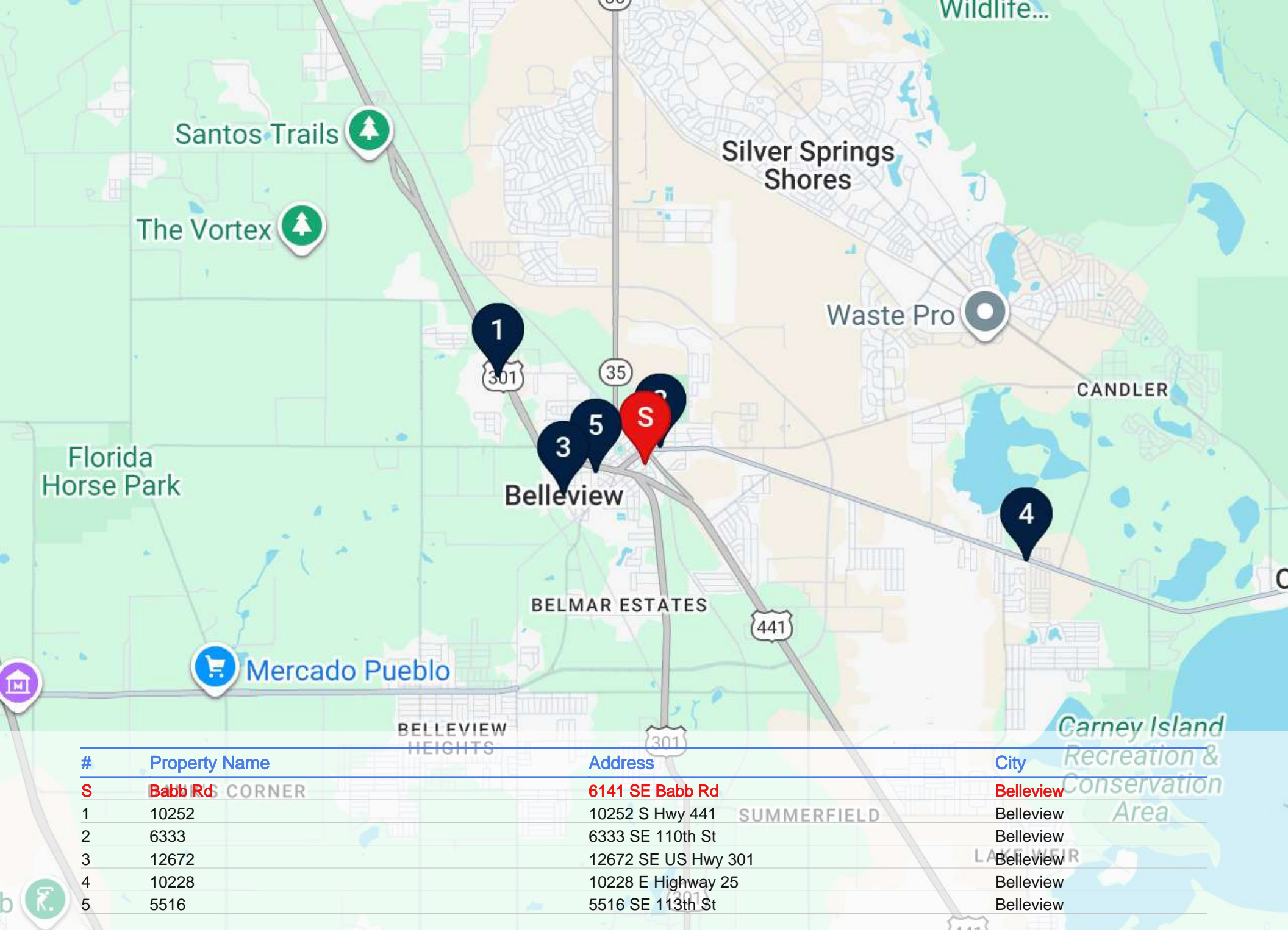
Average: 100.00%



Land PSF

Average: \$19.98





#	Property Name	Address	City
S	Babb Rd CORNER	6141 SE Babb Rd	Belleview
1	10252	10252 S Hwy 441	Belleview
2	6333	6333 SE 110th St	Belleview
3	12672	12672 SE US Hwy 301	Belleview
4	10228	10228 E Highway 25	Belleview
5	5516	5516 SE 113th St	Belleview

