



RESTAURANT PROPERTY FOR SALE

Ashley's Of Rockledge Restaurant

1609 Rockledge Blvd Rockledge, FL 32955

FOR SALE | \$1,100,000

presented by:

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
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JEFFERY T. ROBISON, CCIM

President | Broker
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EXECUTIVE SUMMARY

Ashley's of Rockledge Restaurant • 1609 Rockledge Blvd Rockledge, FL 32955



OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$340.56
Lot Size:	0.97 Acres
Year Built:	1932
Building Size:	3,230 SF
APN#:	25-36-04-77-5-1

PROPERTY OVERVIEW

Welcome to 1609 Rockledge Blvd, the current home of Ashley's restaurant, a nationally renowned haunt for both food enthusiasts and paranormal enthusiasts alike. Housed in a regal European stucco and wood Tudor building from the 1930s, the restaurant boasts an informal, neighborhood eatery and sports bar vibe, complete with old stained glass windows, antique pictures, and an English pub-themed dark wood decor.

The first floor features a bar area on the left, tables, chairs, and booths around the bar, with the kitchen on the right. Ascend the left inside wall's staircase to the second floor, adorned with pictures and providing diners an open view of the floor below. Not only does the establishment offer an inviting atmosphere and reasonably priced appetizers, but it also caters to sports enthusiasts with big TVs showcasing events, particularly NFL football.

Adding to its allure, Ashley's proudly embraces its supernatural guests, with spirits freely roaming the premises. Weekly events like "Have Dinner with a Ghost" invite patrons to interact with the resident apparitions, including Ethel, a spirit finding solace in revealing the details of her untimely demise. With a mix of history, delicious cuisine, and a hint of the paranormal, 1609 Rockledge Blvd is a unique commercial real estate opportunity waiting to be explored.

LOCATION OVERVIEW

Direct frontage to US-1 with traffic counts exceeding 45,000 AADT.

