



# Melbourne Shopping Center

1301-1439 S Babcock St • Melbourne, FL 32901



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Property Video



## 2,000 to 46,550 s.f. for lease

- Highly-visible, grocery-anchored center situated in a densely-populated trade area that is home to Melbourne's top employers with 26,159± individuals employed at these major businesses
- Impressive roster of leading and traffic-generating retailers, which includes Publix, CLUB4 Fitness, Beall's Outlet and more
- Ample parking and with great access at two signalized intersections
- Within walking distance of Holmes Regional Medical Center which is a 514-bed hospital servicing Melbourne
- Less than 2 miles away from Melbourne International Airport and within walking distance of Melbourne High School (2,249± students)

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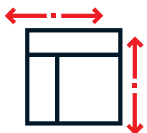
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**Up to 46,550 SF**

AVAILABLE



**176,548**

DAYTIME POPULATION  
(15 MIN DRIVE TIME)



**38,800± AADT**

SOUTH BABCOCK ST  
& HIBISCUS BLVD

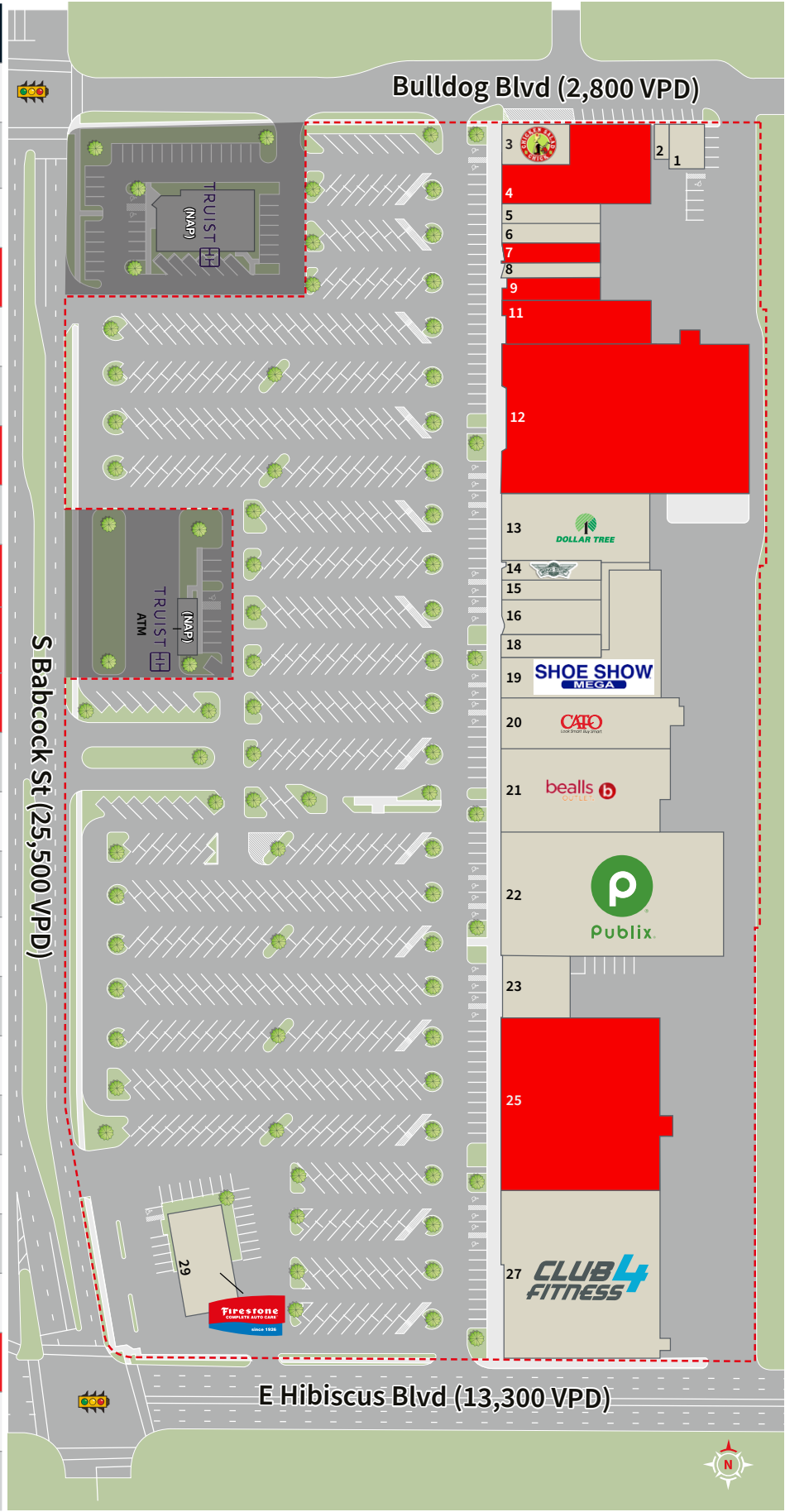


**\$93,346**

AVG HH INCOME  
(15 MIN DRIVE TIME)

Site Plan

Suite	Tenant	SF
1	Pizza Hut	1,575
2	Sheridan Barber Shop	525
3	Chicken Salad Chick	2,700
4	Available ↻	7,300
5	Ruby's Asian Taste	2,000
6	Encore Nails Bar	2,000
7	Available	2,000
8	Melbourne Liquors	1,500
9-10	Available ↻	Up to 2,300
11	Pet Supermarket Coming Available	6,750
12	Big Lots	37,500
13	Dollar Tree	10,500
14	Wingstop	1,985
15	El Indio Mexican Restaurant	2,000
16-17	Spectrum	3,500
18	IVX Health	2,304
19	Shoe Show	8,000
20	Cato	4,800
21	Bealls Outlet	15,724
22	Publix	27,887
23-24	Elite Healthcare	4,450
25-26	Available ↻	28,000
27-32	CLUB4 Fitness	27,200
29	Firestone	5,841



