

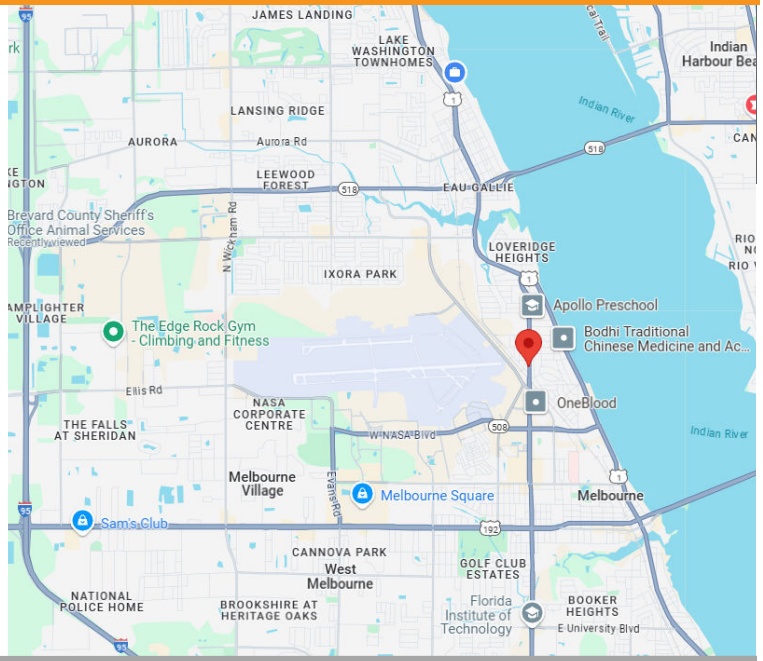
## RETAIL SPACE FOR LEASE

# 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



JMREALESTATE.COM



**Nicole Reed**

JM Real Estate, Inc.

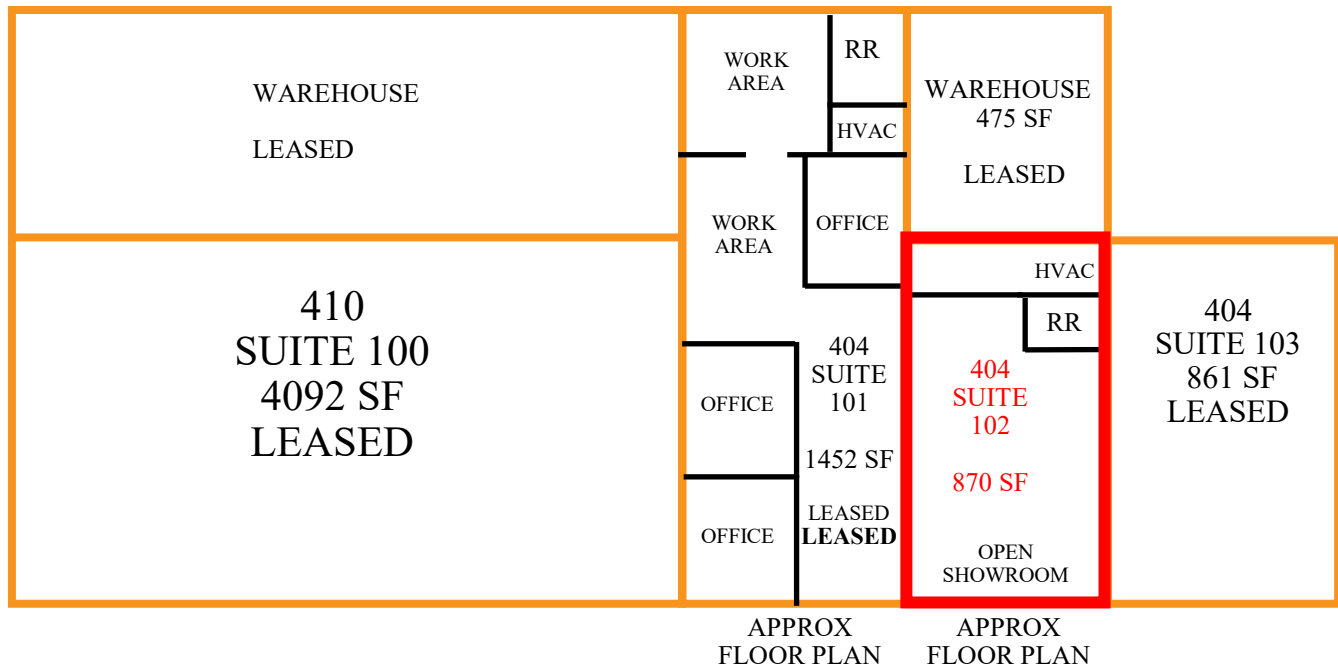
Office: 321.242.2882 x 201

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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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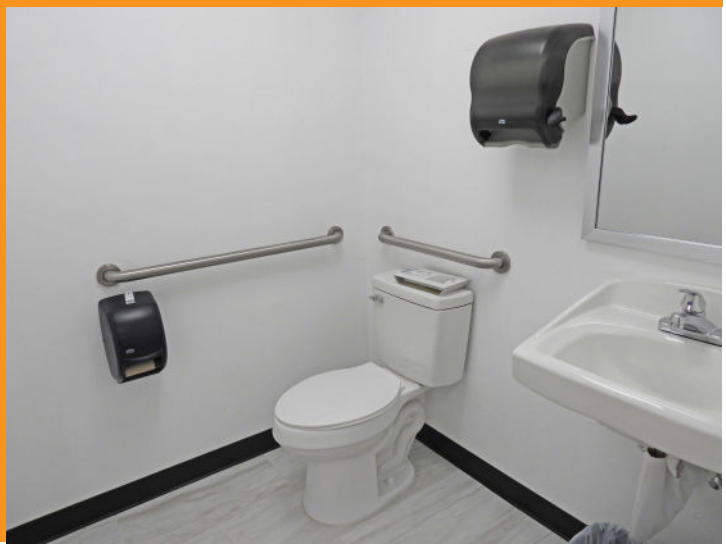
RETAIL SPACE FOR LEASE

# 404 S BABCOCK STREET

Melbourne, FL 32935



SUITE 102 - 870 SF



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