

## MEDICAL OFFICE SPACE FOR LEASE

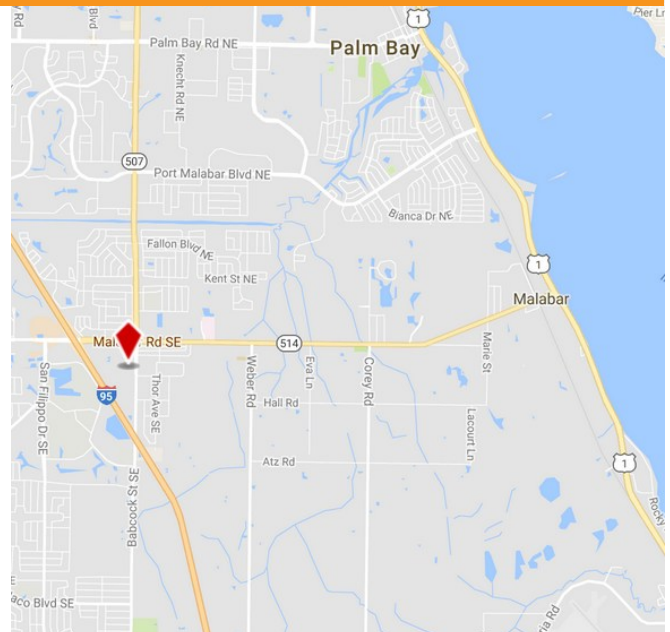
# SHADY OAKS PLAZA

6080 Babcock St, Palm Bay, FL 32909

FOR LEASE



- Medical Outparcel Building in Palm Bay!
- High Traffic Location
- 3 Entrances for Easy Access
- Ample Parking
- Southwest Corner of Malabar & Babcock
- Near I-95
- 38,500 Daily Traffic Counts
- Competitive Below Market Rates
- 6080 Outparcel Building - 2,500 SF
- \$12/SF/YR Plus \$4.91/SF/YR NNN



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**

JM Real Estate, Inc.

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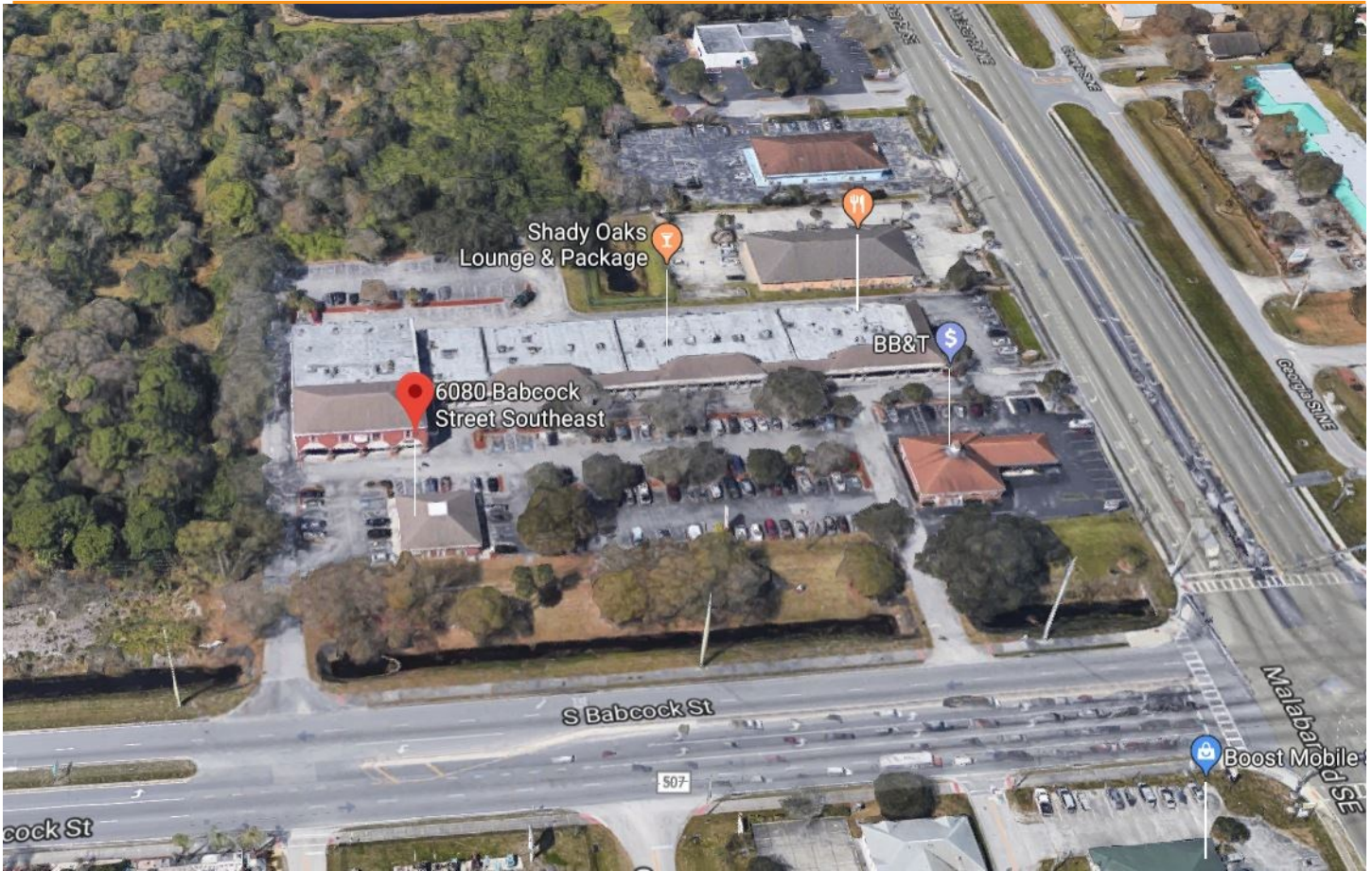
[Courtney@JMRealEstate.com](mailto:Courtney@JMRealEstate.com)

