

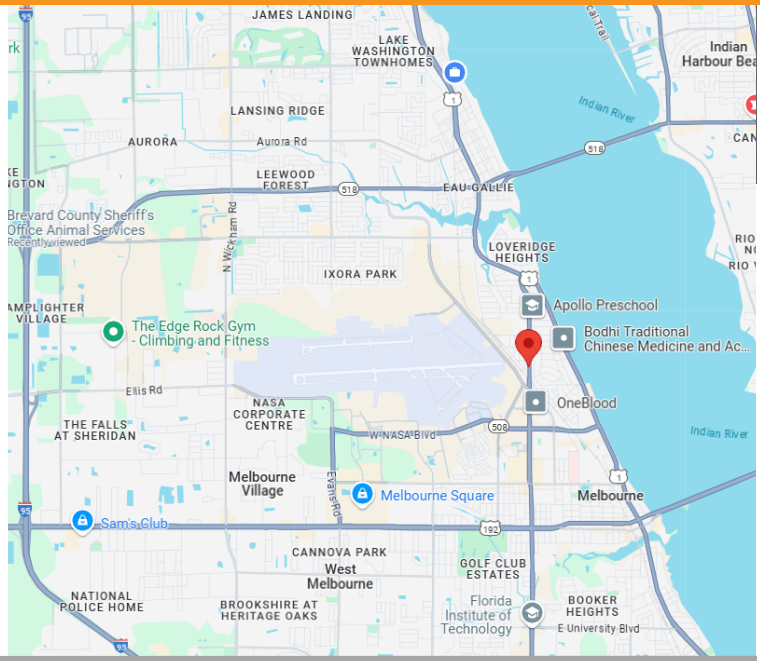
RETAIL SPACE FOR LEASE

404 S BABCOCK STREET Melbourne, FL 32935

FOR LEASE



- Retail Plaza in Excellent Busy Location!
- Close to US 1, Eau Gallie Arts District, Downtown Melbourne, Melbourne International Airport & Between 2 Causeways for Quick Access to Beachside!
- Newly Renovated Building
- High Daily Traffic Counts
- C-1 Neighborhood Commercial District
- Suite 102 - Retail with 1 Restroom & New Vinyl Plank Flooring, 870 SF
- \$20/SF/YR Plus \$50 per Month for Water/Sewer/Trash



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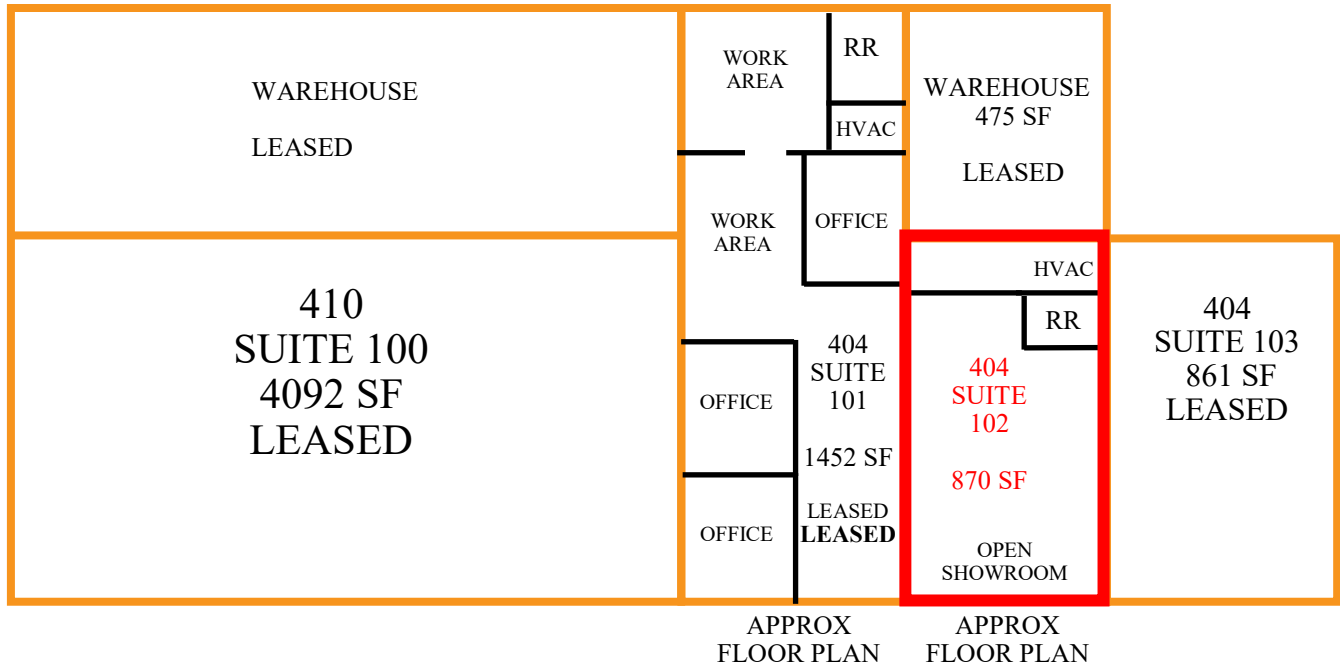


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DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	2,959	46,878	144,286
2029 Pop Projection	3,234	51,340	158,041
Growth 2024-2029	1.9%	1.9%	1.9%
Median Age	42.9	44.6	44.8
Bachelor's or Higher	18%	25%	32%
U.S. Armed Forces	7	21	201



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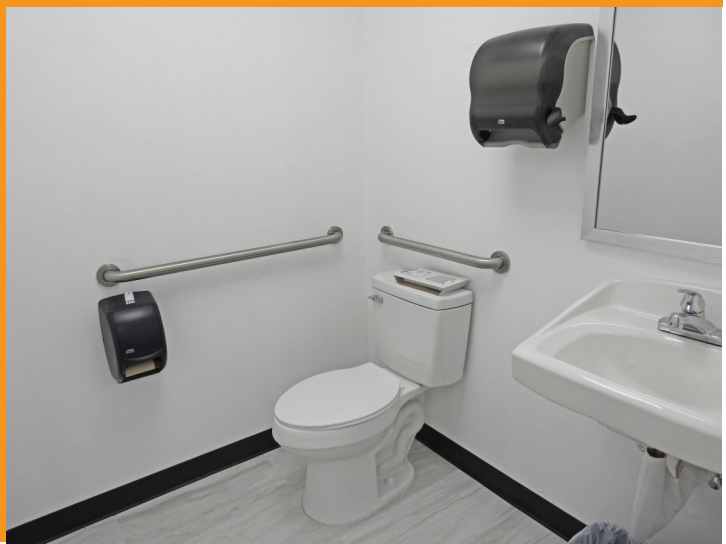
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SUITE 102 - 870 SF



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