

# FOR SALE

\$399,000

## Mini Lube Station

4825 Babcock St NE, Palm Bay, FL 32905



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

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Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

## Mini Lube Station

4825 Babcock St NE, Palm Bay, FL 32905

PRICE	\$399,000
BUILDING SIZE	1,950 sf
BUILDING TYPE	Mini-Lube Service
ACREAGE	0.64 AC
FRONTAGE	529.26'
TRAFFIC COUNT	34,500 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry Concrete
PARKING SPACE	7
ZONING	HC - Highway Commercial
LAND USE	Commercial
UTILITIES	City of Palm Bay

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- Excellent operating auto lube station now available for purchase on Babcock Street in the retail hub of Palm Bay.
- In close proximity to a variety of major national retailers such as: Tire plus, Publix, Bank Of America, Dunkin Donuts and many more.
- The service station features two service stalls, a monument sign, and 7 parking spaces in the rear of the station.



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# Property Demographics

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## 2018 Population Estimate

## Average Household Income

## Average Age

1 Mile	11,214	1 Mile	\$43,528	1 Mile	41.30
3 Mile	73,698	3 Mile	\$55,211	3 Mile	43.30
5 Mile	142,753	5 Mile	\$60,344	5 Mile	43.20

## 2023 Population Projection

## Median Household Income

## Median Age

1 Mile	11,214	1 Mile	\$29,659	1 Mile	40.00
3 Mile	73,698	3 Mile	\$39,982	3 Mile	44.10
5 Mile	142,753	5 Mile	\$43,693	5 Mile	44.60

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# Zoning Information

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## HC– Highway Commercial

- (A) **Intent.** The purpose of the highway commercial district shall be to provide areas within Palm Bay which are deemed to be uniquely suited for the development and maintenance of highway oriented businesses and regional scale facilities, the areas to be primarily located along or near the intersection of major arterials and major transportation nodes; to designate those uses and services deemed appropriate and proper for location and development within the subject district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. (B) Principal uses and structures. The following uses and structures are permitted: (1) Retail stores, sales and display rooms, including places in which goods are produced and sold at retail on premises.
- (B) (2) Personal services establishments such as barber and beauty shops, fitness salons, laundry and dry cleaning establishments using nonflammable solvents as determined by the Fire Chief, tailor shops and similar uses.
- (C) (3) Professional offices, studios, clinics, general offices, business schools and similar uses, including veterinarian clinics provided all activities are within the principal structure and there is no boarding of animals. (4) Hotels, motels, tourist courts. (a) The minimum living area per hotel/motel efficiency unit shall be two hundred and eighty (280) square feet. (b) There shall be no more than fifty (50) rental units per acre. (5) Eating and drinking establishments including drive-through facilities. (6) Indoor commercial recreation such as theaters, driving ranges, bowling alleys and similar uses, excluding dance clubs. (7) Banks and financial institutions with drive-through facilities. (8) Retail stores using outside display areas including plant nurseries, and building supplies providing the following provisions are met: (a) The outside display area may be open along the front of the lot but shall be effectively screened with a six (6) foot opaque wall or fence rendering the sides and rear opaque in order to avoid any deleterious effect on adjacent properties. (b) The outside display area shall be considered the same as the floor area for the purpose of calculating off-street parking requirements, yard and lot coverage regulations. (c) All outside display items with the exception of new and/or used vehicles for sale shall meet a twenty (20) foot front and side setback and a thirty (30) foot rear setback. New and used vehicles for sale or rent shall meet the parking setback requirements established in division (E)(7) below. (d) The sale of sheds or other accessory buildings is prohibited within the Bayfront Community Redevelopment District east of the Florida East Coast Railroad. (9) Public and private clubs and lodges including golf courses and similar activities. (10) New and used motor vehicles, major recreational equipment and mobile home sales and rentals with accessory uses; subject to the following restrictions: (a) All outside areas where merchandise is displayed shall be paved. (b) All servicing and repair facilities, except for gasoline pumps, shall be located in an enclosed structure. (c) There shall be no storage of junked or wrecked automobiles other than temporary storage for those awaiting repair. Such temporary storage shall be in an enclosed area and the vehicles shall not be visible from outside the property. All vehicles shall have attached at all times a current vehicle registration license plate. (d) Used motor vehicles may only be sold on the same site as a new motor vehicle dealership within the Bayfront Community Redevelopment District in the area east of the Florida East Coast Railroad. (e) Major recreational equipment and mobile home sales and rentals with accessory uses are not permitted within the Bayfront Community Redevelopment District in the area east of the Florida East Coast Railroad. (11) Auto repair, paint, upholstery and body shops subject to provisions (10) (a) through (c) above except within the Bayfront Community Redevelopment District in the area east of the Florida East Coast Railroad. (12) Public utility equipment and facilities not located within a public utility easement. (13) Hospitals and nursing homes. (14) Schools, churches, and libraries.
- (D) (15) Day care centers. (16) Business service establishments. (17) Dry cleaning. (18) Funeral homes. (19) Xerographic and off-set print (20) Public and private parking lots and garages. (21) Public uses. (22) Arcade amusements centers; subject to the following regulations: (a) The facility shall be located no less than one hundred (100) feet, measured from the outer wall of the facility to the closest property line, of any residentially zoned land, as well as any land designated as recreation and open space use by the Palm Bay Comprehensive Plan Future Land Use Map. (b) The facility shall be located no less than one thousand (1,000) feet, measured from the outer wall of the facility to the closest property line, of any school. No two facilities, operating pursuant to this subdivision, shall be located closer than five hundred (500) feet from one another, measured from the closest outer wall of each facility. (d) The number of devices within the facility shall be governed by the Land Development Code of the City of Palm Bay, as well as applicable Florida Statutes and laws.