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| DEMOGRAPHICS            | 2 miles | 5 miles | 10 miles |
|-------------------------|---------|---------|----------|
| 2024 Population         | 23,224  | 134,064 | 263,968  |
| 2029 Population Projec- | 25,515  | 147,495 | 290,711  |
| Annual Growth 2024-     | 2.0%    | 2.0%    | 2.0%     |
| Median Age              | 44.3    | 42.2    | 44.7     |
| Bachelor's Degree or    | 21%     | 24%     | 26%      |
| U.S. Armed Forces       | 38      | 363     | 494      |



COMMERCIAL  
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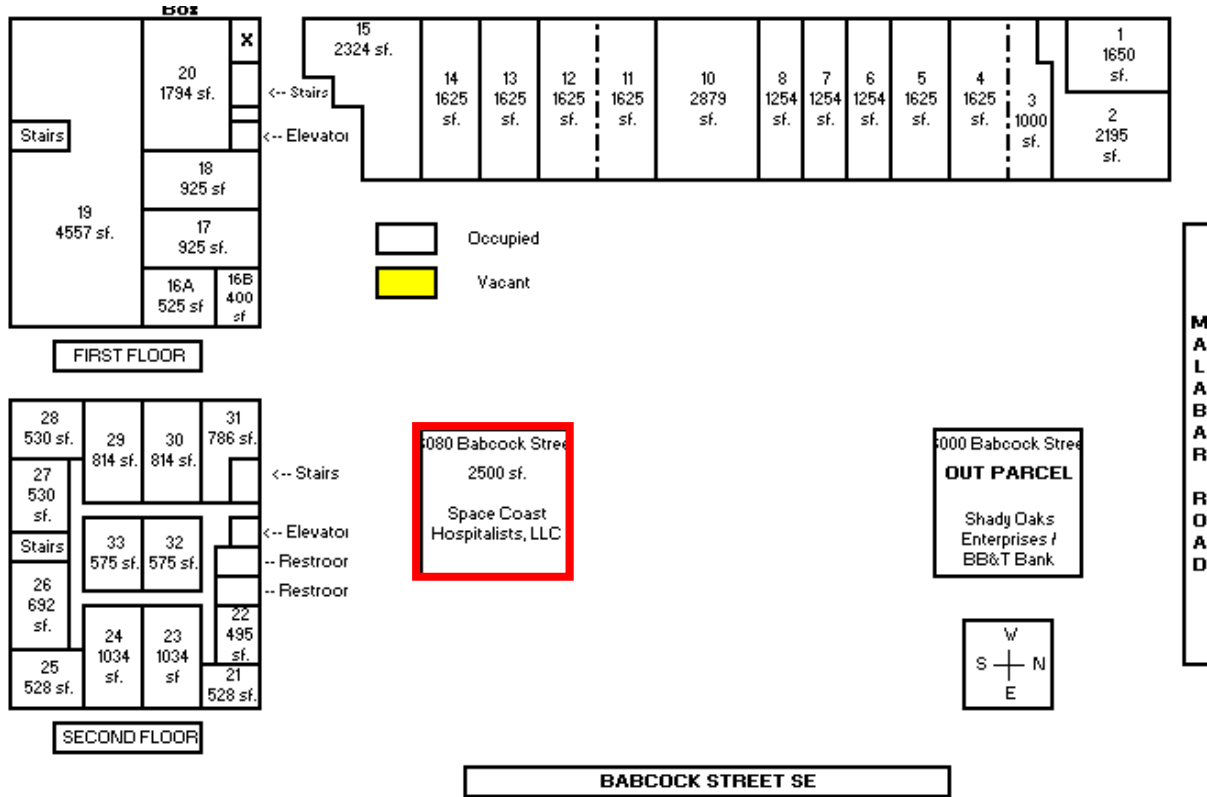
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