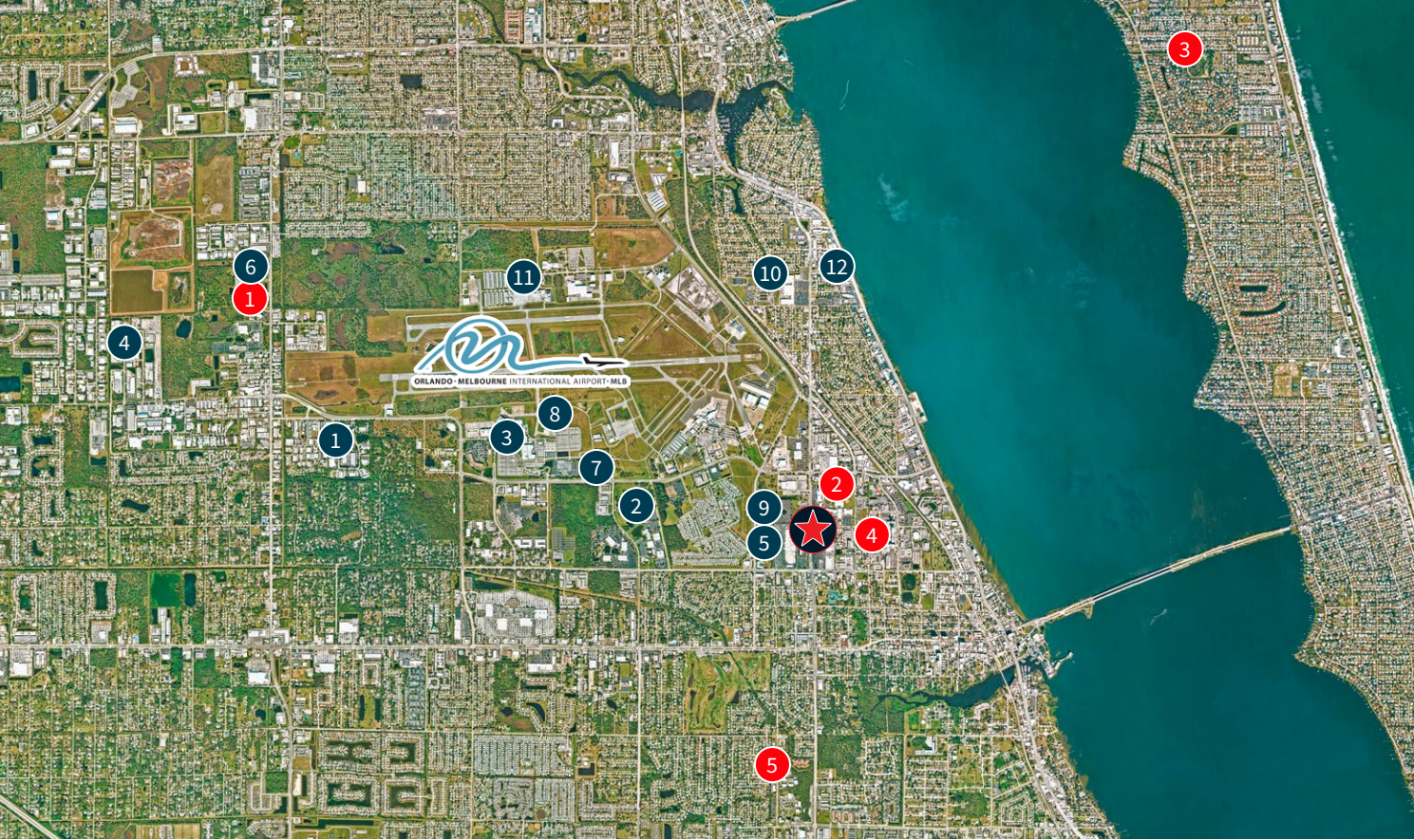
Retail Area



Gallery



Area Overview








Top Employers	# of Employees
1. Health First	8,000+
2. L3Harris	7,000+
3. Northrop Grumman	3,000+
4. New Rockwell Collins	1,000+
5. Teletech Services	1,000+
6. Steward Medical Group	1,000+
7. Florida Institute of Tech	1,000+
8. Jacobs Technology	1,000+
9. Carecore National	1,000+
