



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
- Traffic counts: Babcock St. - 23,500 AADT | Hibiscus Bl. - 18,300 AADT

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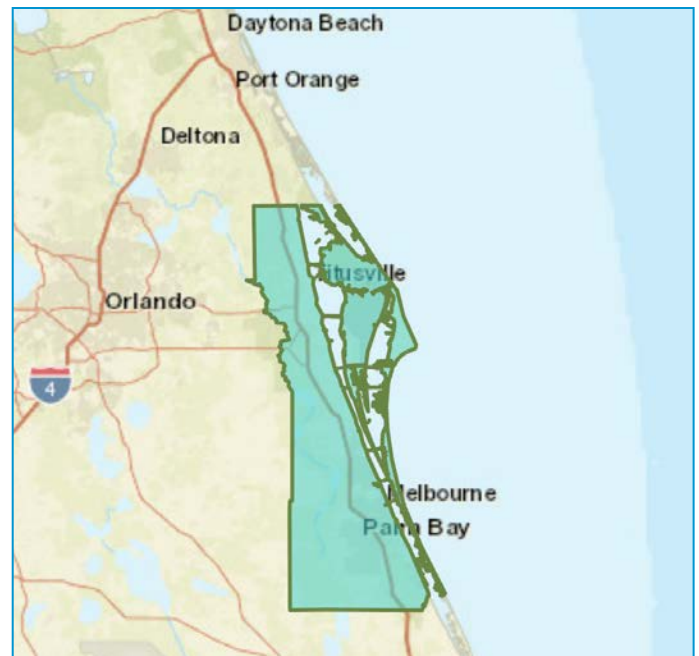
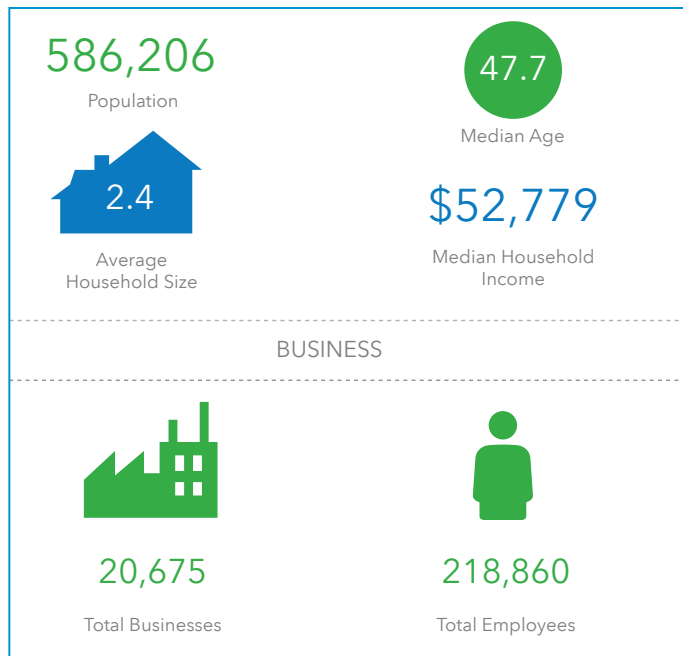
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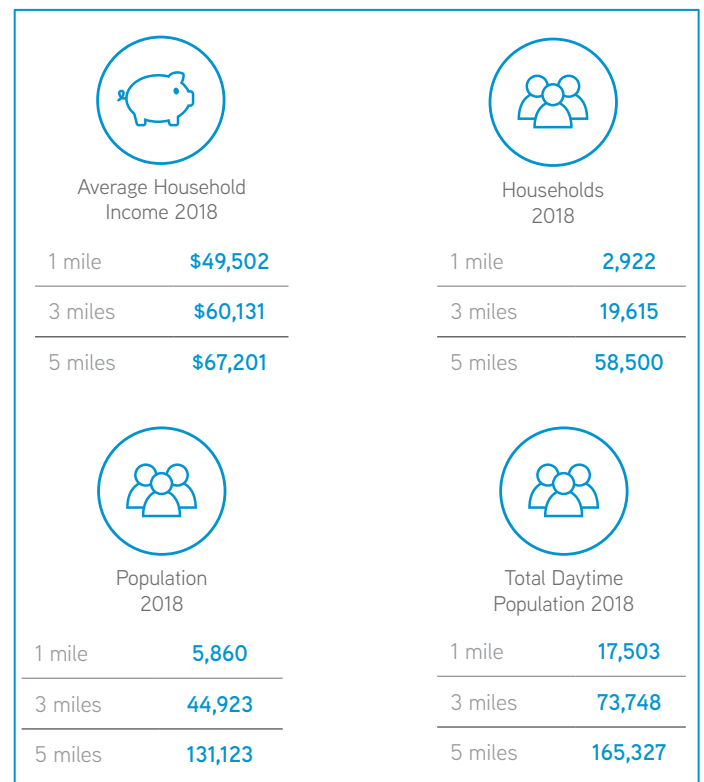
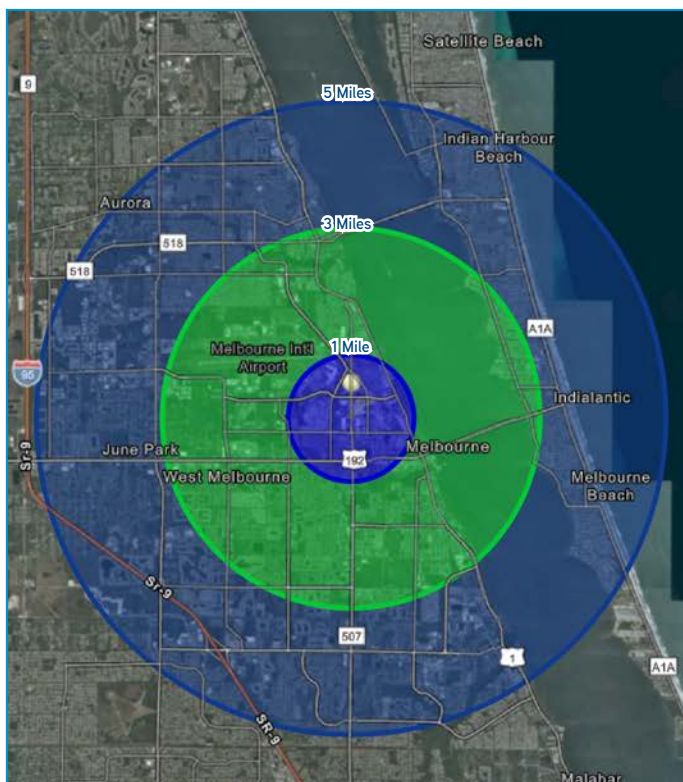
Accelerating success.

