



LIGHTLE
BECKNER
ROBISON

« INCORPORATED »

COMMERCIAL REAL ESTATE SERVICES

RETAIL PROPERTY FOR LEASE

Freestanding Restaurant For Lease

1316 S Babcock Street Melbourne, FL 32901

+/- 3,109 SF OF RETAIL RESTAURANT SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

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70 W. Hibiscus Blvd., Melbourne, FL 32901

EXECUTIVE SUMMARY

• 1316 S Babcock Street Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	3,109 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Year Built:	1985
Building Size:	3,109 SF
Zoning:	C-P
Market:	Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

Located in Melbourne Business District with Largest Daytime Population

Well Positioned Outparcel in Bustling Business Center With +/- 2,000 Employees and Marritott Residence Inn

Excellent Restaurant Location on Well Traveled Babcock Street 2017 / AADT = 23,500 VEHICLES DAILY

**Across the Street from Publix Anchored Center
Proximity to Melbourne High School, Keiser University
Easy Ingress and Egress
Close Proximity to Melbourne Airport
Close to Hilton Rialto
Signage Available
Drive-Thru Window
Ample Parking**

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ADDITIONAL PHOTOS

• 1316 S Babcock Street Melbourne, FL 32901



Highly Visible, Excellent Location for QSR, Marriott Residence Inn Immediately Nearby



Drive Thru Window



Signage

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ADDITIONAL PHOTOS

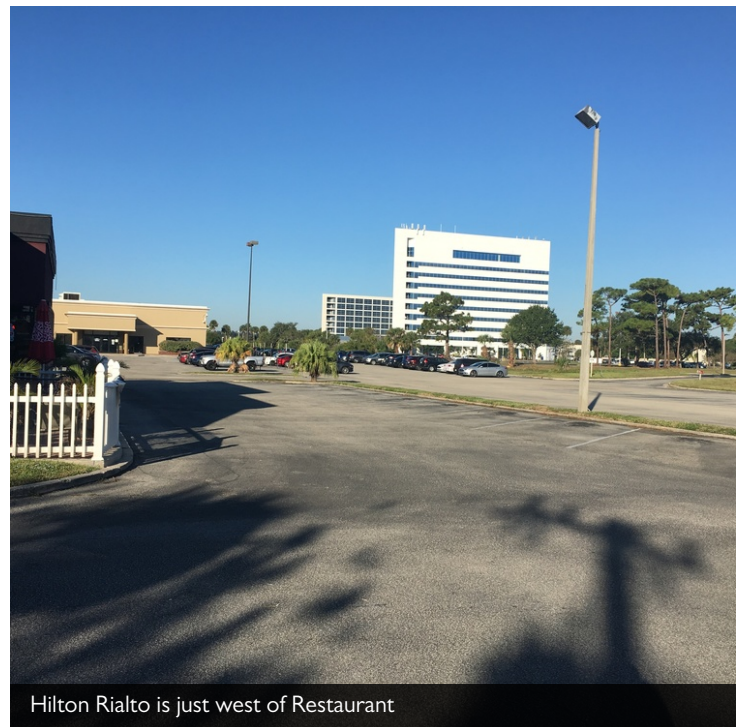
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View of Babcock Street from Restaurant



Signage Visible on Babcock



Hilton Rialto is just west of Restaurant

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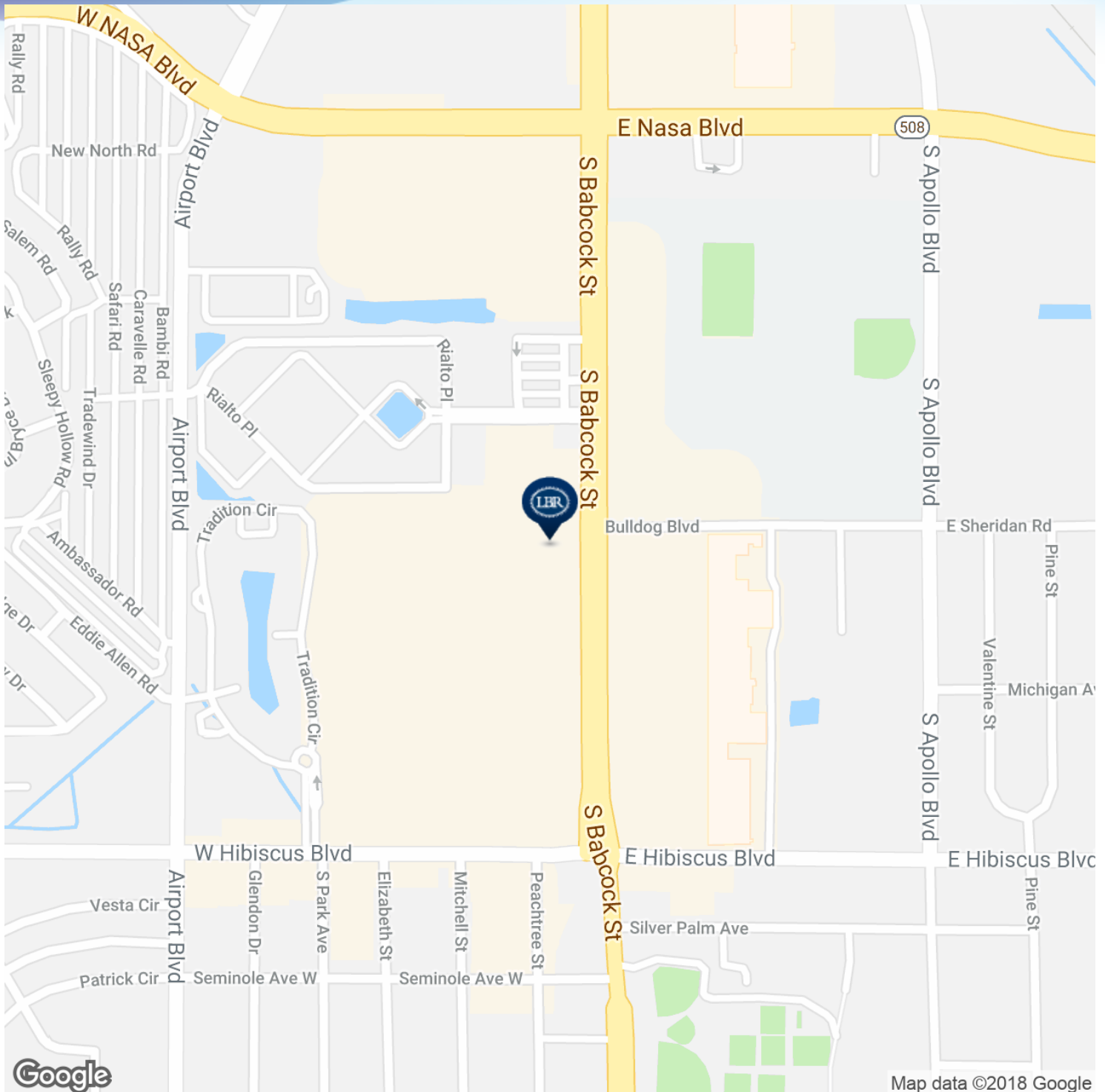
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LOCATION MAPS

