

# Babcock Square I & II

247 - 333 N. Babcock St., Melbourne, FL 32935

**Make this Plaza the new home for Your Business!**



## OFFERING SUMMARY

**Available SF:** 1,340 - 4,196 SF

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

**Facility SF:** 33,429 SF

## PROPERTY OVERVIEW

\$12.00/sf NNN Several suites to choose from 1,340 sqft up to 4,196sqft

## LOCATION OVERVIEW

North end of Babcock near US1. Near Airport, DRS, US1. Close to bridges. Over 21,000 cars pass this plaza each day.

## PROPERTY HIGHLIGHTS

- Babcock Square I & II
- Excellent Location
- New Ownership

### Robert Solito

Licensed Real Estate Sales Associate  
Cell: 321.480.4652  
rob@ullianrealty.com

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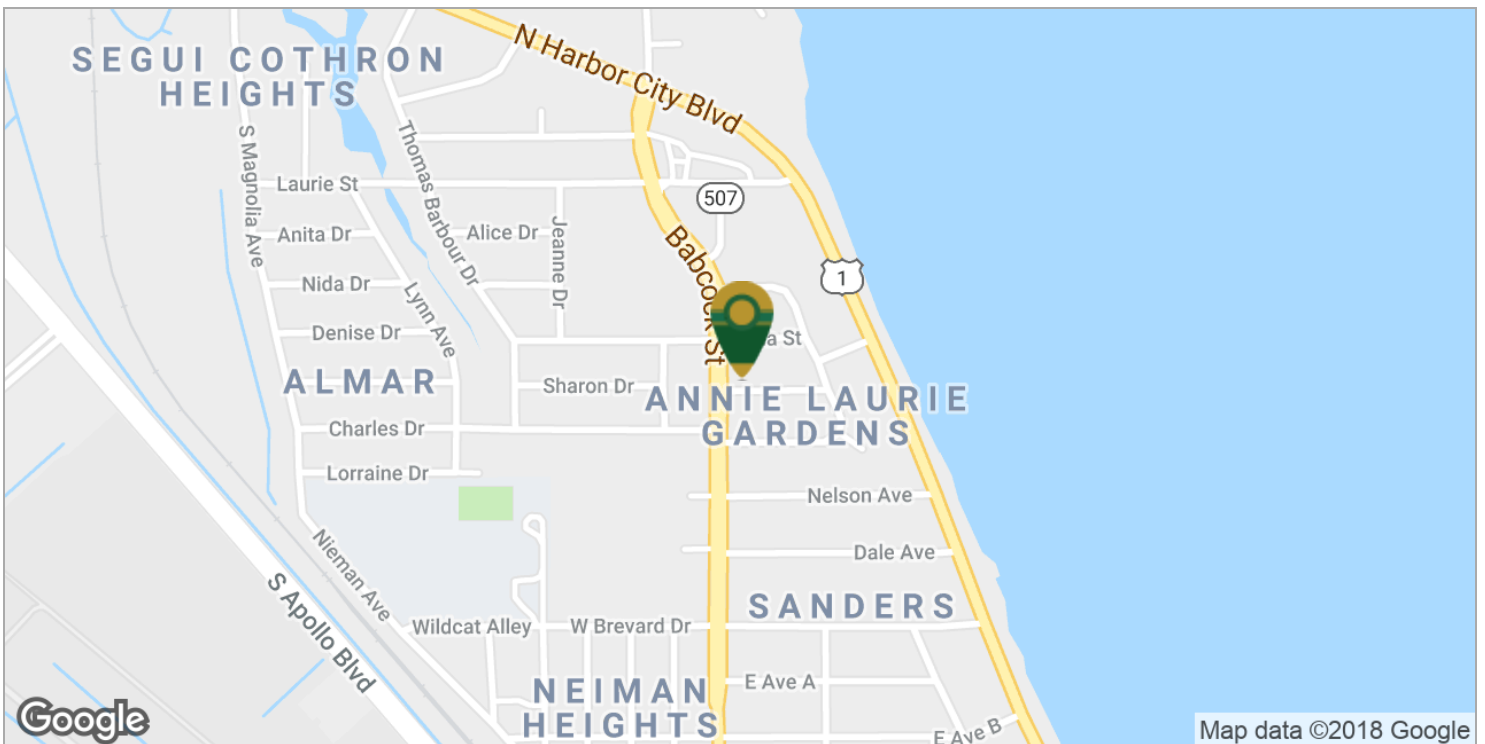
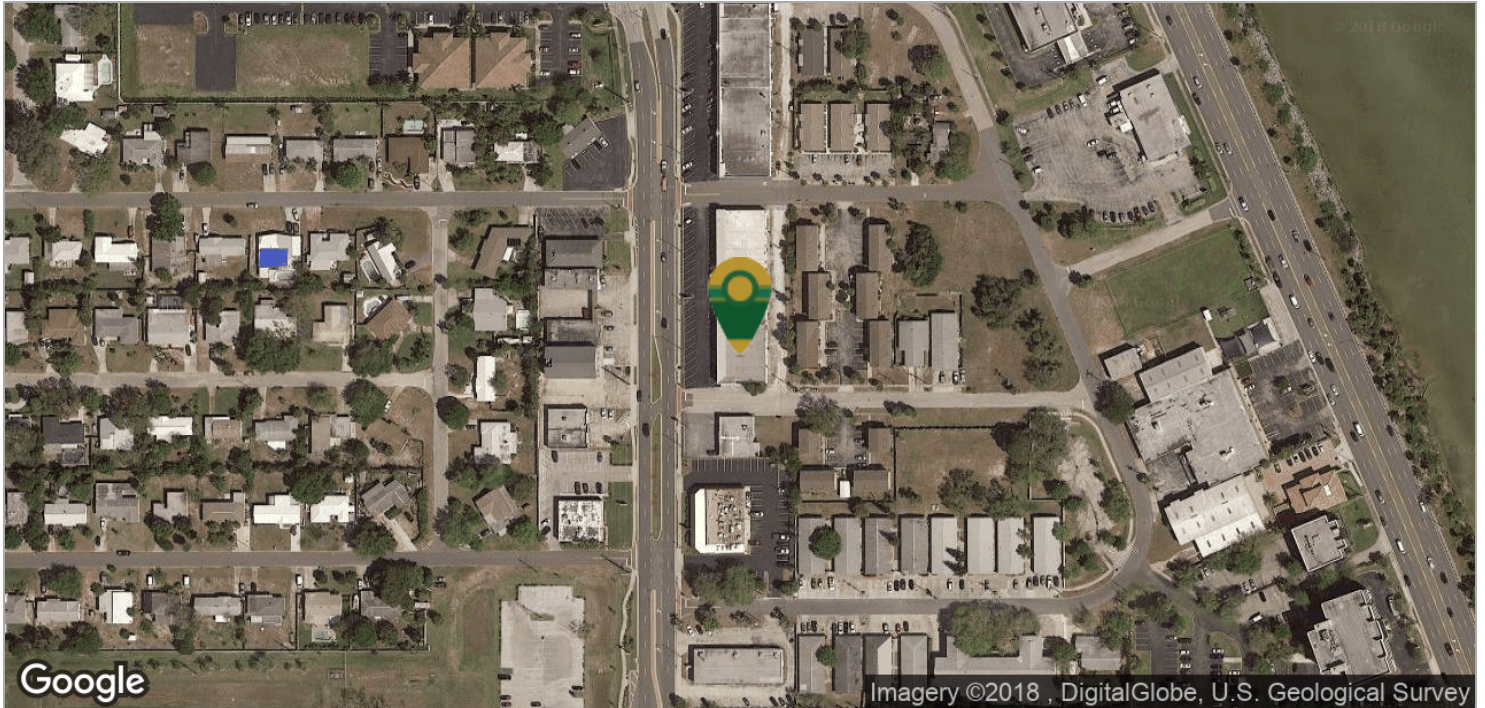
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## Location Maps



