



Conceptual Renderings

FOR LEASE

1301 - 1441 SOUTH BABCOCK STREET, MELBOURNE, FL 32901

GLA: 229,102± SF

Melbourne Shopping Center

- 900± SF up to 20,000± SF available
- Anchored by: Publix Supermarket, Bealls Outlet, and Big Lots
- Facade renovations, parking lot overlay, and landscaping in progress
- Excellent access located at two signalized intersections
- Ample parking, excellent visibility, and pylon signage available
- Close proximity to the 514-bed Holmes Regional Medical Center, the largest acute care hospital servicing Melbourne
- Melbourne International Airport accommodated almost a half million passengers in 2017
- Patrick AFB employs over 15,000 military and civilian personnel
- Florida Institute of Technology has an enrollment of 5,253 students and 393 faculty members

NANCY SUMNER

Vice President | Retail Services

+1 904 861 1134

nanci.sumner@colliers.com

KATY FIGG

Vice President | Retail Services

+1 904 861 1133

katy.figg@colliers.com

Colliers International

Northeast Florida

76 S. Laura Street, Suite 1500

Jacksonville, FL 32202

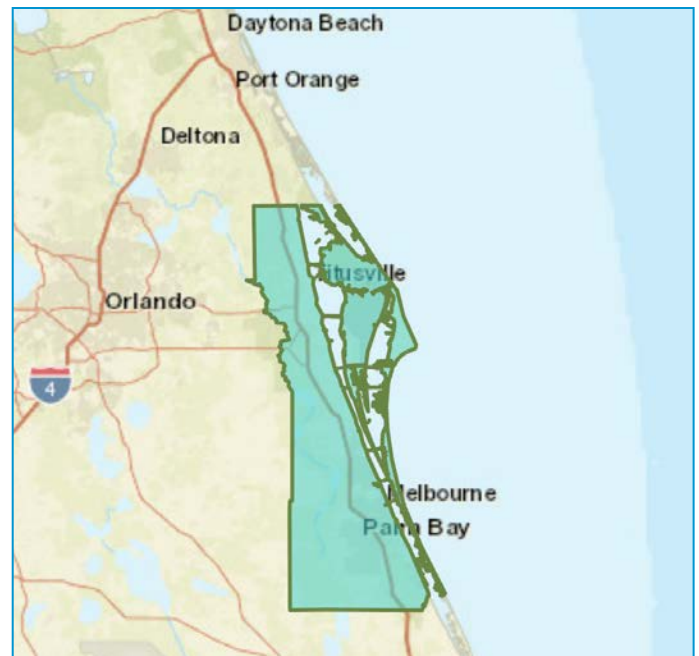
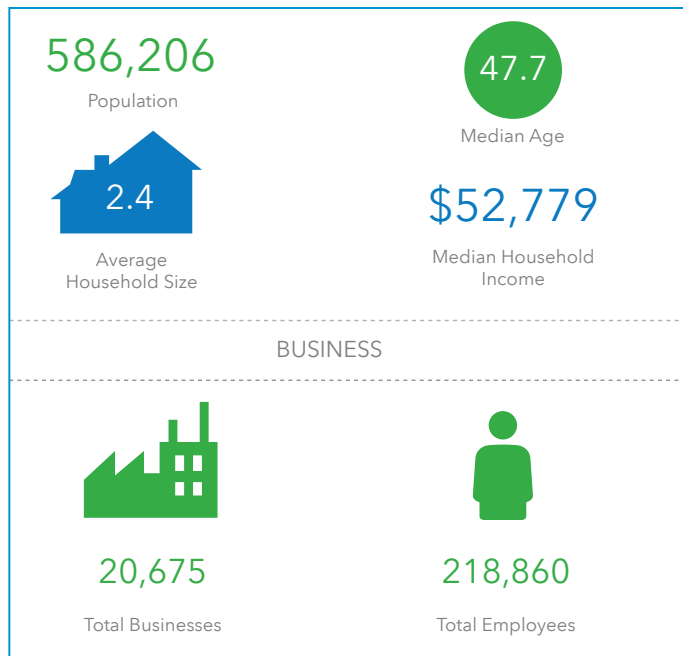
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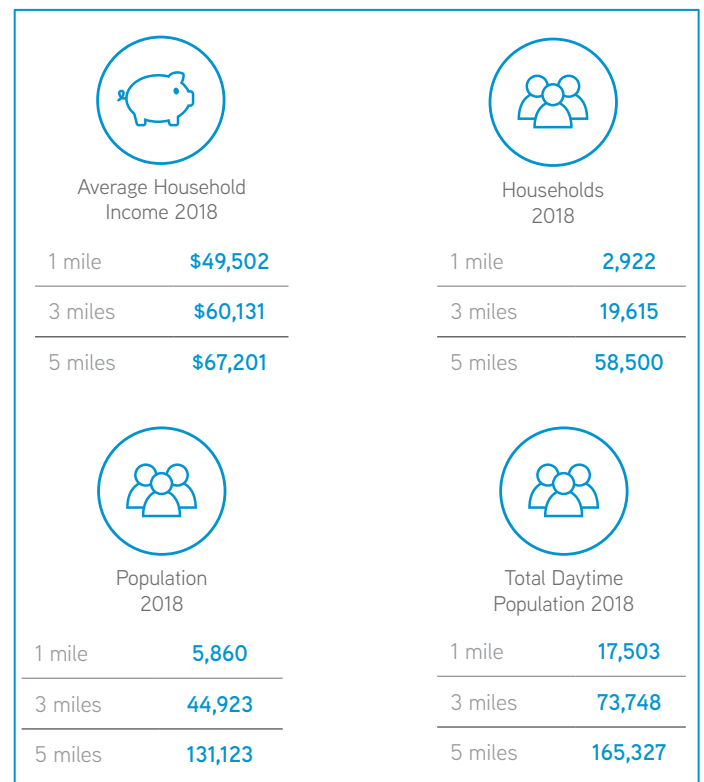
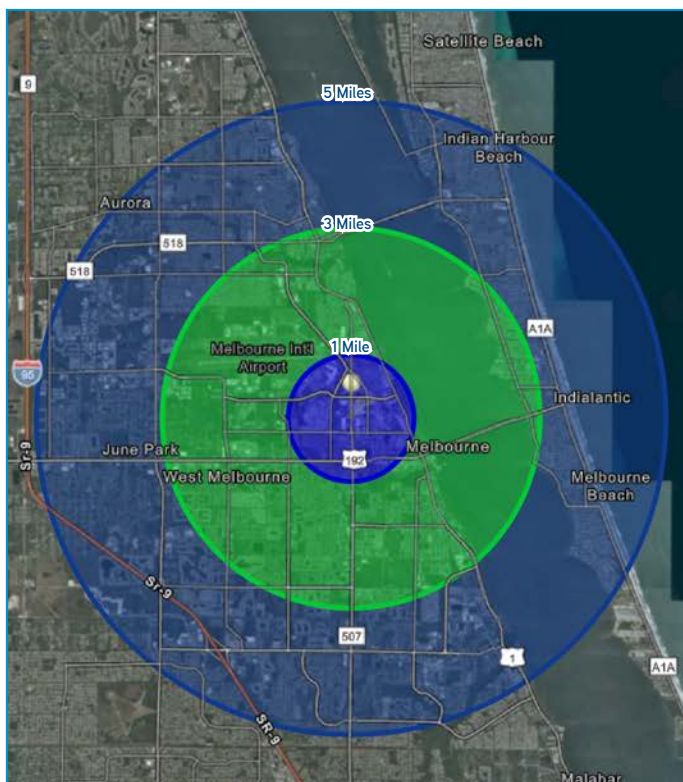
Accelerating success.