BABB RD

04

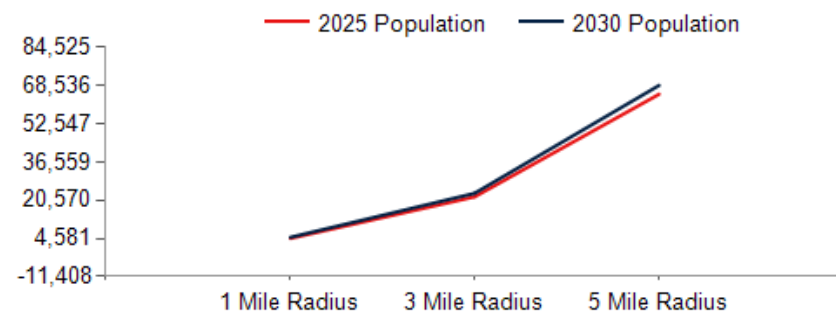
Demographics

General Demographics

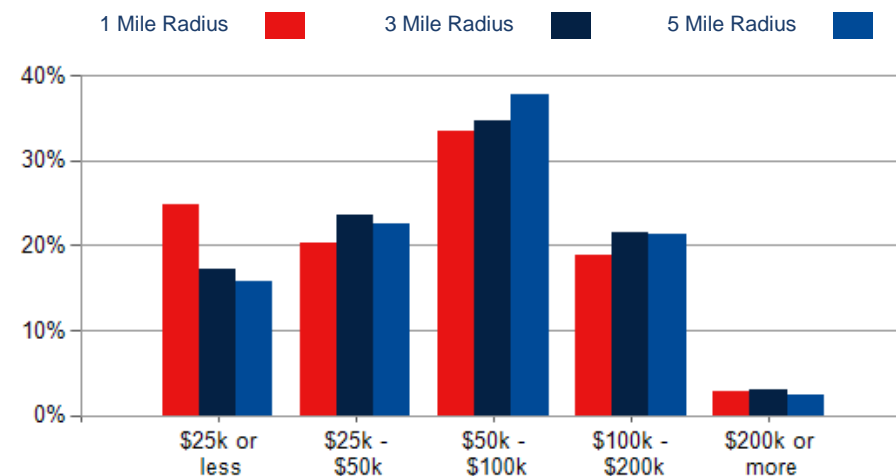
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,528	13,360	37,135
2010 Population	3,831	16,962	50,847
2025 Population	4,581	21,992	64,863
2030 Population	5,032	23,460	68,536
2025 African American	315	1,681	7,830
2025 American Indian	22	95	327
2025 Asian	29	228	789
2025 Hispanic	839	4,212	13,219
2025 Other Race	279	1,319	4,098
2025 White	3,373	15,920	43,547
2025 Multiracial	556	2,728	8,217
2025-2030: Population: Growth Rate	9.50%	6.50%	5.55%

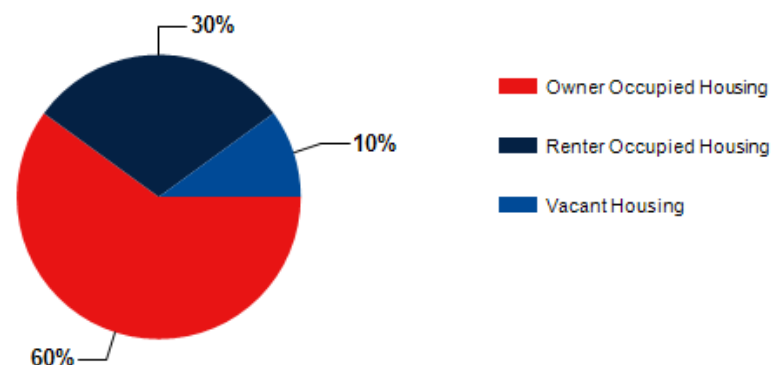
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	318	1,084	2,607
\$15,000-\$24,999	146	450	1,587
\$25,000-\$34,999	135	753	2,277
\$35,000-\$49,999	244	1,352	3,700
\$50,000-\$74,999	415	1,940	6,168
\$75,000-\$99,999	211	1,158	3,832
\$100,000-\$149,999	158	1,329	4,122
\$150,000-\$199,999	195	597	1,488
\$200,000 or greater	53	270	651
Median HH Income	\$55,988	\$60,879	\$61,881
Average HH Income	\$72,776	\$75,961	\$75,485