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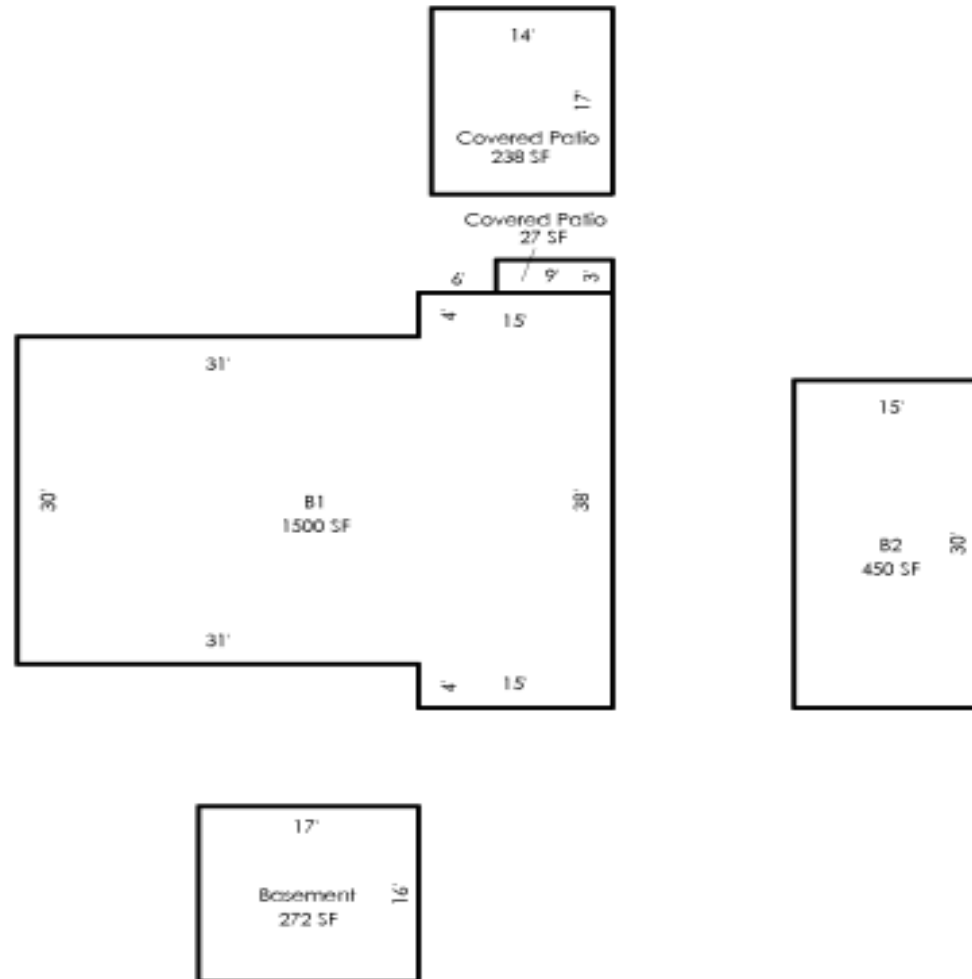
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# Floor Plan

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# Property Aerial

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