

±1.72 ACRE AVAILABLE GROUND LEASE OR BTS

4931 BABCOCK ST NE, PALM BAY, FL 32905

LEASE RATE
CALL FOR PRICING



Contact for more information:

J. Jeffery Allman, Jr.

o: +1 772 678 7608

| m +1 772 283 1555

| e: jeff.allman@cushwake.com

PROPERTY DETAILS

LOCATION

4931 BABCOCK ST NE
PALM BAY, FL 32905

PARCEL ID

28-37-22-00-545

SITE SIZE

±1.72 ACRES

LEASE RATE

CALL FOR PRICING

FRONTAGE

200' ALONG BABCOCK ST

MUNICIPALITY

CITY OF PALM BAY

TRAFFIC COUNT

38,000 AADT ON BABCOCK ST

*IDEAL FOR A VARIETY OF
RETAIL USES*

OVERVIEW

Positioned within the heart of Palm Bay's primary retail corridor, this ±1.72-acre commercial opportunity offers exceptional visibility, accessibility, and exposure along heavily traveled Babcock Street. Located at 4931 Babcock Street NE, the site is surrounded by a strong concentration of national retailers, restaurants, medical providers, and established residential communities, creating a compelling environment for a wide range of commercial users.

Available for ground lease or build-to-suit (BTS), the property benefits from prominent frontage, excellent traffic counts, and convenient

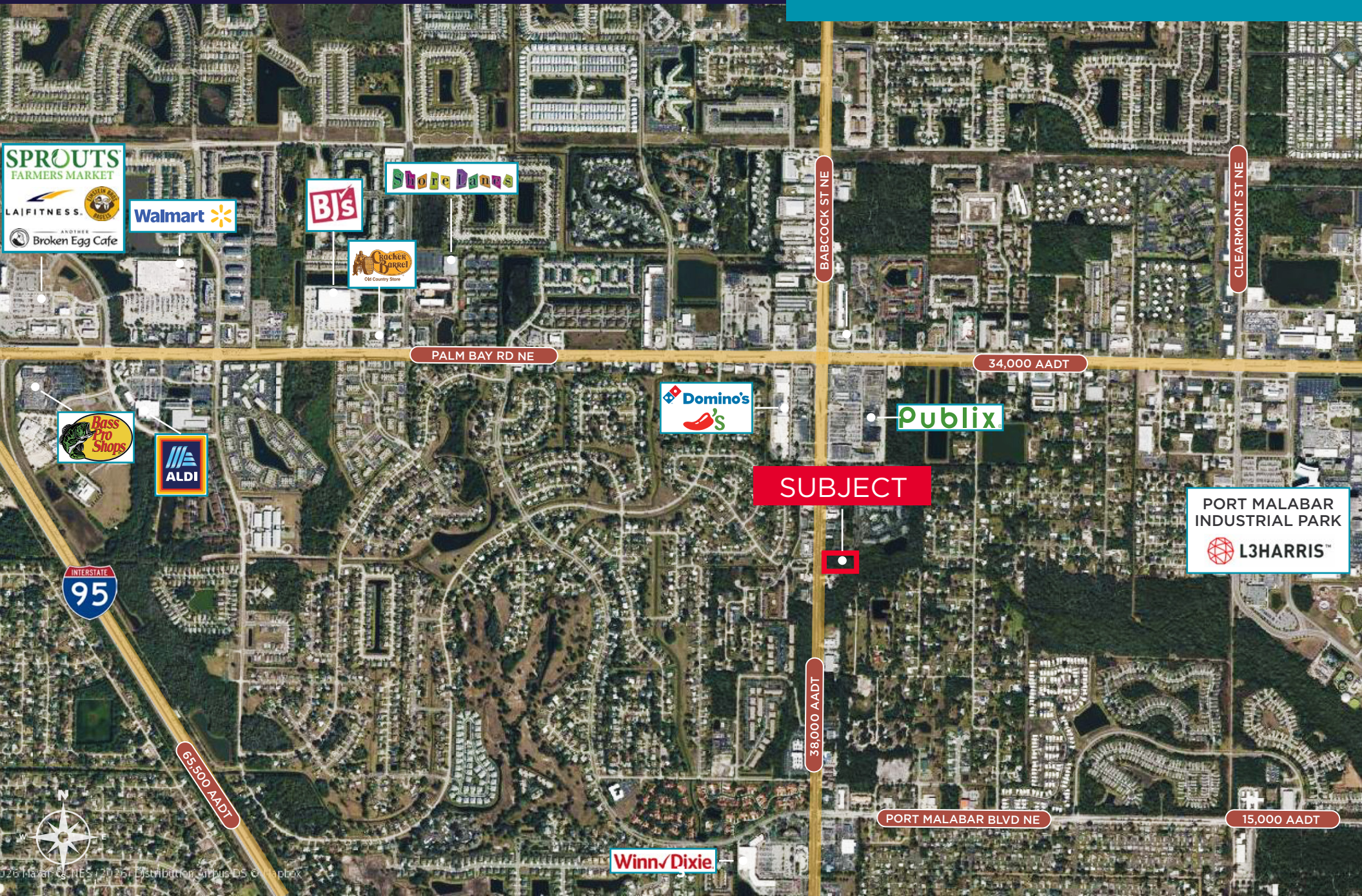
access to major transportation corridors. The site's strategic location places businesses in the center of one of Brevard County's most established and rapidly expanding trade areas.