Demographics

Palm Bay - Melbourne - Titusville MSA



1 - 3 - 5 Mile Radii



Site Plan

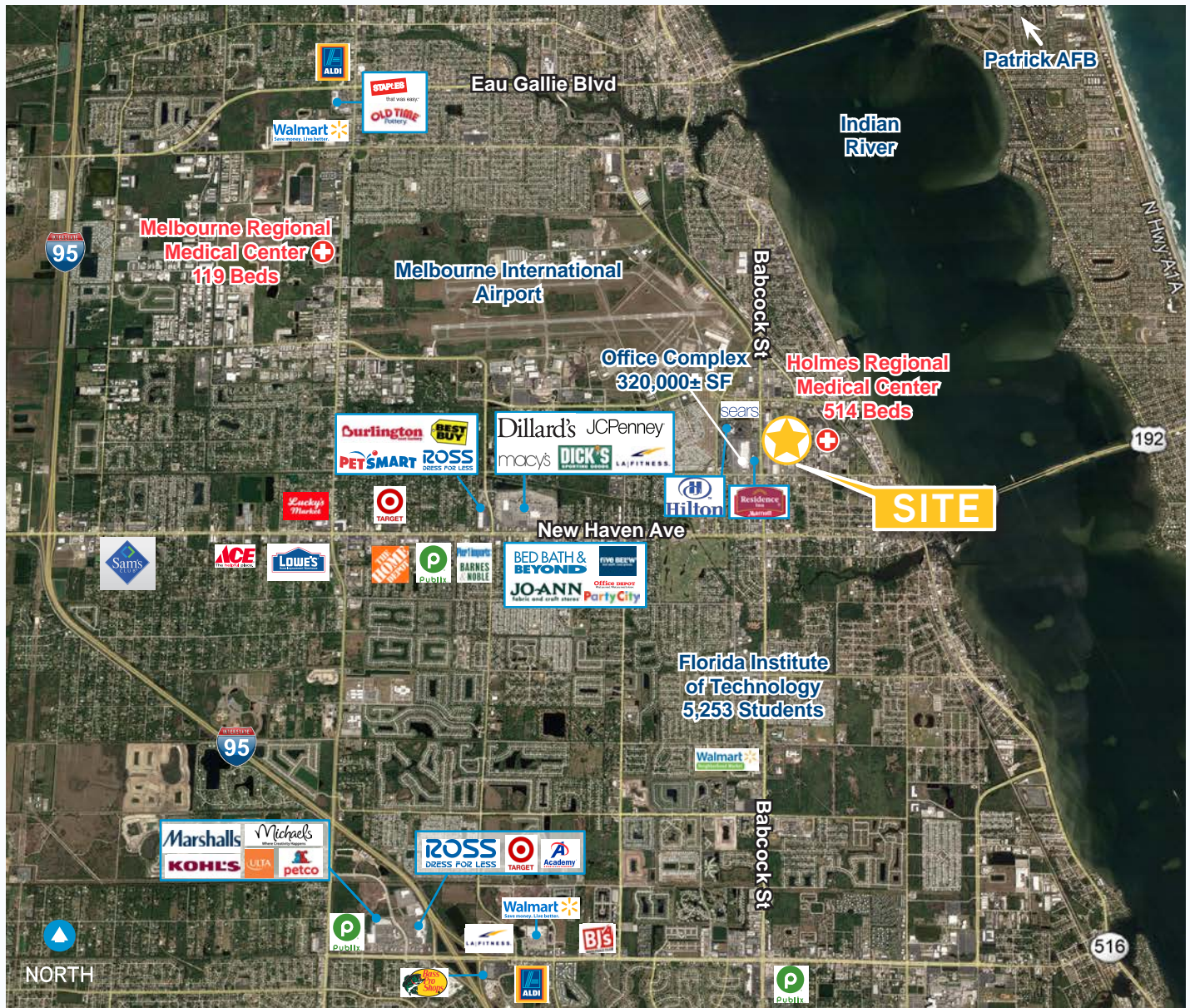


Tenant List

| UNIT | TENANT | SF |
|-----------|----------------------------------|--------|
| 1 (65) | AVAILABLE | 1,575 |
| 2 (55) | SHERIDAN BARBER SHOP | 525 |
| 3 (1301) | BAGEL 13 | 1,900 |
| 4 (1305) | SHER'S HALLMARK | 10,000 |
| 5 (1307) | AVAILABLE | 2,000 |
| 6 (1309) | AVAILABLE | 2,000 |
| 7 (1311) | SUN LAUNDRY | 2,000 |
| 8 (1317) | MELBOURNE LIQUORS | 1,500 |
| 9 (1323) | AVAILABLE | 950 |
| 10 (1325) | EYEBROW THREADING & \$5 HAIR CUT | 950 |
| 11 (1329) | AVAILABLE | 6,750 |
| 12 (1345) | BIG LOTS | 37,500 |
| 13 (1357) | DOLLAR TREE | 10,500 |
| 14 (1363) | BOOST MOBILE | 1,985 |
| 15 (1369) | EL INDIO MEXICAN RESTAURANT | 2,000 |
| 16 (1375) | HOT NAILS | 1,500 |
| 17 (1381) | AVAILABLE | 2,000 |
| 18 (1387) | UNIFORM MART | 2,304 |
| 19 (1391) | AVAILABLE | 8,000 |
| 20 (1395) | CATO | 4,800 |
| 21 (1401) | BEALLS OUTLET | 15,724 |
| 22 (1411) | PUBLIX | 27,887 |
| 23 (1413) | TOBACCO STORE | 1,600 |
| 24 (1421) | AVAILABLE | 2,850 |
| 25 (1431) | AVAILABLE | 8,000 |
| 26 (1433) | INDIAN RIVER ANTIQUE MALL | 20,000 |
| 27 (1435) | AVAILABLE | 12,000 |
| 28 (1437) | AVAILABLE | 10,200 |
| 29 (1441) | FIRESTONE | 5,841 |
| 32 (1439) | AVAILABLE | 5,000 |

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Area Overview



Contact us:

NANCY SUMNER

Vice President | Retail Services
+1 904 861 1134
nanci.sumner@colliers.com

KATY FIGG

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+1 904 861 1133
katy.figg@colliers.com

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