

# EXECUTIVE SUMMARY

• 1802 Rockledge Boulevard Rockledge, FL 32955



## OFFERING SUMMARY

**Available SF:** 0.5 Acres

**Lease Rate:** Negotiable

**Lot Size:** 0.5 Acres

**Zoning:** GC

## PROPERTY OVERVIEW

Outparcel Ground Lease Opportunity at Rockledge Square Shopping Plaza  
This bustling and dynamic plaza makes this an excellent space for any QSR, express oil or coffee shop  
Parcel is on the north side of the plaza next to CVS

## LOCATION OVERVIEW

Nestled in the vibrant city of Rockledge, FL, the location of this property offers unparalleled access to a host of amenities and attractions. Surrounded by a thriving community and conveniently situated near popular destinations such as Rockledge Country Club and McLarty Park, the area provides an inviting and dynamic setting for both visitors and residents. With an array of dining options, shopping centers, and recreational facilities, this bustling locale creates an enticing opportunity for a prospective Land/Retail-Pad tenant seeking to become part of a lively and well-connected neighborhood. Embrace the energy and potential of Rockledge, and position your business at the heart of this dynamic community.

### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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# RETAILER MAP

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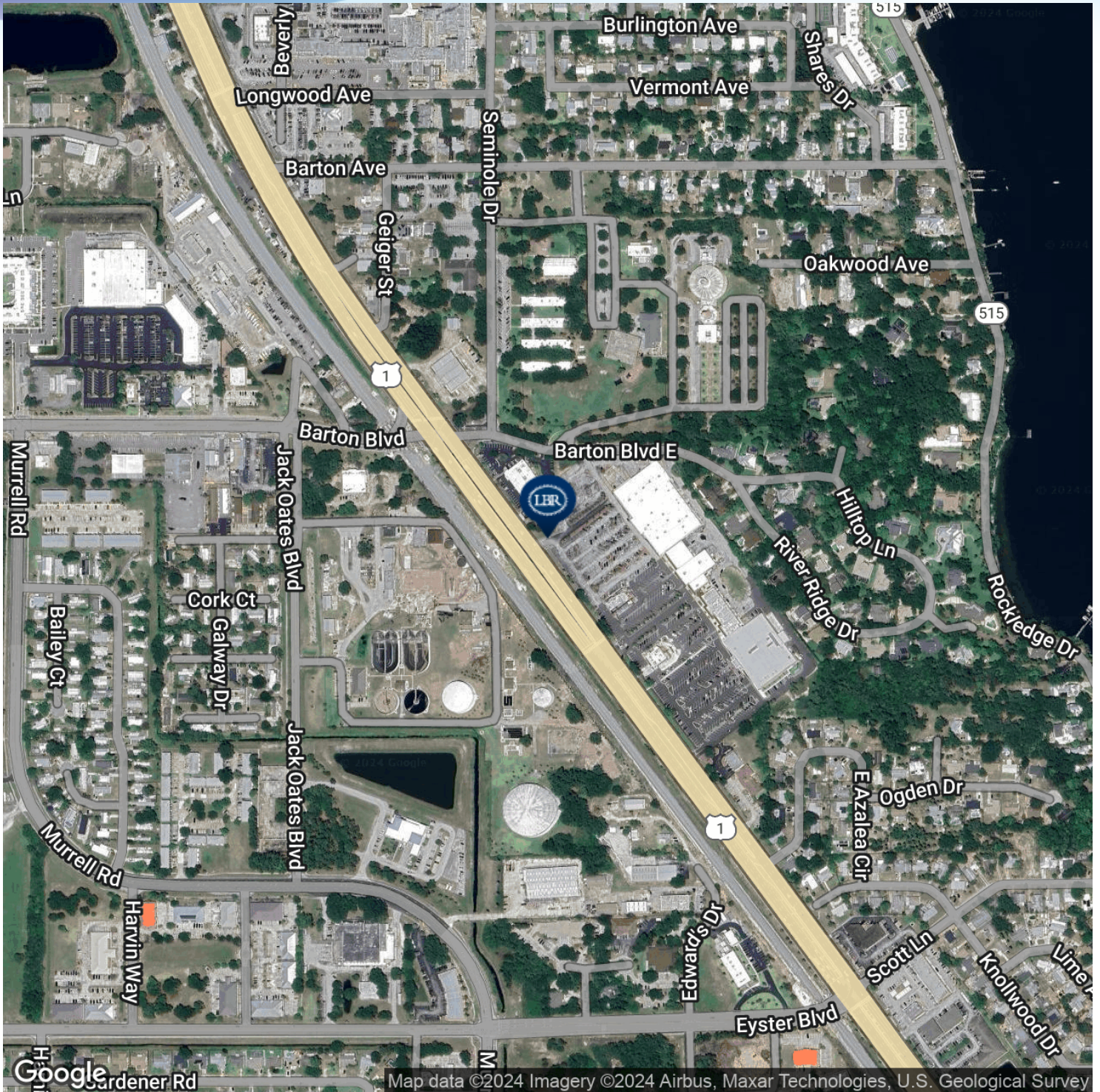
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# LOCATION MAP

