

# EXECUTIVE SUMMARY

• 979 Eyster Boulevard Rockledge, FL 32955



## OFFERING SUMMARY

**Available SF:** 4,740 SF

**Lease Rate:** \$13.00 SF/yr (MG)

**Lot Size:** 2.06 Acres

**Building Size:** 6,000 SF

**Zoning:** C2

## PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer for lease +/- 4,740 Square feet of office space at 979 Eyster Blvd in Rockledge, FL.

The +/-4,740 office space offers Five (5) offices, Four (4) restrooms, kitchenette with sink, and ample parking for both staff, and employees.

The open floor plan makes great space for tenants seeking a collaborative work environment.

## LOCATION OVERVIEW

Located with direct frontage on Eyster Blvd, .5 Mile from South Fiske Blvd, less than 1 Mile from US-HWY 1, and just 2 Miles from I-95.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
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### CHARLES DUVALL

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

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# AVAILABLE SPACES

• 979 Eyster Boulevard Rockledge, FL 32955

**Lease Rate:** \$13.00 SF/YR (MG)      **Total Space** 4,740 SF  
**Lease Type:** MG      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
979 - Unit 101		\$13.00 SF/YR	Modified Gross	4,740 SF	Negotiable	

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# ADDITIONAL PHOTOS

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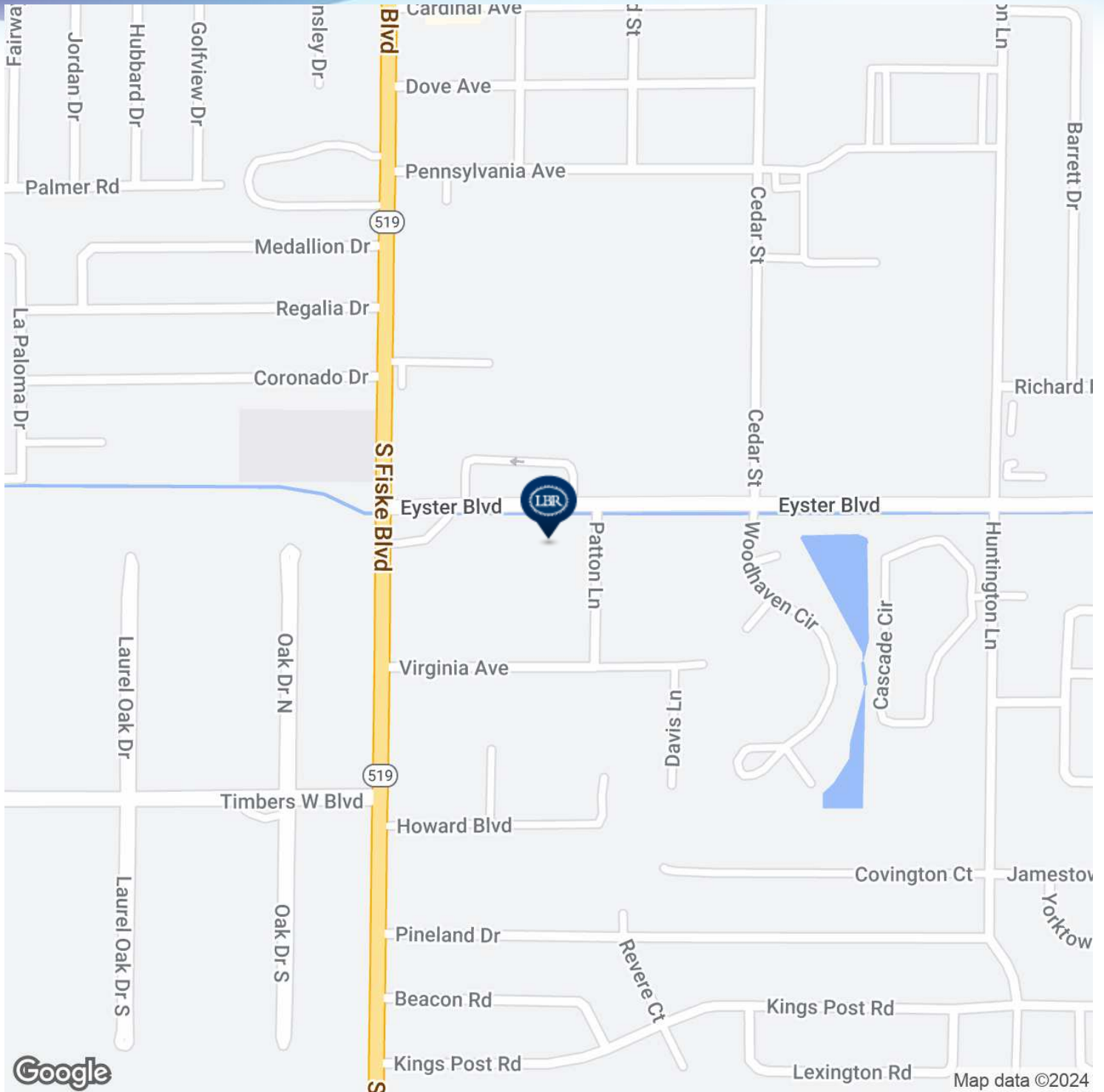
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# LOCATION MAP