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

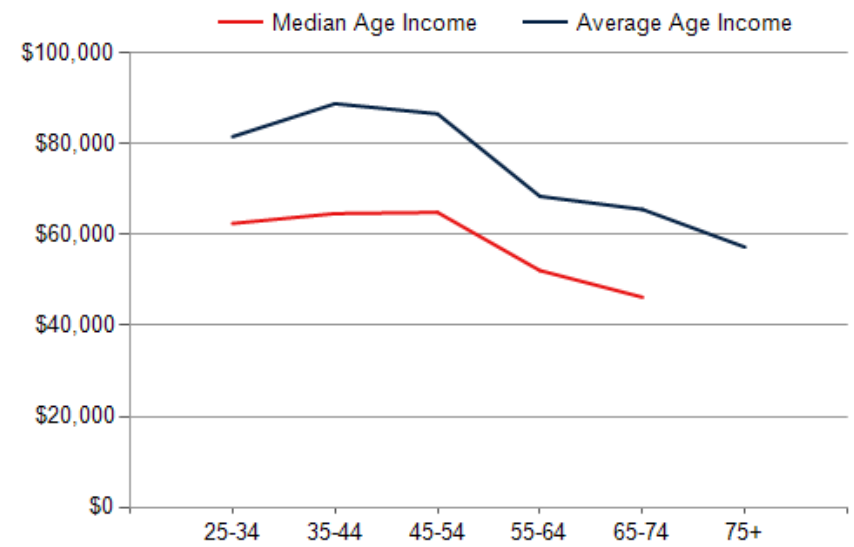
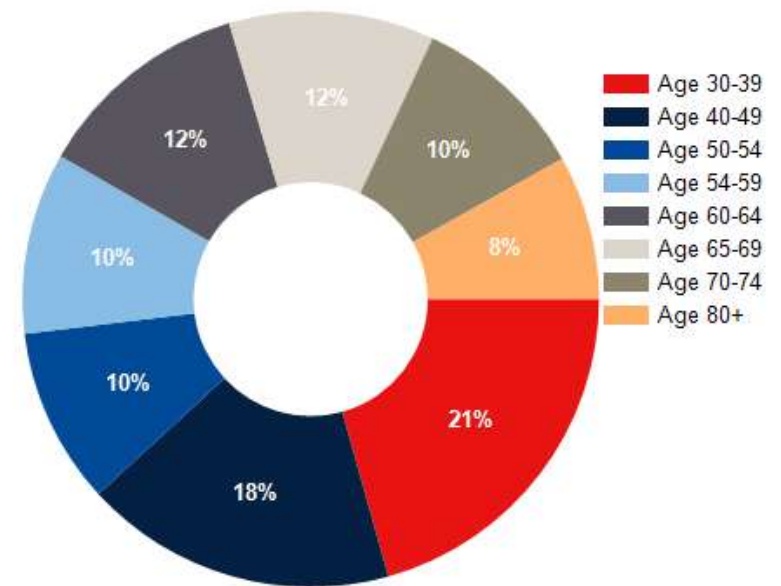


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	315	1,368	3,736
2025 Population Age 35-39	261	1,474	3,968
2025 Population Age 40-44	253	1,276	3,692
2025 Population Age 45-49	235	1,123	3,261
2025 Population Age 50-54	276	1,275	3,547
2025 Population Age 55-59	284	1,324	3,913
2025 Population Age 60-64	339	1,499	4,286
2025 Population Age 65-69	321	1,534	4,493
2025 Population Age 70-74	277	1,319	4,221
2025 Population Age 75-79	226	1,146	3,871
2025 Population Age 80-84	156	817	2,734
2025 Population Age 85+	143	581	1,870
2025 Population Age 18+	3,674	17,522	51,747
2025 Median Age	44	44	45
2030 Median Age	46	45	45