As Palm Bay continues to experience significant residential and commercial growth, this highly visible location presents an outstanding opportunity for retailers, sit-down restaurants, quick-service restaurants (QSRs), medical users, financial institutions, and service-oriented businesses seeking a premier presence within one of the region's most active commercial corridors.



NEARBY AMENITIES

±1.72 ACRES AVAILABLE - GROUND LEASE OR BTS
4931 BABCOCK ST NE, PALM BAY, FL 32905



5 Miles

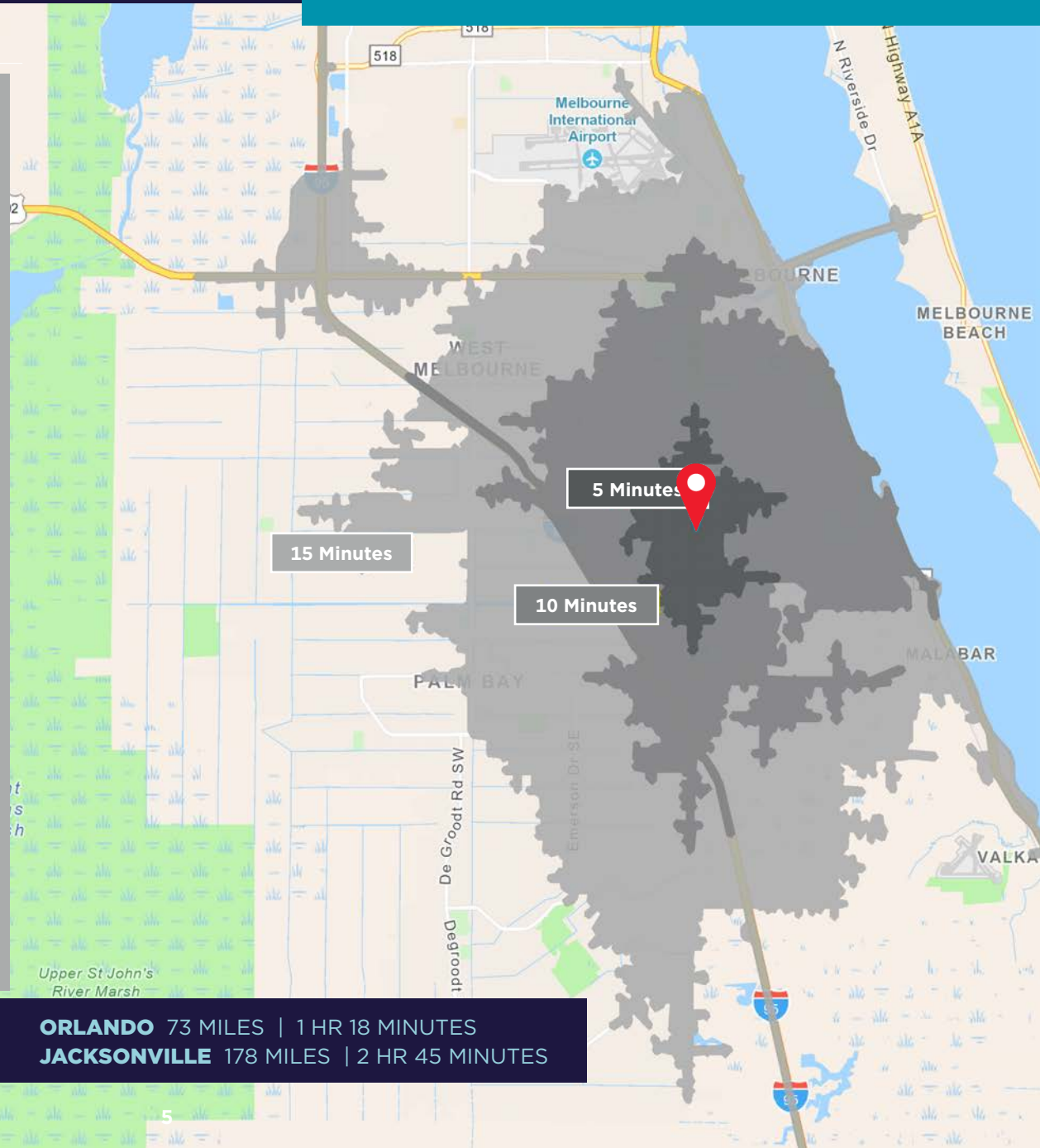


POPULATION GROWTH

±1.72 ACRES AVAILABLE - GROUND LEASE OR BTS
4931 BABCOCK ST NE, PALM BAY, FL 32905

DRIVE TIME

5 Minutes	10 Minutes	15 Minutes
2010 Population 6,539	50,452	105,778
2025 Population 7,733	62,240	132,577
2010-2025 Population Growth 18.2%	23.3%	25.3%
2024-2029 (Annual) Est. Population growth 0.74%	0.69%	0.99%
2025 Median Age 40.3	44.8	44.8
Average Household Income \$71,315	\$78,668	\$88,397
Percentage with Associates Degree or Better 41.3%	43.6%	42.8%
Total Employees 4,377	24,601	66,442



MIAMI 179 MILES | 2 HR 47 MINUTES
TAMPA 148 MILES | 2 HR 35 MINUTES

ORLANDO 73 MILES | 1 HR 18 MINUTES
JACKSONVILLE 178 MILES | 2 HR 45 MINUTES

2025 DEMOGRAPHICS

±1.72 ACRES AVAILABLE - GROUND LEASE OR BTS
4931 BABCOCK ST NE, PALM BAY, FL 32905

KEY FACTS (5 MILES)