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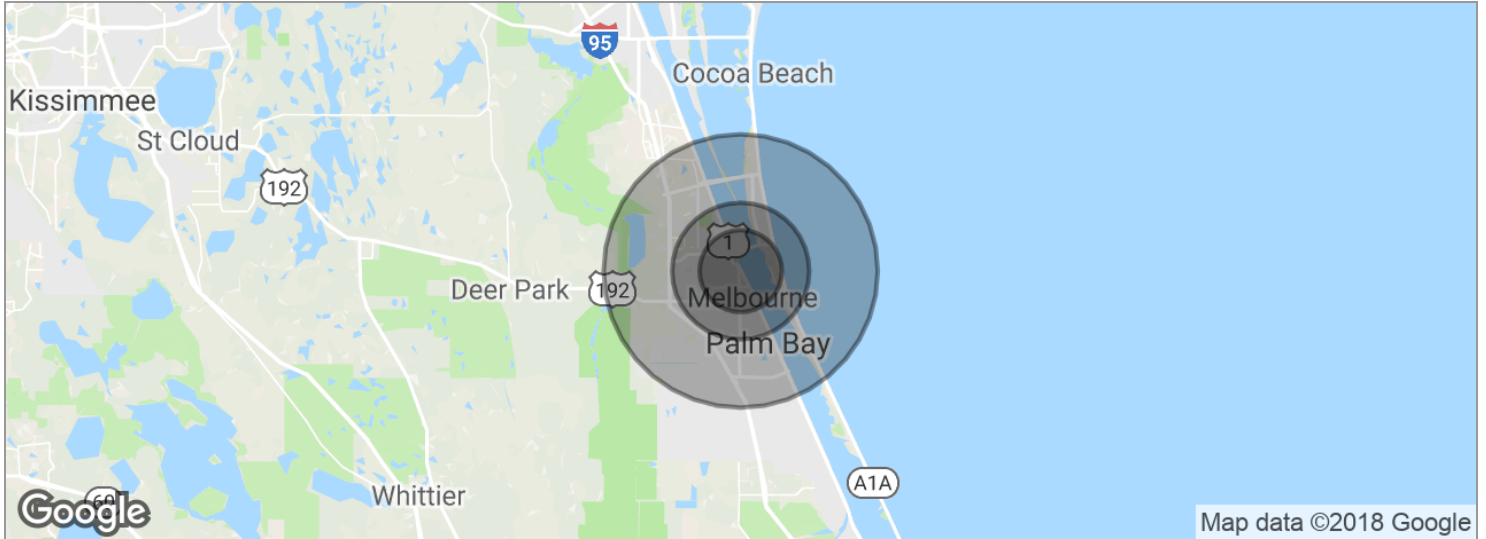
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## Demographics Map



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	44,196	125,474	271,194
Median age	44.5	45.0	44.0
Median age (Male)	42.1	42.8	42.2
Median age (Female)	46.5	46.8	45.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	19,345	54,526	111,538
# of persons per HH	2.3	2.3	2.4
Average HH income	\$58,874	\$61,230	\$65,620
Average house value	\$190,246	\$214,343	\$235,036

\* Demographic data derived from 2010 US Census

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