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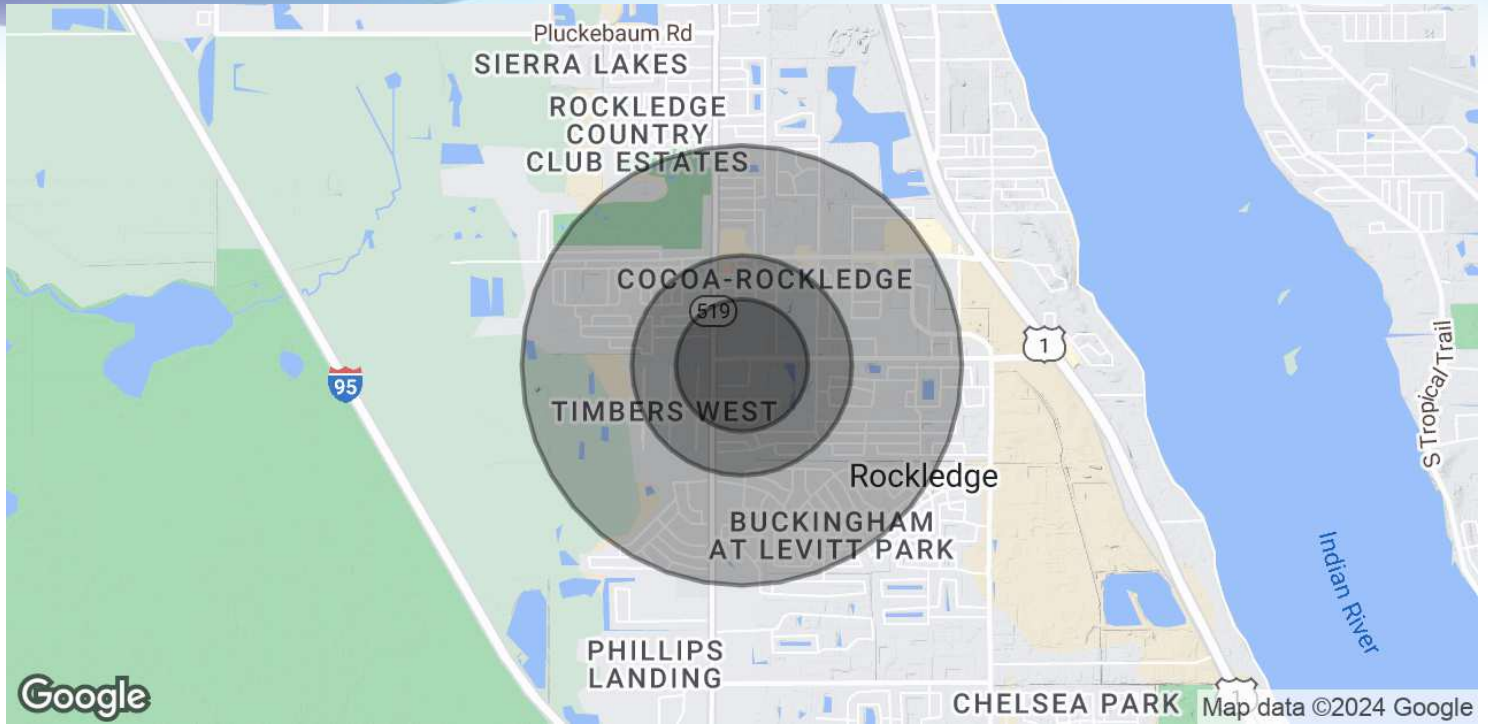
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	758	2,496	10,217
Average Age	47	46	44
Average Age (Male)	45	45	43
Average Age (Female)	49	48	46

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	994	4,136
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$98,478	\$99,299	\$96,726
Average House Value	\$261,222	\$276,214	\$295,796

Demographics data derived from AlphaMap

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