

# 7,000 SF Multi-Tenant Building for Lease

1917 S. Babcock Street | Melbourne, FL 32901



\*Conceptual rendering subject to change

## Property Highlights

- Up to 7,000 SF available of inline and end-cap spaces in a highly visible, freestanding new retail redevelopment at the corner of Babcock Street and New Haven Avenue (US 192).
- Easily accessible from three access points: S. Babcock Street (30,000 VPD), Strawbridge Avenue & Bryan Street.
- Tijuana Flats is the adjacent tenant.
- 1.5 miles from Melbourne Square Mall with anchors including Macy's, JC Penney, Dick's Sporting Goods and Dillard's.
- 5 miles from the I-95 entrance/exit ramp along US 192/E. New Haven Avenue.

## Demographics

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Total Population	47,803	125,062	201,332
Daytime Population	46,421	88,404	106,232
Households	21,657	55,587	87,520
Average HH Income	\$48,062	\$57,709	\$59,676
Median Age	45.0	46.6	46.3

## Location



## Contact Us

JORGE RODRIGUEZ, CCIM  
407 362 6141  
[jorge.rodriquez@colliers.com](mailto:jorge.rodriquez@colliers.com)

GENNY HALL  
407 362 6162  
[genny.hall@colliers.com](mailto:genny.hall@colliers.com)

COLLIERS INTERNATIONAL  
255 S Orange Ave., Suite 1300  
Orlando, FL 32803  
[www.colliers.com](http://www.colliers.com)



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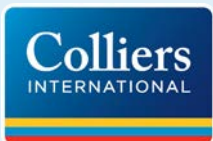
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