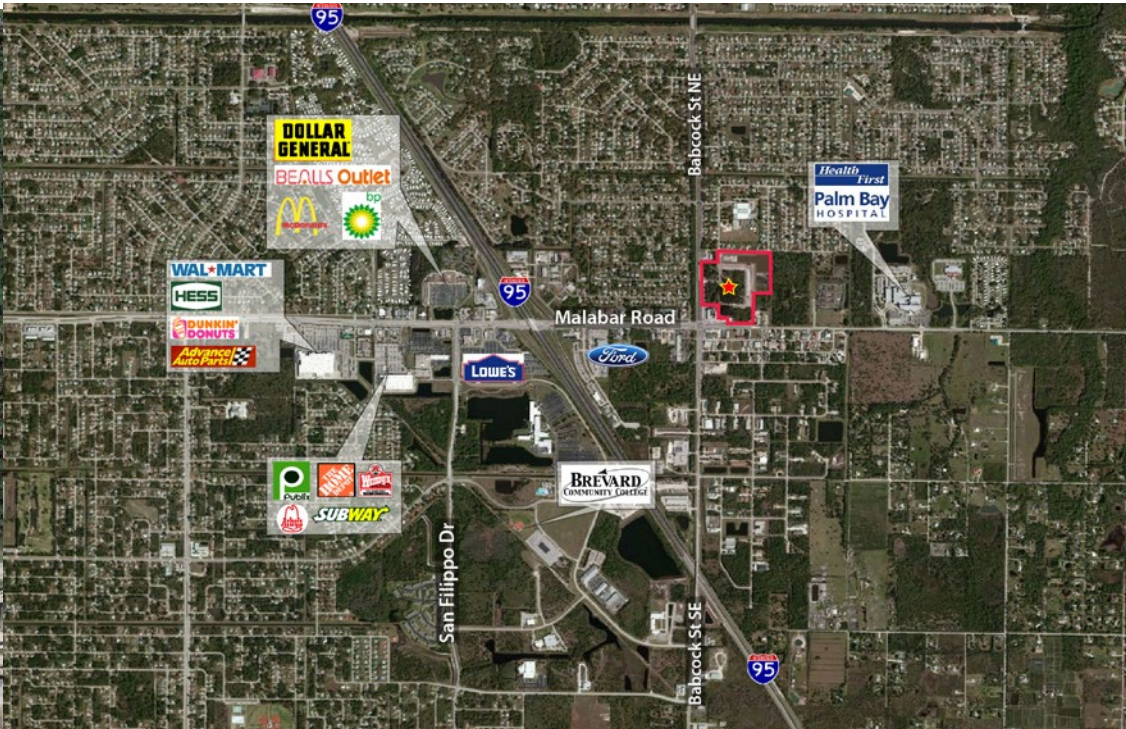


Development Opportunity in Palm Bay!

Malabar Road and Babcock Street – Palm Bay, Florida

\$5,765,000 (\$275,000 per Acre)



LOCATION

NEC of Malabar Road
and Babcock Street

TOTAL ACRES

20.96 Acres

TRAFFIC COUNTS

±38,500 vpd at the intersection
Malabar Rd & Babcock St

PRICE

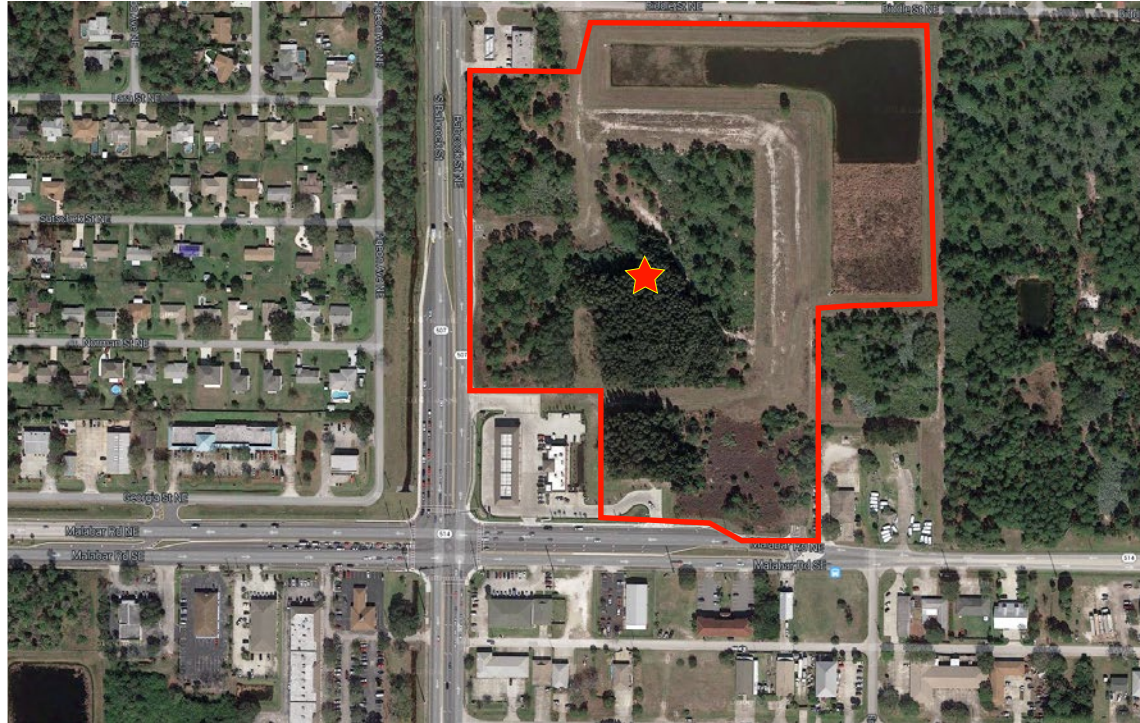
\$5,765,000 (\$275,000 per Acre)

NEW DEVELOPMENT OPPORTUNITY

- **20.96 ACRES**
- **HIGH TRAFFICKED INTERSECTION WITH ±38,500 VPD**
- **STRONG RESIDENTIAL DENSITY**
- **ZONED CC (COMMUNITY COMMERCIAL)**
- **PERFECT FOR RETAIL, MEDICAL OR RESIDENTIAL DEVELOPMENT**

FEATURES

- Conveniently located on Babcock Street which is the main artery connecting Palm Bay Road to Malabar Road
- Excellent visibility and access from Malabar Road and Babcock Street
- Easy access to Interstate 95
- Less than one-mile to Palm Bay Community Hospital
- Approximately \$1,000,000 in improvements made to the site
- Engineering design complete with interior access easement to provide full access to Malabar and Babcock
- Numerous permits in place
- City approved Plat subdividing for outparcels



2016 Estimates	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,216	49,138	113,365
Average HHI	\$62,964	\$53,774	\$55,276
Median Age	44	43	42

For Additional Information

Nathan Cutchin, Vice President
 407.878.5737 f: 407.895.0699 ncutchin@crec.com

CREC

250 International Parkway, Suite 280, Lake Mary, FL 32746
 407.472.2732 f: 407.895.0699 www.crec.com



Miami Orlando Jacksonville