

# EXECUTIVE SUMMARY

• 1281 Florida Ave Rockledge, FL 32955



## OFFERING SUMMARY

**Available SF:** 3,000 SF

**Lease Rate:** \$18.00 SF/yr (Gross)

**Lot Size:** 1.1 Acres

**Year Built:** 1991

**Building Size:** 8,946 SF

**Zoning:** C2

## PROPERTY OVERVIEW

Former Medical Space  
Monument Signage  
Plenty of parking  
Easy Access

## LOCATION OVERVIEW

Located on US-1  
1.4 miles from state road 520

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

• 1281 Florida Ave Rockledge, FL 32955

**Lease Rate:** \$18.00 SF/YR (GROSS)      **Total Space:** 3,000 SF  
**Lease Type:** Gross      **Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit 3 & 4	\$18.00 SF/YR	Gross	3,000 SF	Negotiable

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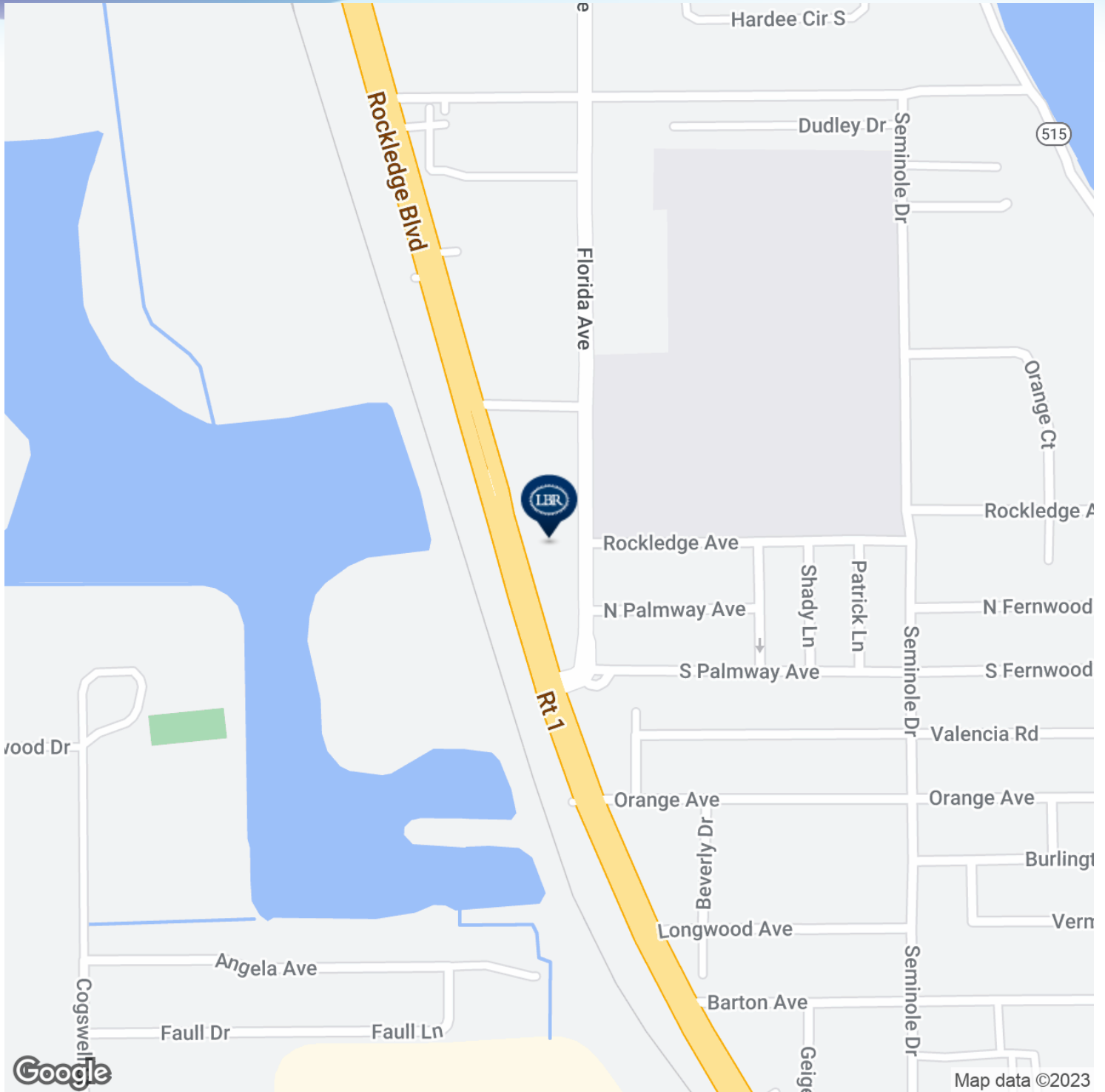
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# LOCATION MAP