Demographics

Palm Bay - Melbourne - Titusville MSA



1 - 3 - 5 Mile Radii



Site Plan

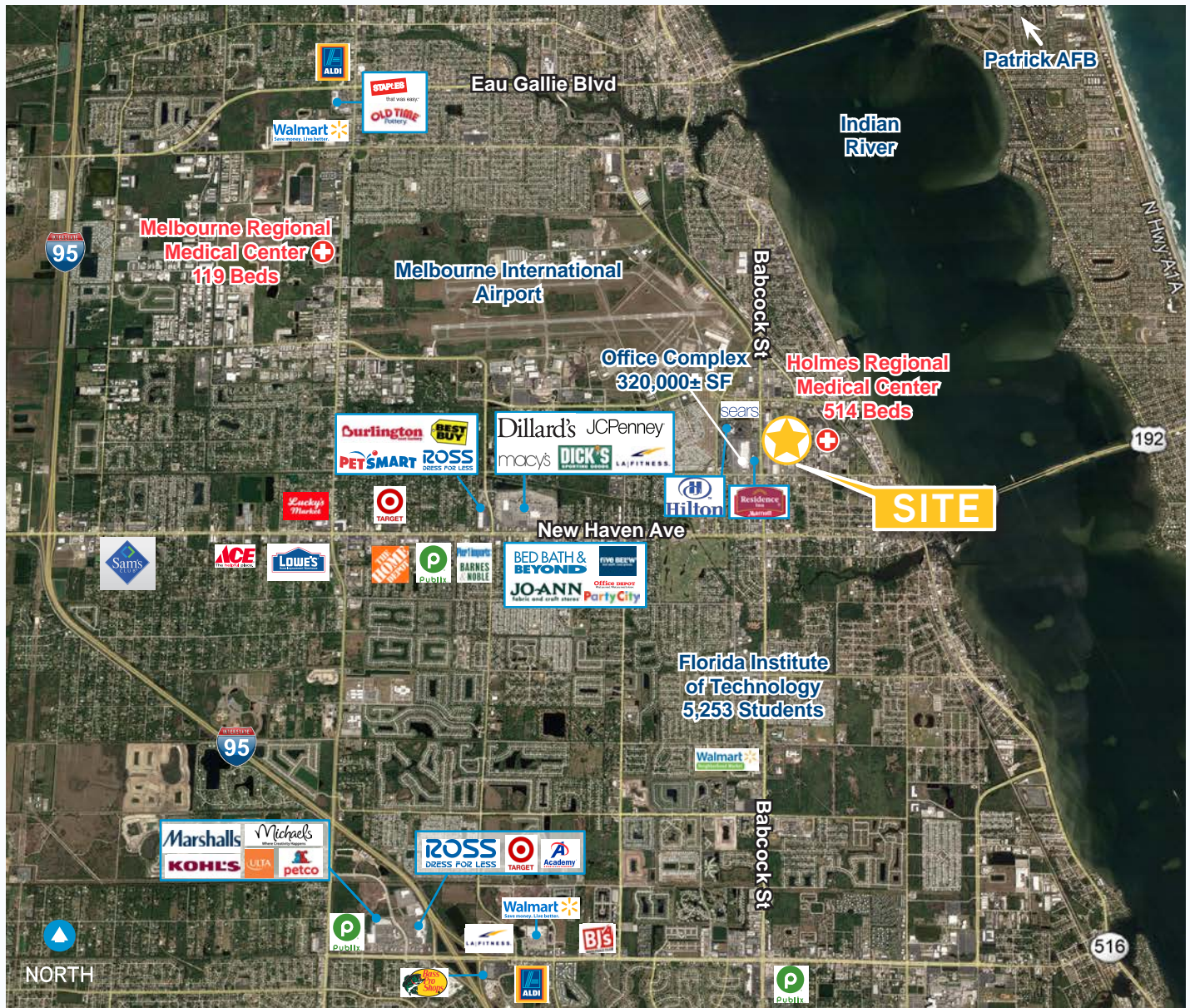


Tenant List

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



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