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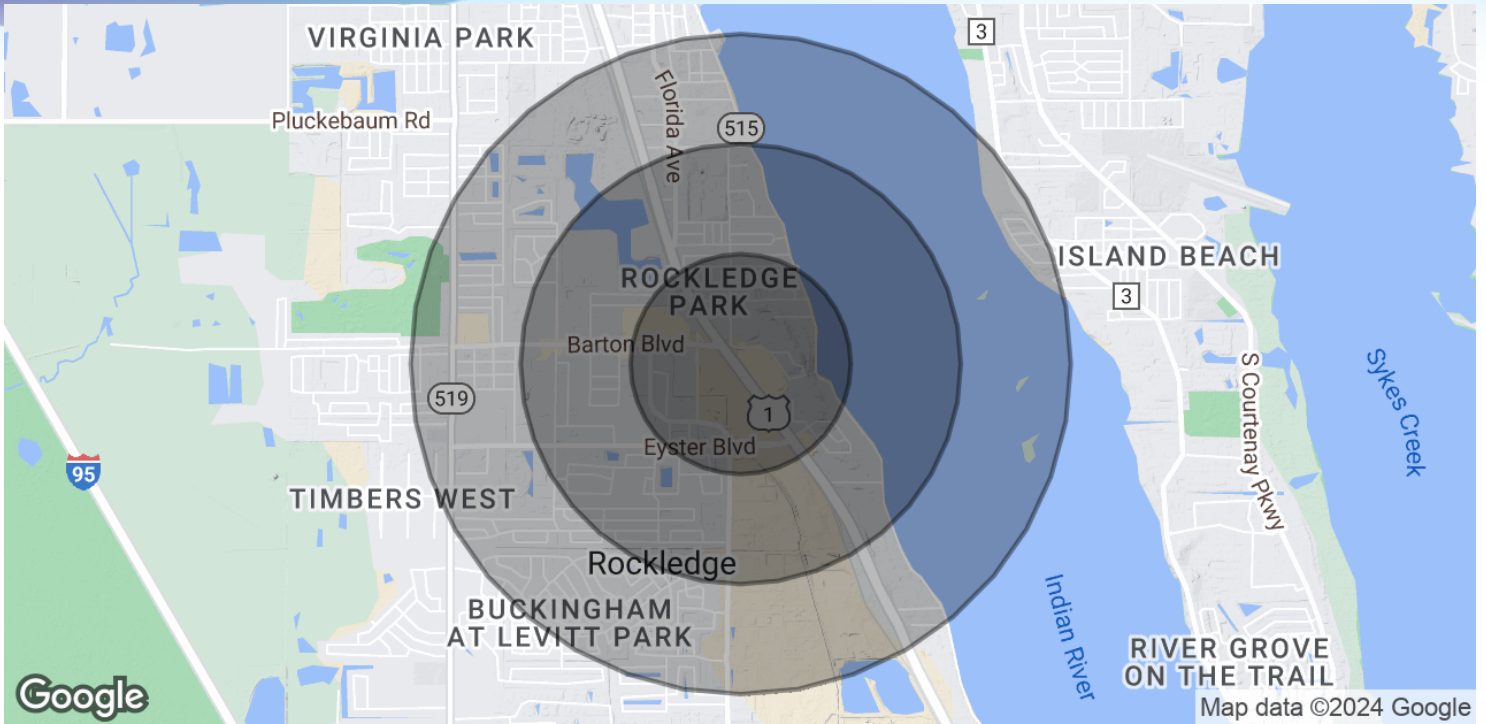
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,571	6,057	12,889
Average Age	47.8	44.4	45.4
Average Age (Male)	46.9	42.9	42.6
Average Age (Female)	49.2	46.4	47.0

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	820	2,740	5,556
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$60,510	\$63,104	\$66,792
Average House Value	\$312,373	\$255,852	\$242,201

\* Demographic data derived from 2020 ACS - US Census

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