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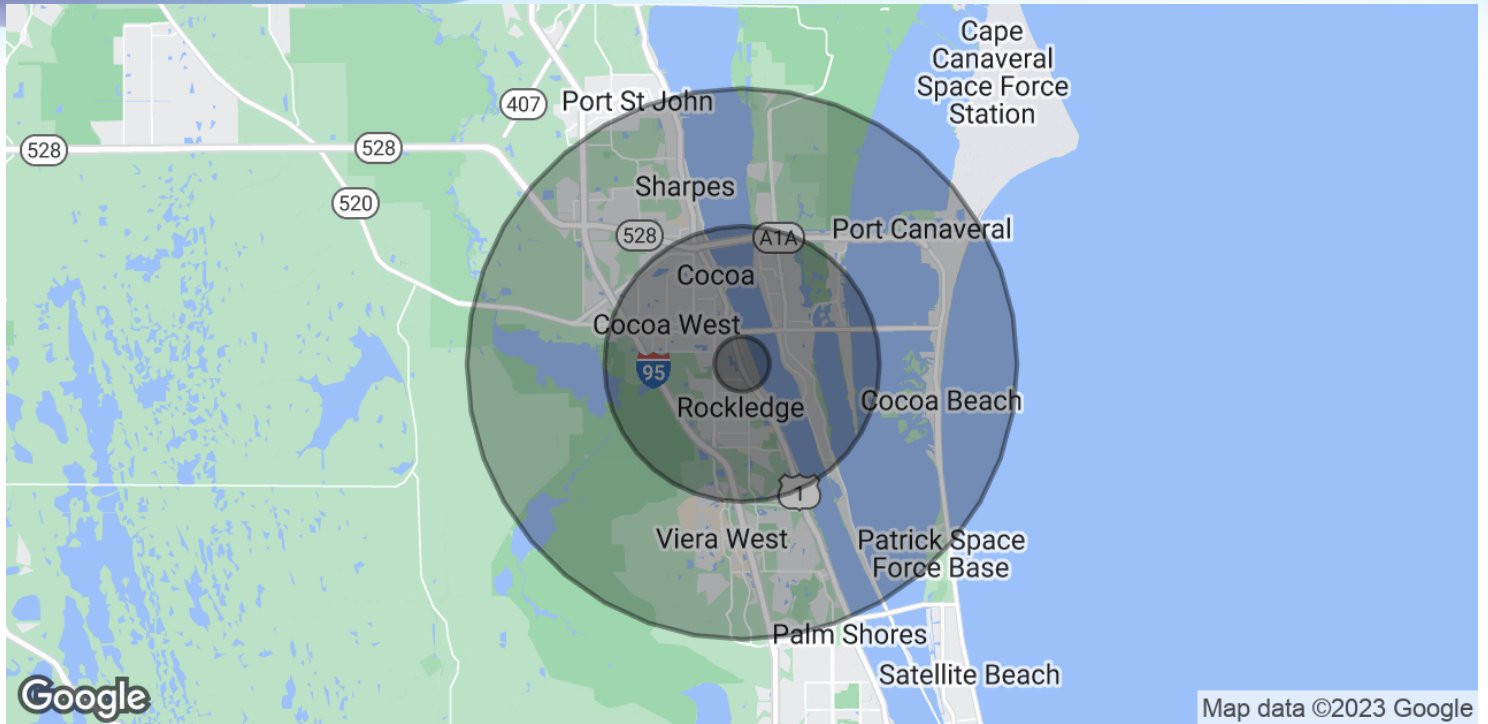
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,623	86,273	186,772
Average Age	45.1	42.5	44.1
Average Age (Male)	44.4	41.7	43.4
Average Age (Female)	45.5	42.9	44.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,454	35,294	77,133
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$69,911	\$63,314	\$69,664
Average House Value	\$189,478	\$241,476	\$246,735

\* Demographic data derived from 2020 ACS - US Census

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