

# EXECUTIVE SUMMARY

• 391 Commerce Parkway Rockledge, FL 32955



## OFFERING SUMMARY

**Available SF:** 1,875 SF

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

**Year Built:** 2017

**Building Size:** 7,500 SF

## PROPERTY OVERVIEW

The office team at Lightle Beckner Robison, Inc. is pleased to offer for sub-lease 1,875 sq. ft. of space in Rockledge's Parkside Professional Center.

The space consists of six (6) hard-walled offices, employee and customer restrooms, spacious kitchenette/break area with sink, and rear door entry for staff.

Current lease expires in May of 2026 and is available for occupancy immediately.

Great for a small medical practice, counselor or professional office use.

## LOCATION OVERVIEW

Located just off Murrell Road and Commerce Parkway

### ROB BECKNER, SIOR

Principal  
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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.,  
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# AVAILABLE SPACES

• 391 Commerce Parkway Rockledge, FL 32955

**Lease Rate:** \$20.00 SF/YR (MG)      **Total Space:** 1,875 SF  
**Lease Type:** MG      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 220		\$20.00 SF/YR	Modified Gross	1,875 SF	Negotiable	

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# ADDITIONAL PHOTOS

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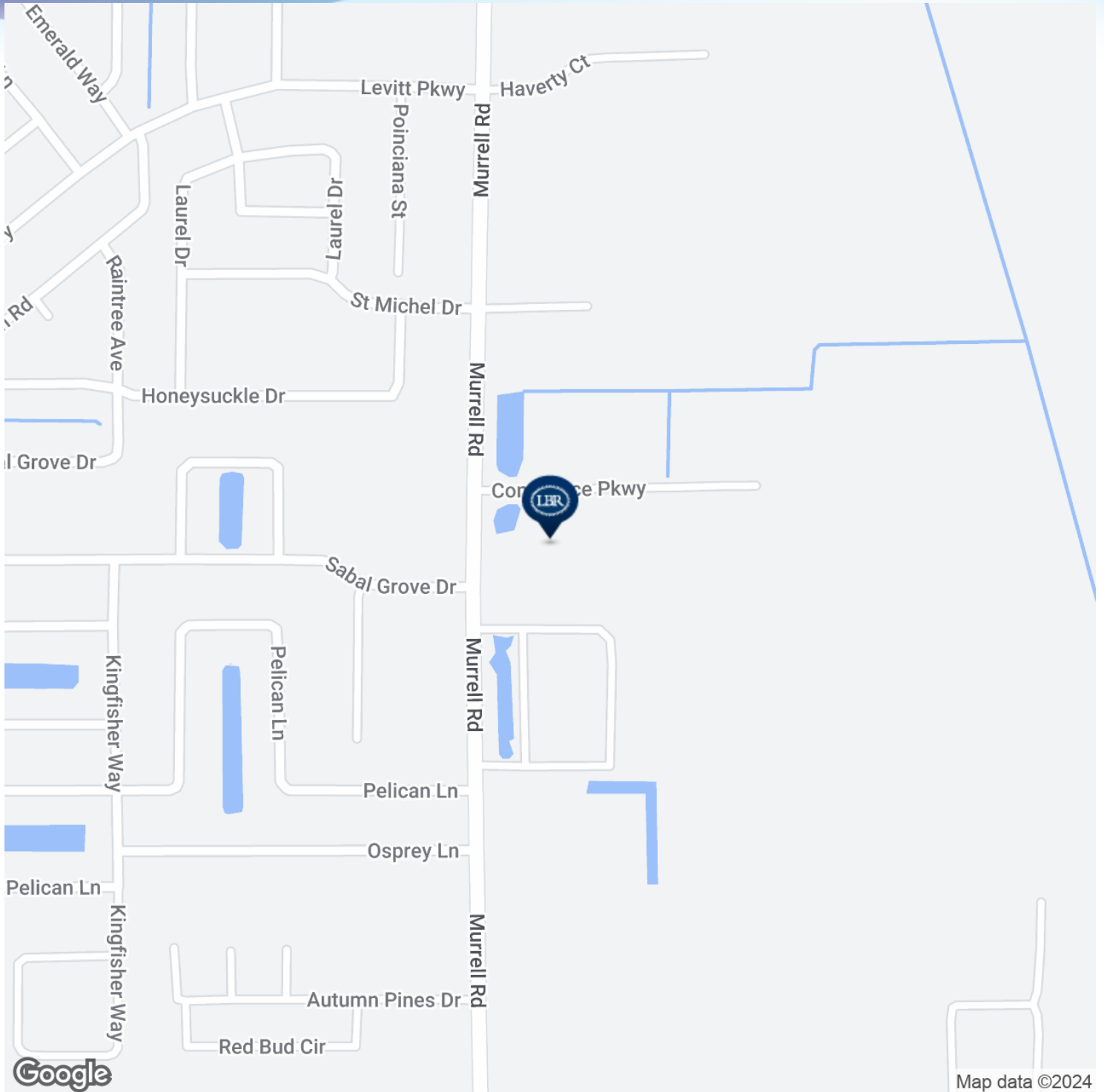
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# LOCATION MAP