10. Leonardo DRS	1,000+
11. Embraer	750+
12. General Electric (GE)	409+

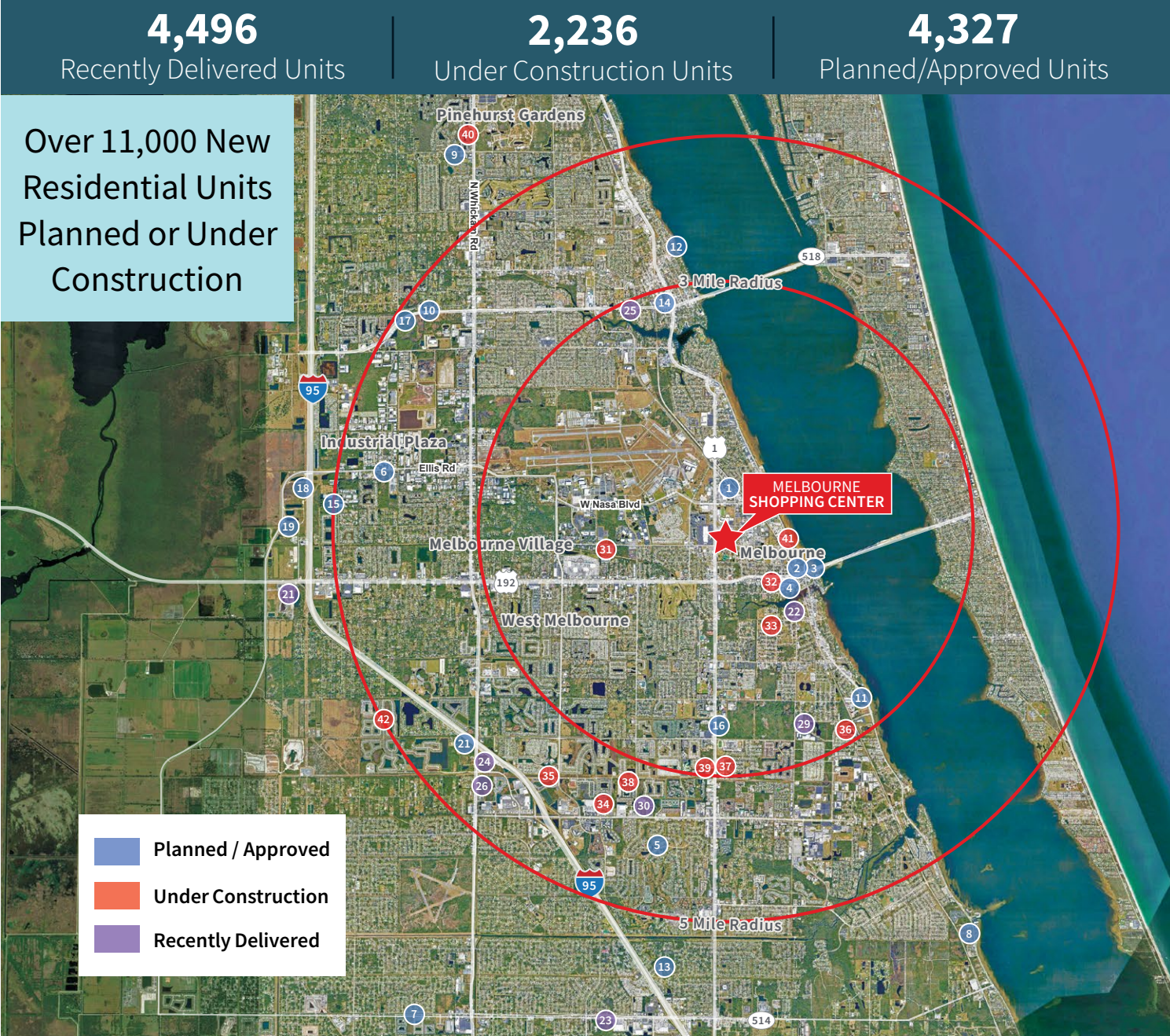
Medical/School/Military	
1. Melbourne Regional Medical Center	119 beds
2. Melbourne HS	2,249 students
3. Patrick Air Force Base	16,615 on base
4. Holmes Regional Medical Center	514 beds
5. Florida Institute of Tech (On Campus)	4,242 students