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ADDITIONAL PHOTOS

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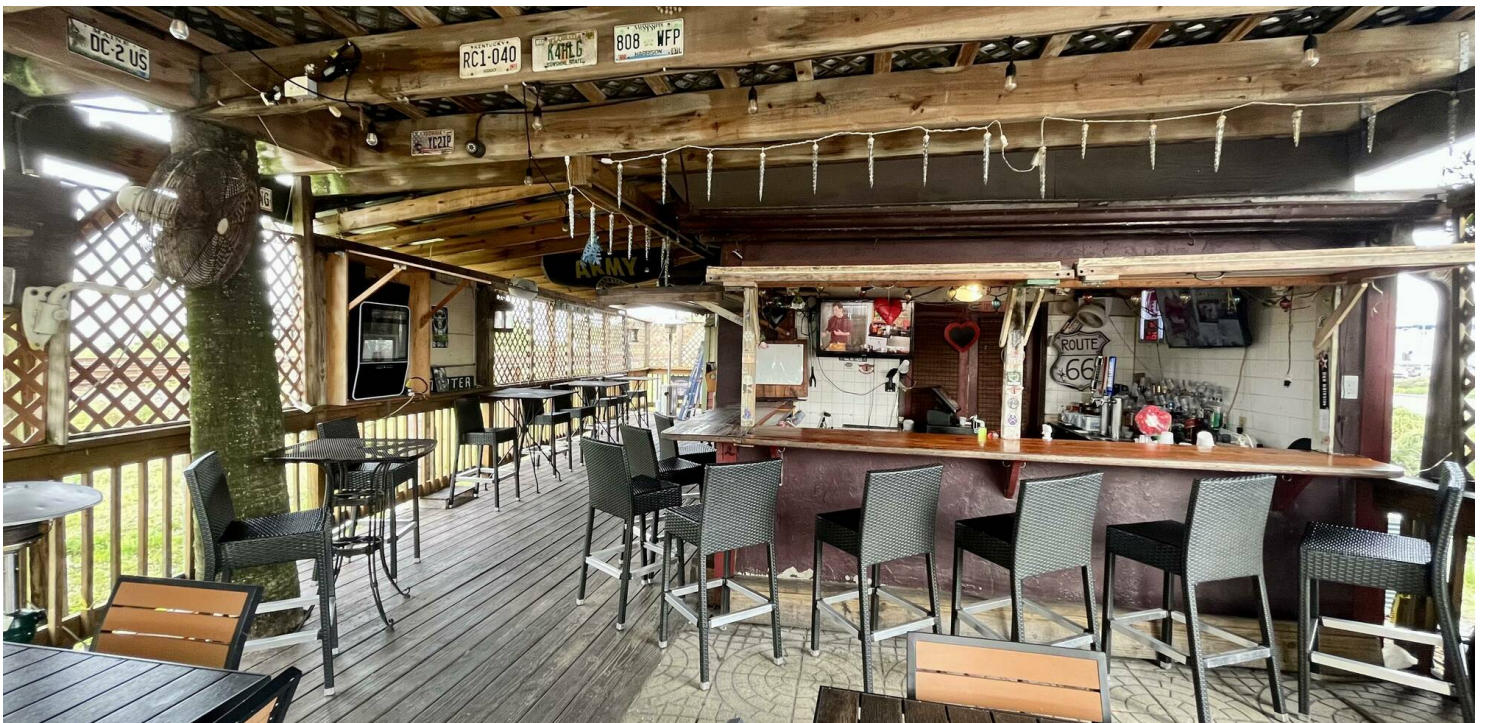
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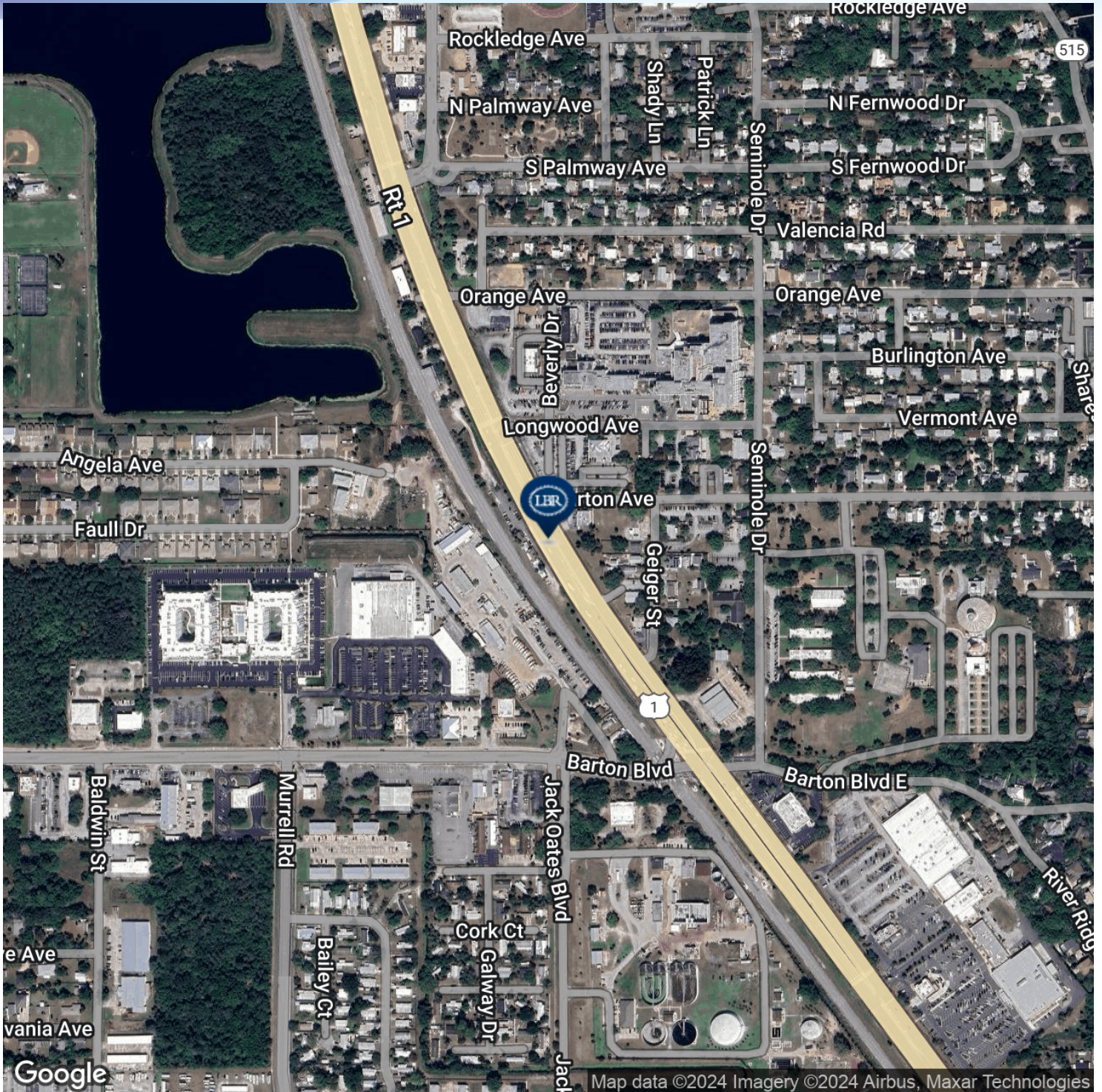
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LOCATION MAP