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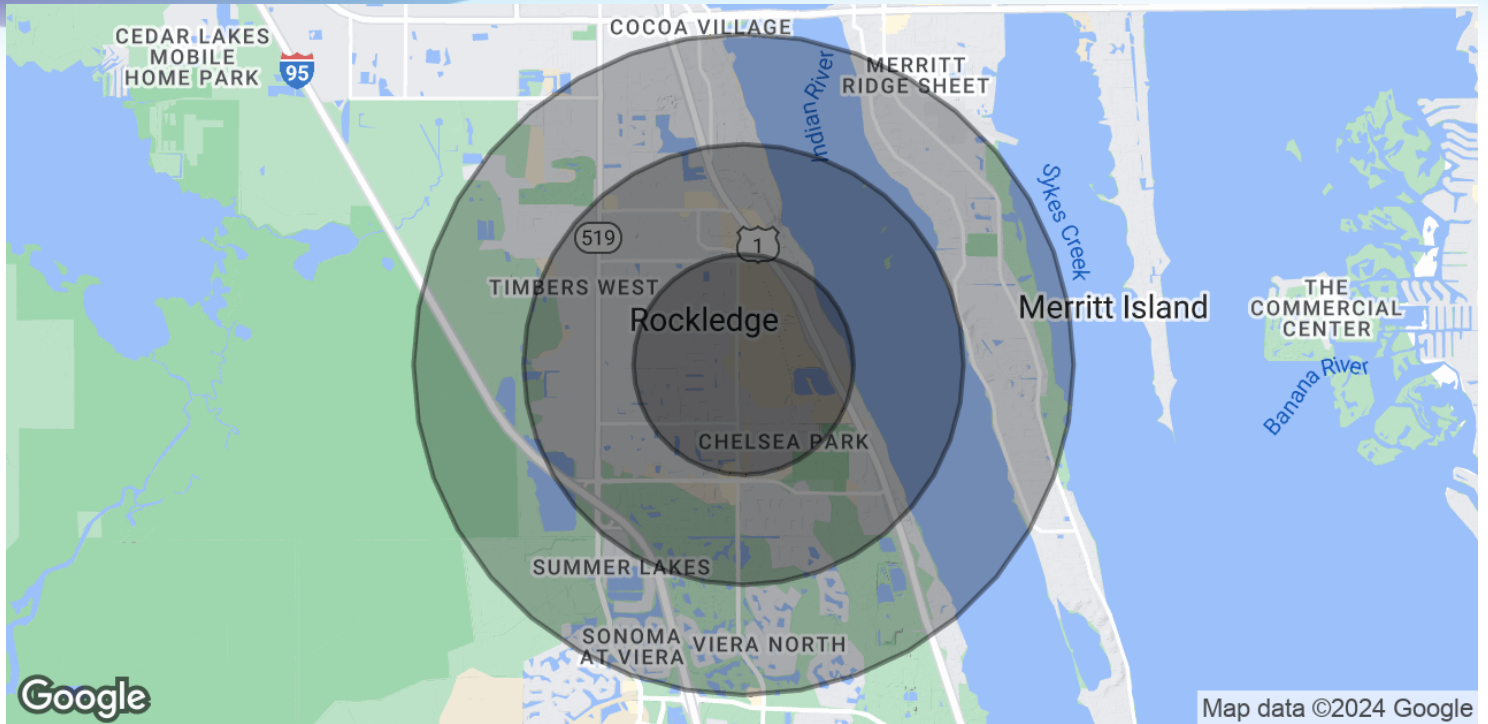
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,316	22,809	38,352
Average Age	43.7	46.4	47.1
Average Age (Male)	42.3	44.2	46.0
Average Age (Female)	43.8	47.4	48.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,884	10,136	17,746
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$81,067	\$76,354	\$76,463
Average House Value	\$244,640	\$256,280	\$264,240

2020 American Community Survey (ACS)

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