



## BABCOCK SQUARE – UNIT #299

299 N Babcock St. | Melbourne, FL 32935

Retail Space For Lease

\$18.00/SF Modified Gross

1,428 SF Available

### PROPERTY HIGHLIGHTS

- 1,428 SF retail space
- Former kava bar
- Existing floor drain
- Ideal for a café, coffee shop, smoothie bar, juice bar, kava bar, or similar beverage concept
- Ample onsite parking
- C-2 zoning allows a variety of retail, office, and service uses

### PROPERTY DESCRIPTION

Formerly occupied by a kava bar, this 1,428 SF retail suite is well suited for food and beverage users. The existing floor drain makes it an excellent opportunity for a cafe, coffee shop, smoothie or juice bar, kava bar, or other specialty beverage concept.

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

## SPACE FOR LEASE

299 N BABCOCK ST, MELBOURNE, FL



### UNIT #299 AVAILABLE — 1,428 SF

Unit #299 | 1,428 SF | \$18.00/SF Modified Gross

Space For Lease

Former Kava Bar

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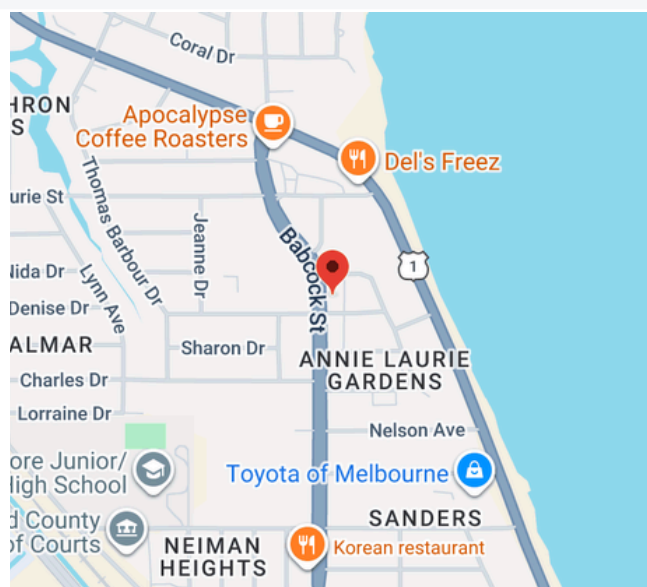
## AVAILABLE SPACE

Suite	Size	Rate	Floor
299	1,428 SF	\$18.00/SF MG	—

## PROPERTY DESCRIPTION

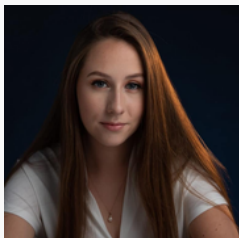
Babcock Square – Unit #299 is a 1,428 SF space formerly operated as a kava bar. The unit features an existing floor drain and is ideal for a café, kava bar, smoothie bar, or similar beverage concept. Located within Babcock Square at 299 N Babcock St, Melbourne, FL.

## LOCATION MAP



299 N Babcock St, Melbourne, FL

# CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL  
 PROPERTY DETAILS**

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