

EXECUTIVE SUMMARY

• 2060 Rockledge Boulevard Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 6,000 SF

Lease Rate: \$20.00 SF/yr (MG)

Lot Size: 0.71 Acres

Year Built: 2009

Building Size: 6,000 SF

Zoning: C2

PROPERTY OVERVIEW

- Grey Shell Space for Medical/Office
- Prime frontage along Rockledge Boulevard with easy access for southbound traffic
- Close to Shopping Centers, Offices, and Restaurants
- Landlord is offering Tenant Improvement Allowance available subject to lease terms
- Estimated 29,000 Traffic Count per Day

LOCATION OVERVIEW

Located off US 1/Rockledge Blvd
Between Barton Blvd and Barnes Blvd

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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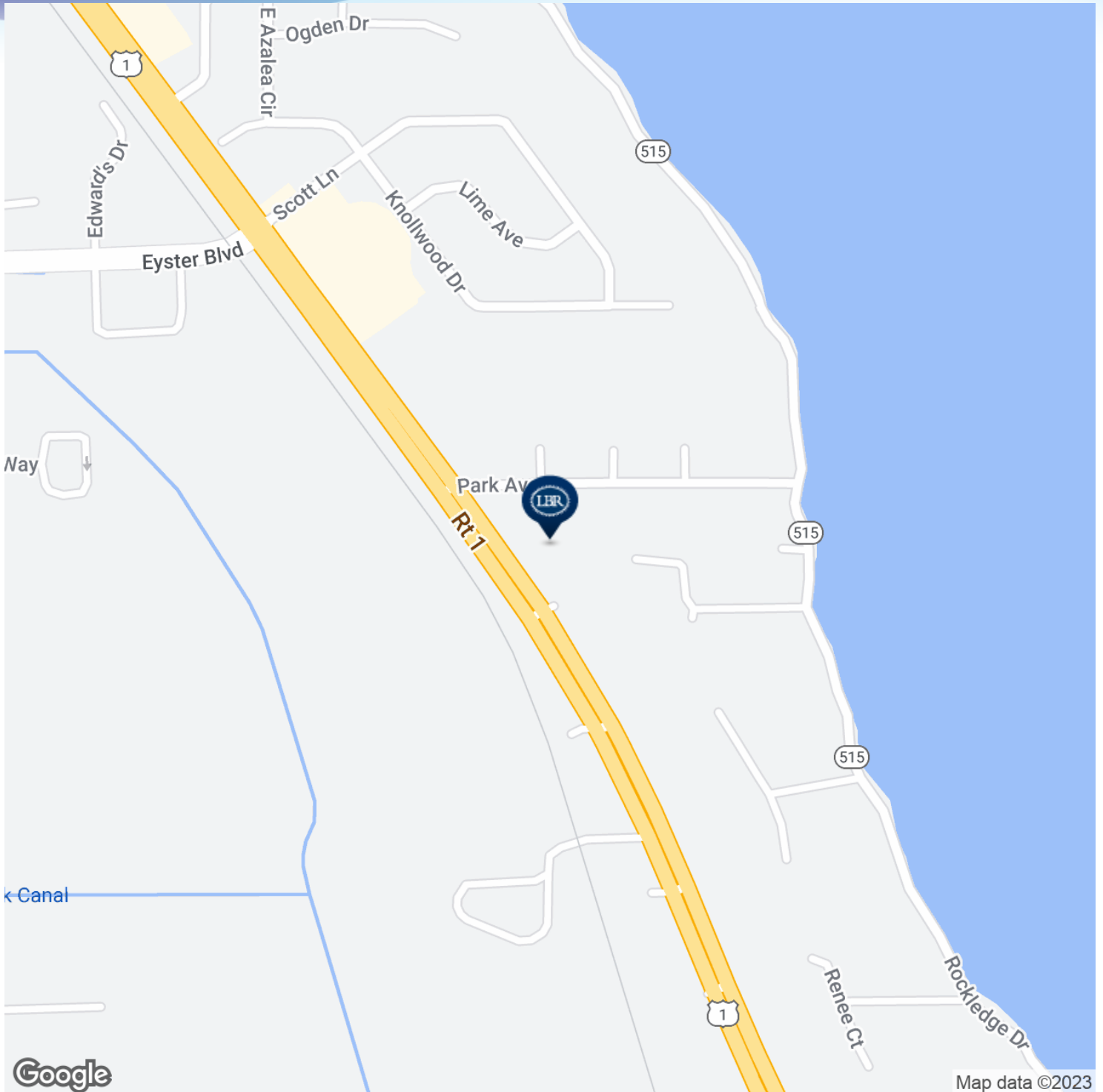
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LOCATION MAP