149,870

2025 Total
Population



\$92,369

2025 Average
Household Income



62,657

2025 Total
Households



45.0

2025 Median Age



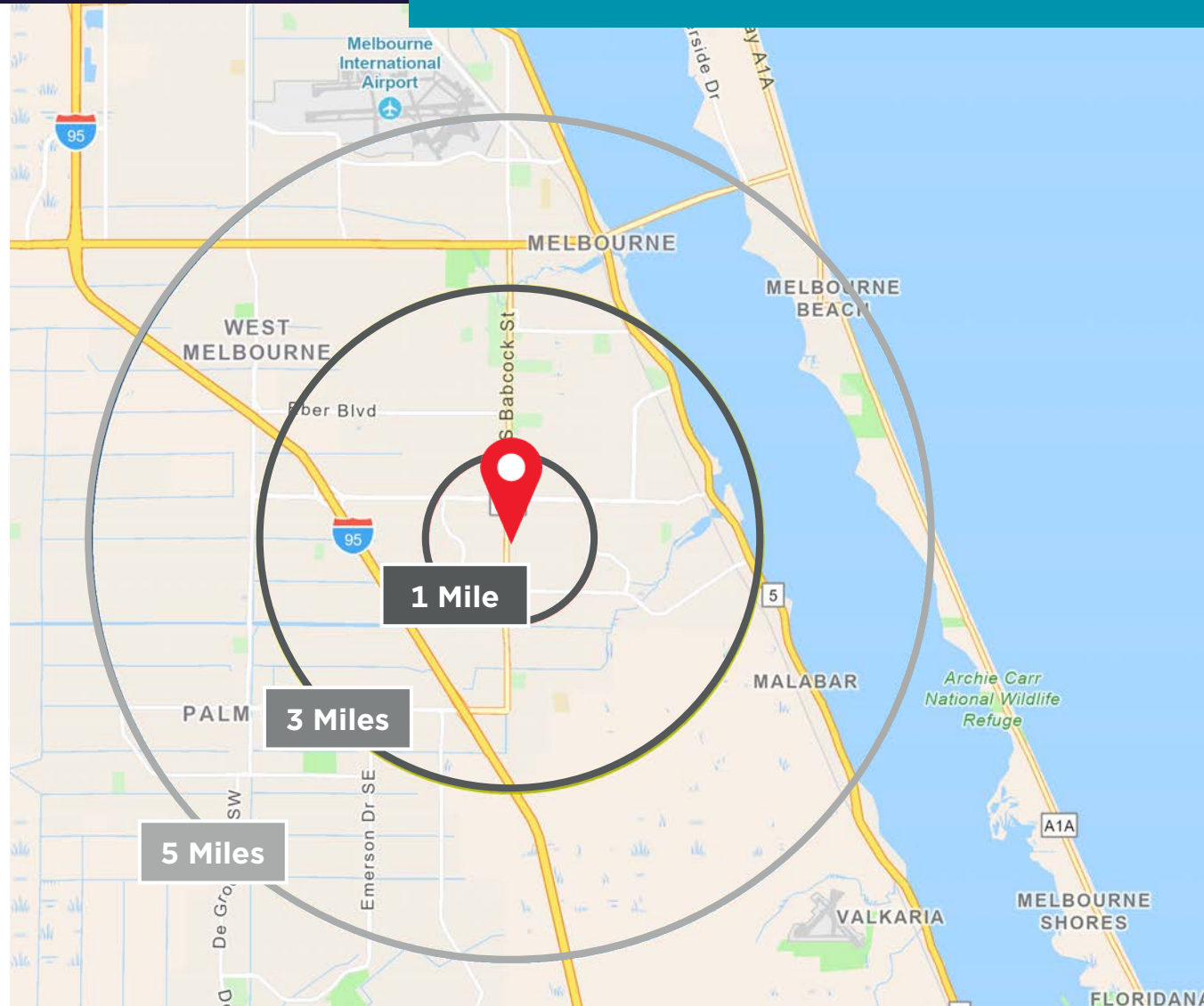
2.33

2025 Average
Household Size



\$382,125

2025 Average Home
Value



Population

- 1 Mile 9,206
- 3 Mile: 76,373
- 5 Mile: 149,870

Average Household Income

- 1 Mile \$72,153
- 3 Mile: \$83,194
- 5 Mile: \$92,369

Median Age

- 1 Mile 42.4
- 3 Mile: 45.0
- 5 Mile: 45.0

CITY OVERVIEW

Located in the heart of Florida's Space Coast, Palm Bay is the largest city in Brevard County and one of the fastest-growing communities in the state. Strategically positioned along Interstate 95 between Melbourne and Vero Beach, the city provides exceptional regional connectivity and convenient access to major employment centers, transportation infrastructure, and Florida's east coast markets.

Home to more than 140,000 residents, Palm Bay continues to experience sustained population and housing growth driven by its affordability, quality of life, and expanding economic opportunities. The area benefits from a highly skilled workforce and proximity to major aerospace, defense, manufacturing, healthcare, and technology employers, including L3Harris Technologies, Northrop Grumman, Embraer, and the broader Space Coast aerospace cluster anchored by Kennedy Space Center.

This concentration of high-paying industries continues to attract new residents, businesses, and investment throughout the region.

Palm Bay's diversified economy, business-friendly climate, and ongoing public and private investment have positioned the city as a growing hub for commerce and innovation. Significant residential development, retail expansion, infrastructure improvements, and employment growth continue to fuel demand across commercial real estate sectors. The city also benefits from its proximity to Florida's renowned beaches, regional airports, higher education institutions, and expanding logistics networks. With strong demographic trends, a growing consumer base, and long-term economic momentum, Palm Bay offers an attractive environment for businesses, developers, investors, and residents seeking opportunities within one of Florida's most dynamic growth corridors.



