

EXECUTIVE SUMMARY

• 1027 Pathfinder Way Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 1,425 - 1,600 SF

Lease Rate: \$18.00 - 22.00 SF/yr
(MG)

Lot Size: 0.74 Acres

Year Built: 2008

Building Size: 5,459 SF

Zoning: MI

PROPERTY OVERVIEW

Ste. 100 - Second Generation Dental Space. This space is ideal for tenant with an existing Dental/Medical practice.

Ste. 120 - Former Hair Salon/Spa with plumbing. This space is ideal for tenant with existing Hair Salon/Spa business.

Both spaces are ready for occupancy.

LOCATION OVERVIEW

Arbor Place is situated between Murrell Rd and Eyster Blvd in Rockledge, FL.

Minutes from US Hwy 1 and a short distance to SR 520 and I-95

ROB BECKNER, SIOR

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AVAILABLE SPACES

• 1027 Pathfinder Way Rockledge, FL 32955

Lease Rate: \$18.00 - 22.00 SF/YR (MG) **Total Space** 1,425 - 1,600 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 120		\$18.00 SF/YR	Modified Gross	1,425 SF	Negotiable	Suite 120 offers large open area plumbed for hair salon/spa, multiple private offices, kitchenette area, utility room and restroom.
Suite 100		\$22.00 SF/YR	Modified Gross	1,600 SF	Negotiable	Suite 100 offers open waiting area, four (4) treatment suites, three (3) designated lab areas, and two (2) restrooms.

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ADDITIONAL PHOTOS

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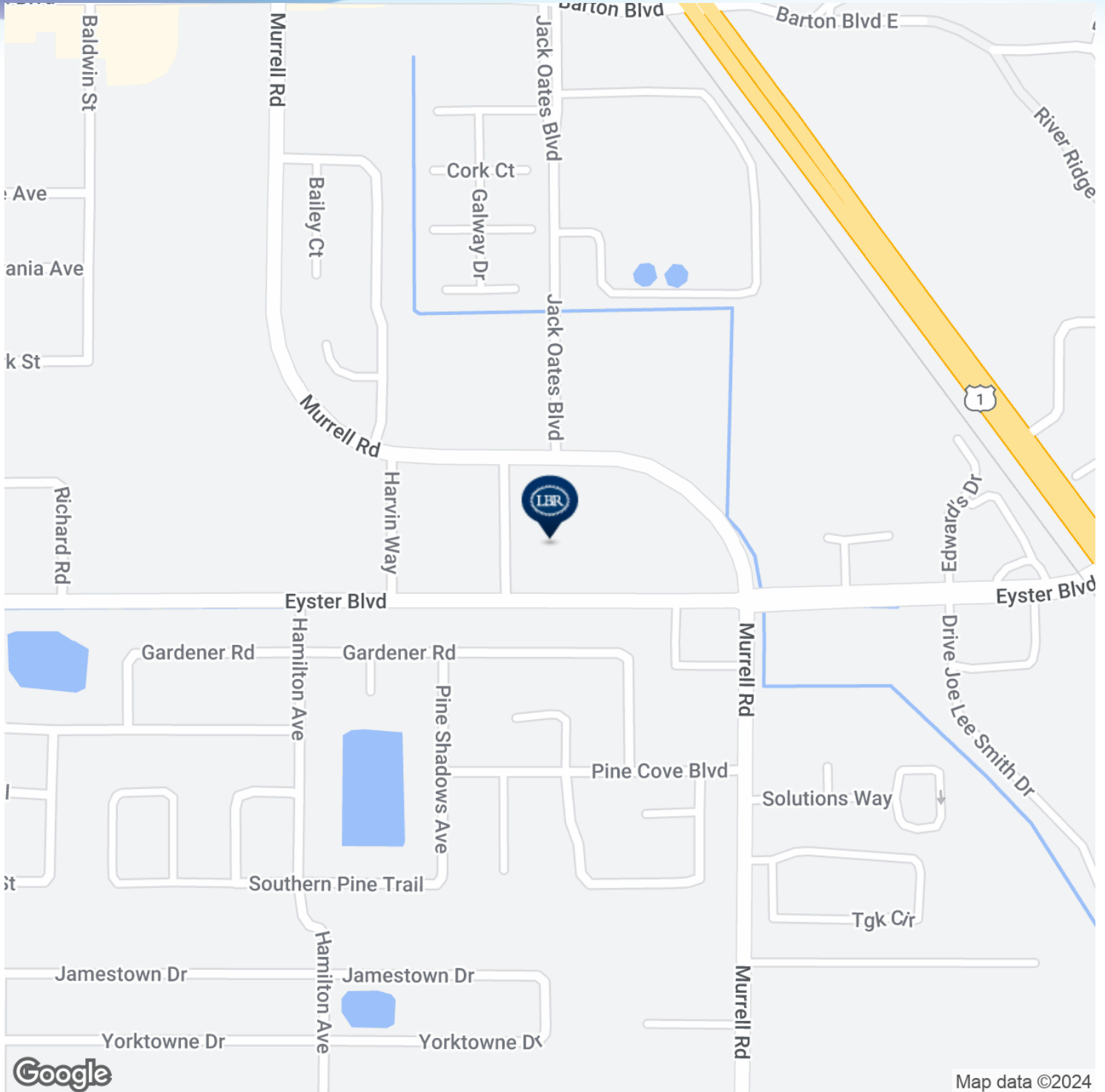
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LOCATION MAP