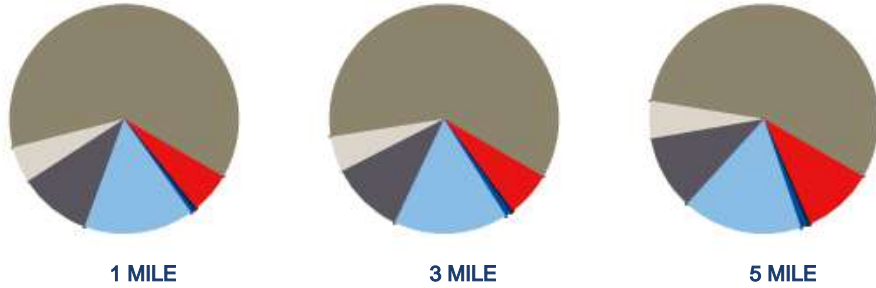
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,486	\$64,217	\$64,274
Average Household Income 25-34	\$81,596	\$80,595	\$78,660
Median Household Income 35-44	\$64,665	\$79,180	\$76,689
Average Household Income 35-44	\$88,867	\$95,912	\$90,939
Median Household Income 45-54	\$64,925	\$70,857	\$69,239
Average Household Income 45-54	\$86,622	\$89,559	\$87,535
Median Household Income 55-64	\$52,101	\$61,551	\$63,291
Average Household Income 55-64	\$68,445	\$79,138	\$79,328
Median Household Income 65-74	\$46,220	\$50,752	\$54,573
Average Household Income 65-74	\$65,571	\$66,526	\$69,120
Average Household Income 75+	\$57,268	\$56,051	\$60,614

Population By Age



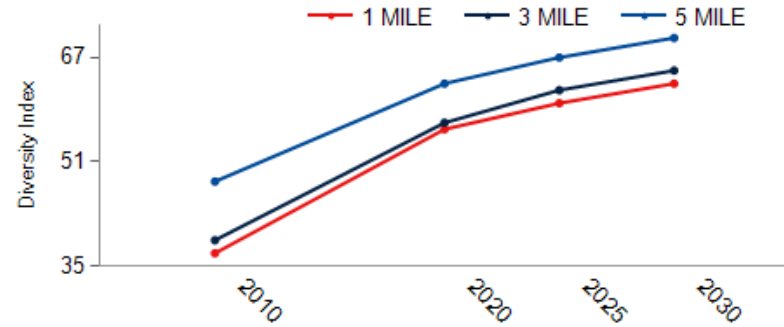
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	63	65	70
Diversity Index (current year)	60	62	67
Diversity Index (2020)	56	57	63
Diversity Index (2010)	37	39	48

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	6%	10%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	15%	16%	17%
Multiracial	10%	10%	11%
Other Race	5%	5%	5%
White	62%	61%	56%

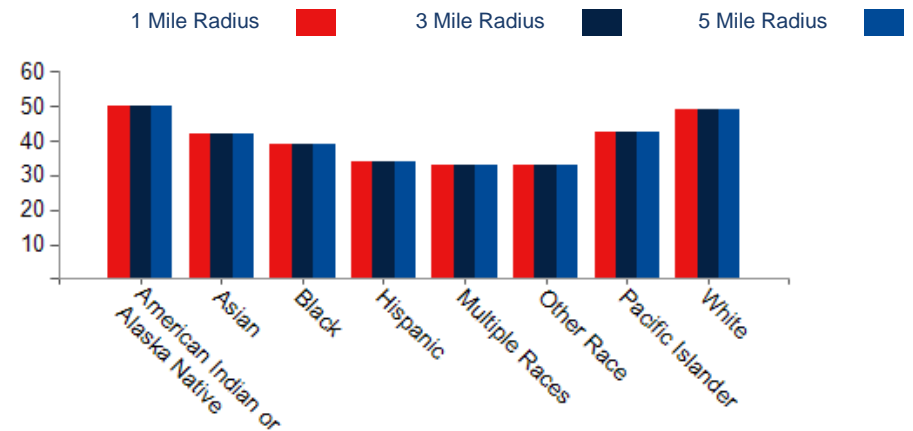
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	50	51	40
Median Asian Age	42	43	47
Median Black Age	39	34	35
Median Hispanic Age	34	35	35
Median Multiple Races Age	33	35	35
Median Other Race Age	33	34	35
Median Pacific Islander Age	43	41	38
Median White Age	49	48	51

2025 MEDIAN AGE BY RACE



BABB RD

Company Profile

Advisor Profile

05



Oren Stephen
Principal

Oren Stephen
Principal

AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.