 **Site location**

Demographics

	POPULATION	
	5 MIN.	8,967
	10 MIN.	48,108
	15 MIN.	152,642
	HOUSEHOLDS	
	5 MIN.	4,147
	10 MIN.	21,174
	15 MIN.	65,957
	AVERAGE HH INCOME	
	5 MIN.	\$73,765
	10 MIN.	\$81,888
	15 MIN.	\$93,346
	BUSINESSES	
	5 MIN.	1,647
	10 MIN.	4,809
	15 MIN.	9,624
	EMPLOYEES	
	5 MIN.	20,104
	10 MIN.	48,539
	15 MIN.	49,233

Residential Growth



Planned/Approved		
No.	Planned/Approved Developments	Units
1	Apollo Crossroads Apartments	213
2	Adelon's the Strawbridge	105
3	The Vues	253
4	Orange Court Redevelopment	197
5	The Reserve at Country Club Lake Estates	200
6	Heritage Lakes of West Melbourne	275
7	Palm Bay	80
8	Advantis on the Harbour	171
9	Discovery Place at Melbourne	140
10	The Preserve Apartments	240
11	Harbour Pointe	352
12	Pineapple Shores Condos	59
13	Cricket Drive	264
14	Avery Melbourne	326
15	Legacy at West Melbourne	199
16	Mayfair Apartments	288
17	Lakewood Reserve PUD	391
18	Eden at Heritage Lakes	373
19	The Dunes at Heritage Lakes	146
20	Green Leaf	55
Total		4,327

Under Construction		
No.	Under Construction Developments	Units
21	Integra Station 2114 Phase II	800
22	St. Stephens Way	40
23	The Mason Palm Bay	252
24	Epoch	280
25	Hidden Harbour Estates	34
26	Ascend at Hammock Landings	300
27	Forest Lakes	51
28	Nathi Reserves	72
29	Westshore Palm Bay	248
30	Parasol	159
Total		2,236

Recently Delivered		
No.	Recently Delivered Developments	Units
31	Springs at Hibiscus Crossing	288
32	Highline	170
33	Heritage Park at Crane Creek	108
34	Aventine West Melbourne	290
35	The Carlton of West Melbourne	382
36	Aqua Palm Bay	320
37	Trillium	256
38	Amore Village	78
39	Palm Bay Grand	166
40	Addison Pointe	370
41	Paramount Riverfront Condos	68
42	Sawgrass Lakes Meadows	2,000
Total		4,496

Grand Total	11,059
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# MELBOURNE

## Shopping Center



## Contact

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