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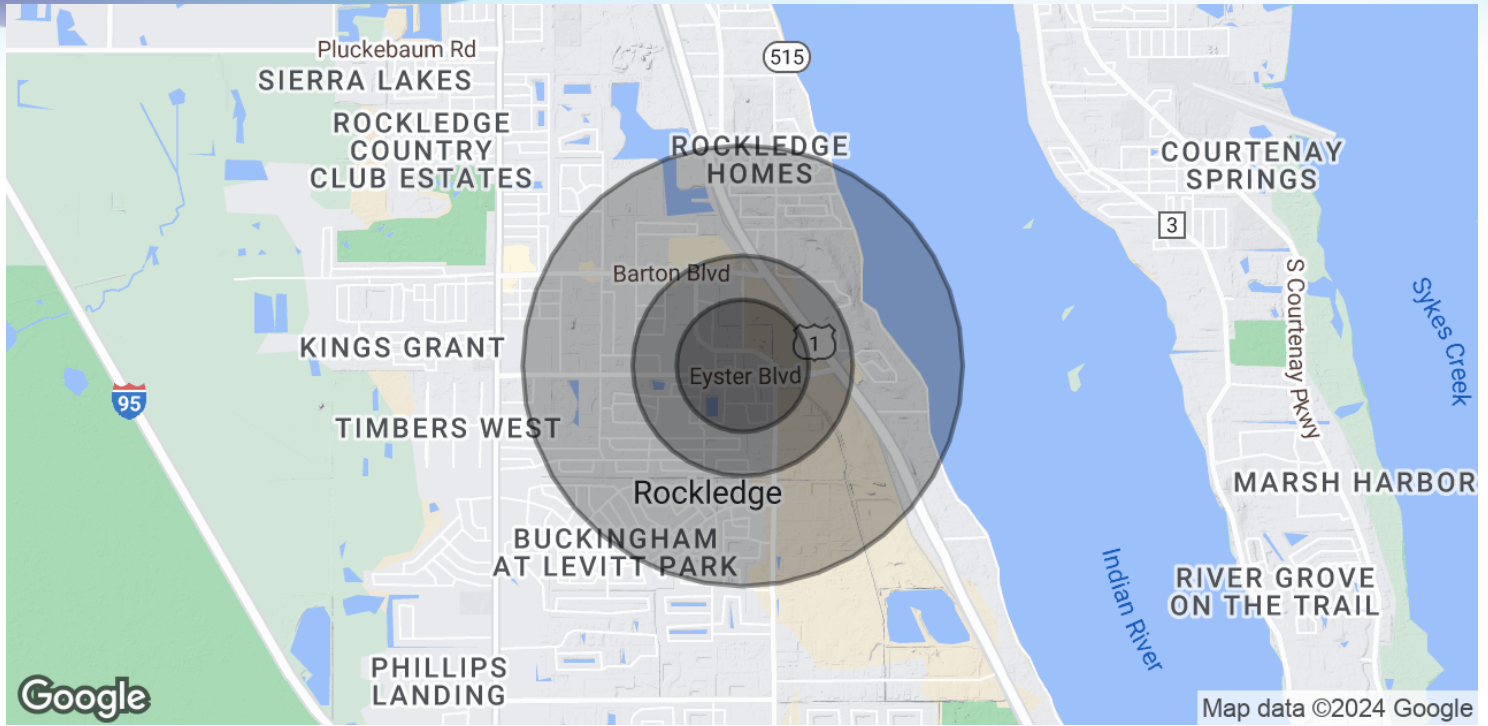
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DEMOGRAPHICS MAP & REPORT

• 1027 Pathfinder Way Rockledge, FL 32955



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	647	1,690	7,208
Average Age	43	44	46
Average Age (Male)	43	44	44
Average Age (Female)	44	45	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	703	3,049
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$103,706	\$100,861	\$94,046
Average House Value	\$329,982	\$343,033	\$334,480

Demographics data derived from AlphaMap

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