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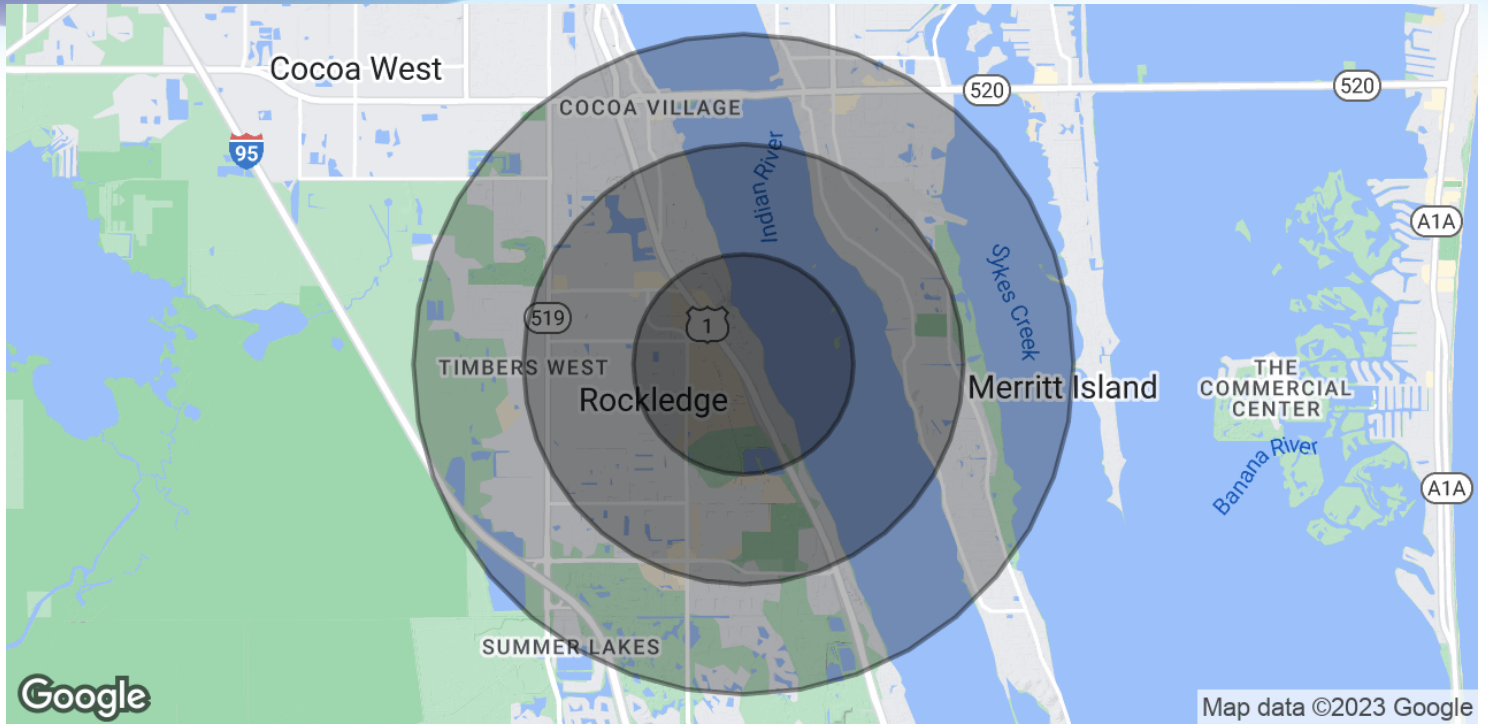
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,192	20,368	39,306
Average Age	44.6	45.9	46.7
Average Age (Male)	43.2	43.7	45.4
Average Age (Female)	45.6	46.9	47.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,808	8,898	18,630
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$74,108	\$73,698	\$73,348
Average House Value	\$279,399	\$253,207	\$259,172

* Demographic data derived from 2020 ACS - US Census

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