COUNTY OVERVIEW



Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational

institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

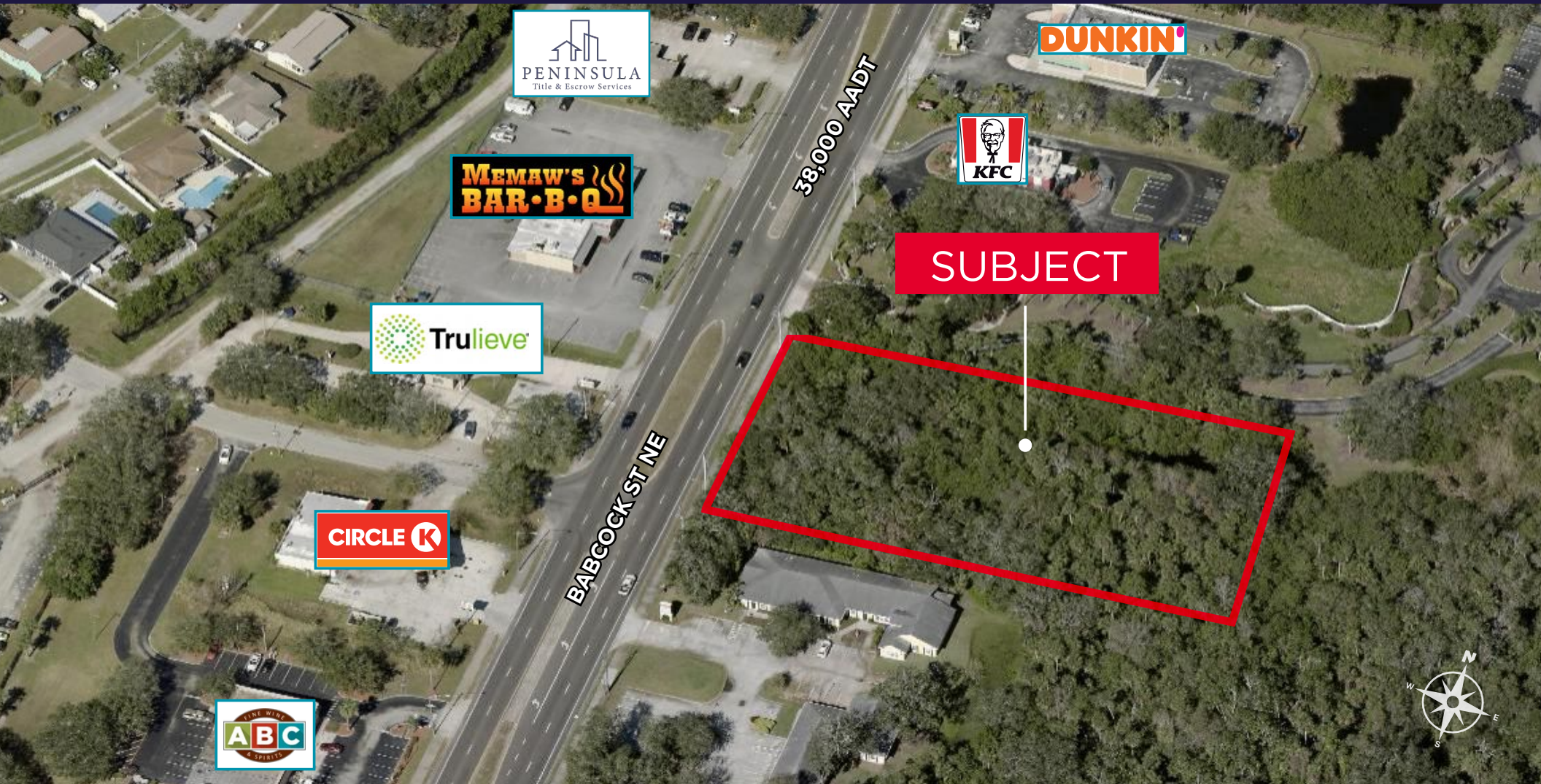
Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.

±1.72 Acre Available - Ground Lease or BTS

4931 Babcock St NE, Palm Bay, FL 32905



CONTACT



J. Jeffery Allman, Jr.

o: +1 772 678 7608

m +1 772 283 1555

jeff.allman@cushwake.com

Lease Rate:

Call for Pricing