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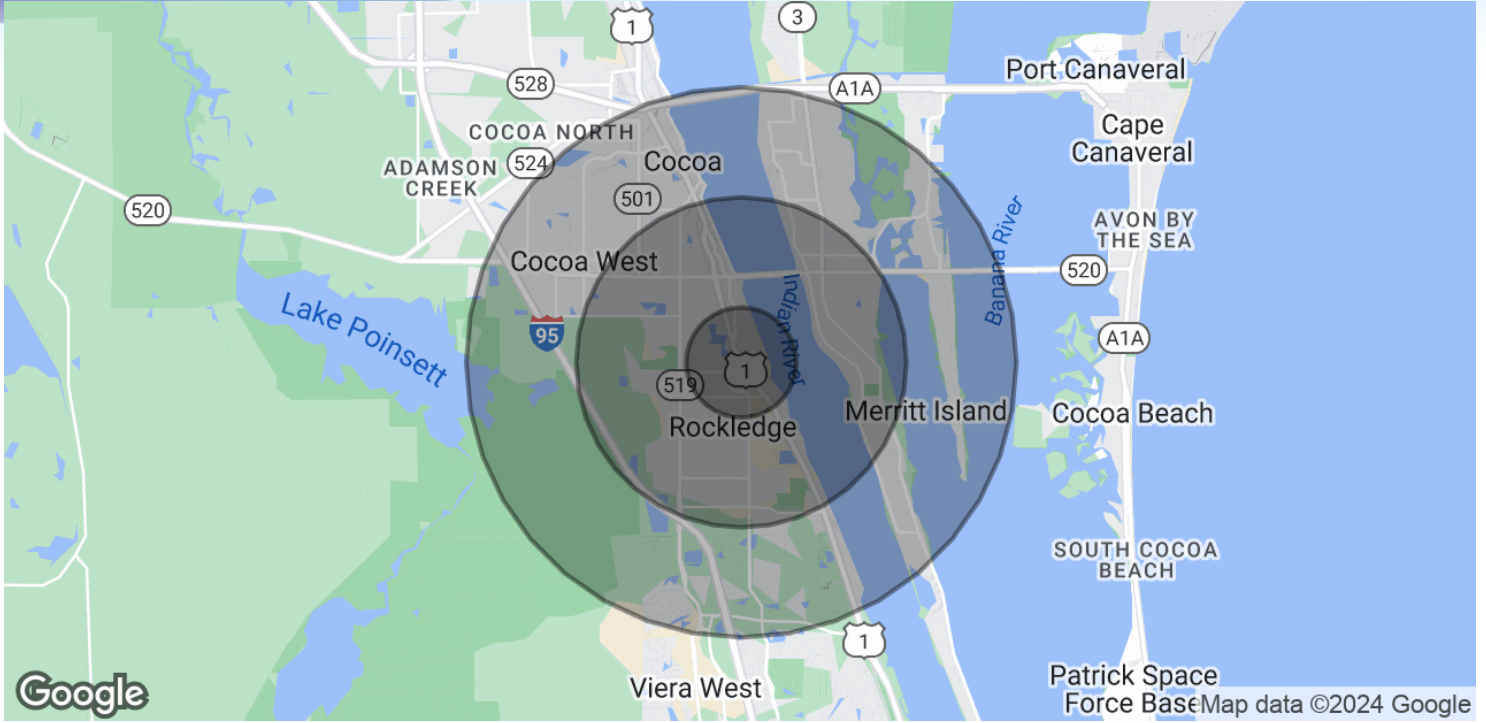
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,294	45,420	94,564
Average Age	44.9	44.2	45.1
Average Age (Male)	42.6	42.4	43.5
Average Age (Female)	47.9	44.8	46.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,844	21,833	44,977
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$62,266	\$62,857	\$66,437
Average House Value	\$249,521	\$219,148	\$232,821

2020 American Community Survey (ACS)

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