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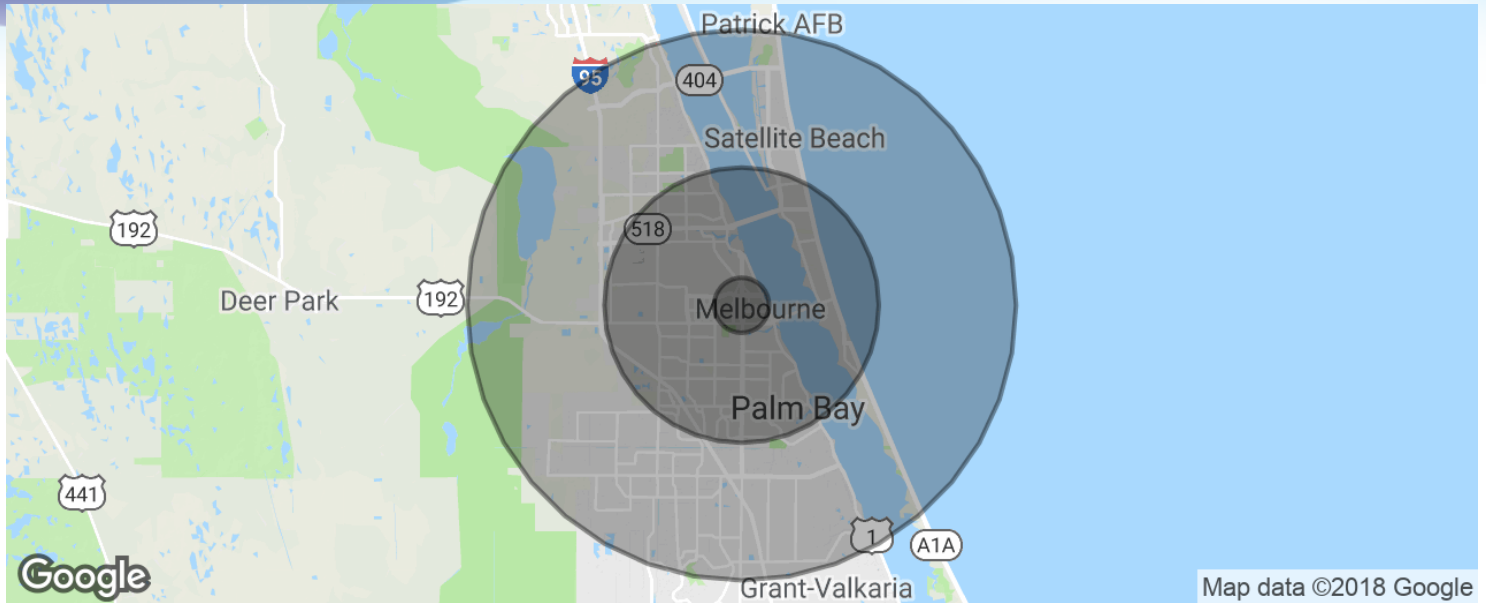
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DEMOGRAPHICS MAP & REPORT

• 1316 S Babcock Street Melbourne, FL 32901



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,884	129,932	280,168
Median age	46.5	44.2	43.6
Median age (Male)	42.0	41.5	41.7
Median age (Female)	48.6	46.5	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,266	56,303	113,978
# of persons per HH	2.3	2.3	2.5
Average HH income	\$40,934	\$58,349	\$64,137
Average house value	\$199,481	\$198,689	\$228,481

* Demographic data derived from 2010 US Census

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