

EXECUTIVE SUMMARY

• 1281 Florida Ave Rockledge, FL 32955



OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$18.00 SF/yr (Gross)

Lot Size: 1.1 Acres

Year Built: 1991

Building Size: 8,946 SF

Zoning: C2

PROPERTY OVERVIEW

Former Medical Space
Monument Signage
Plenty of parking
Easy Access

LOCATION OVERVIEW

Located on US-1
1.4 miles from state road 520

ROB BECKNER, SIOR

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321.722.0707 X11
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CHARLES DUVALL

Office Sales & Leasing
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 1281 Florida Ave Rockledge, FL 32955



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AVAILABLE SPACES

• 1281 Florida Ave Rockledge, FL 32955

Lease Rate: \$18.00 SF/YR (GROSS) **Total Space:** 3,000 SF
Lease Type: Gross **Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit 3 & 4	\$18.00 SF/YR	Gross	3,000 SF	Negotiable

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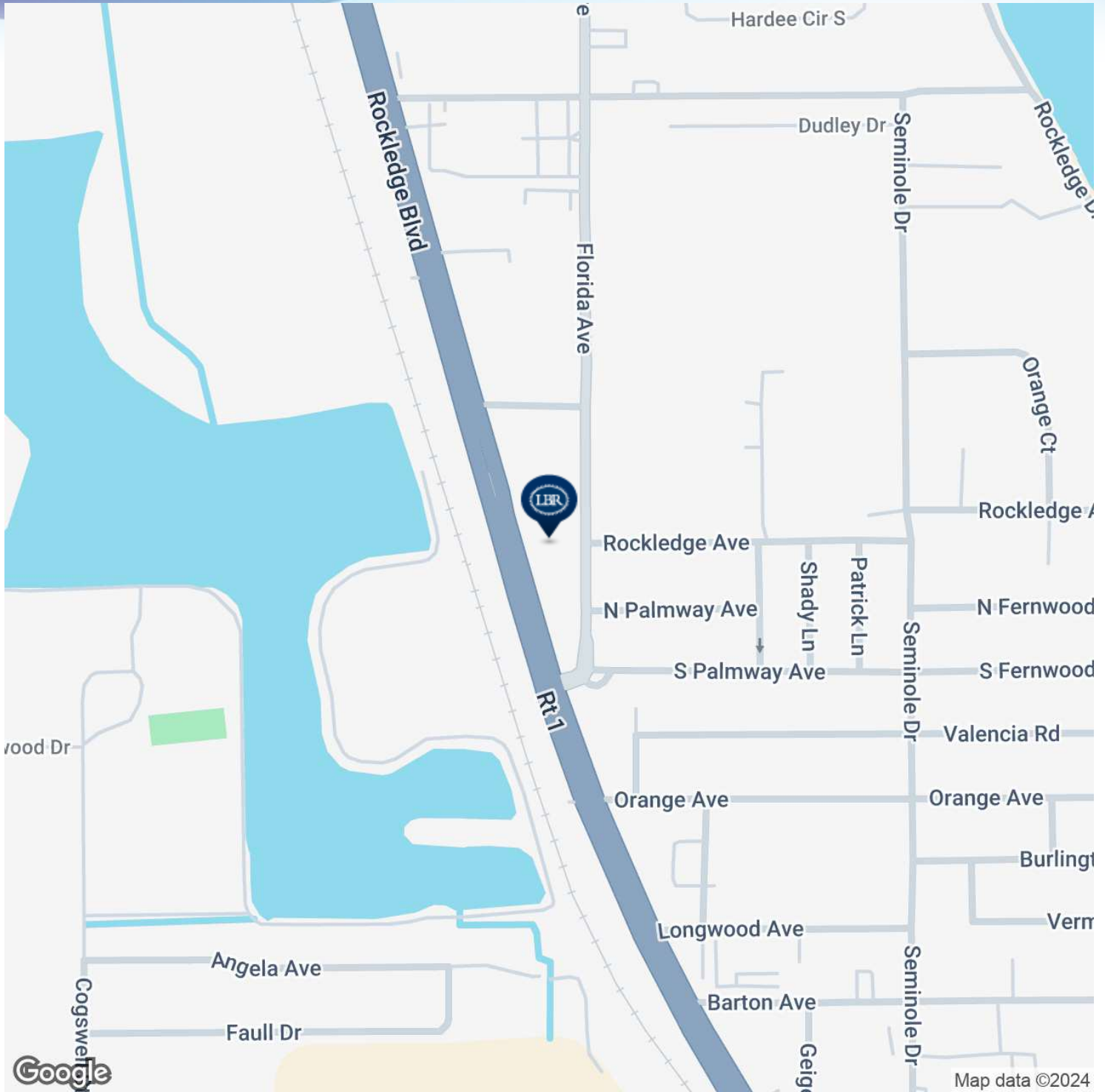
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LOCATION MAP

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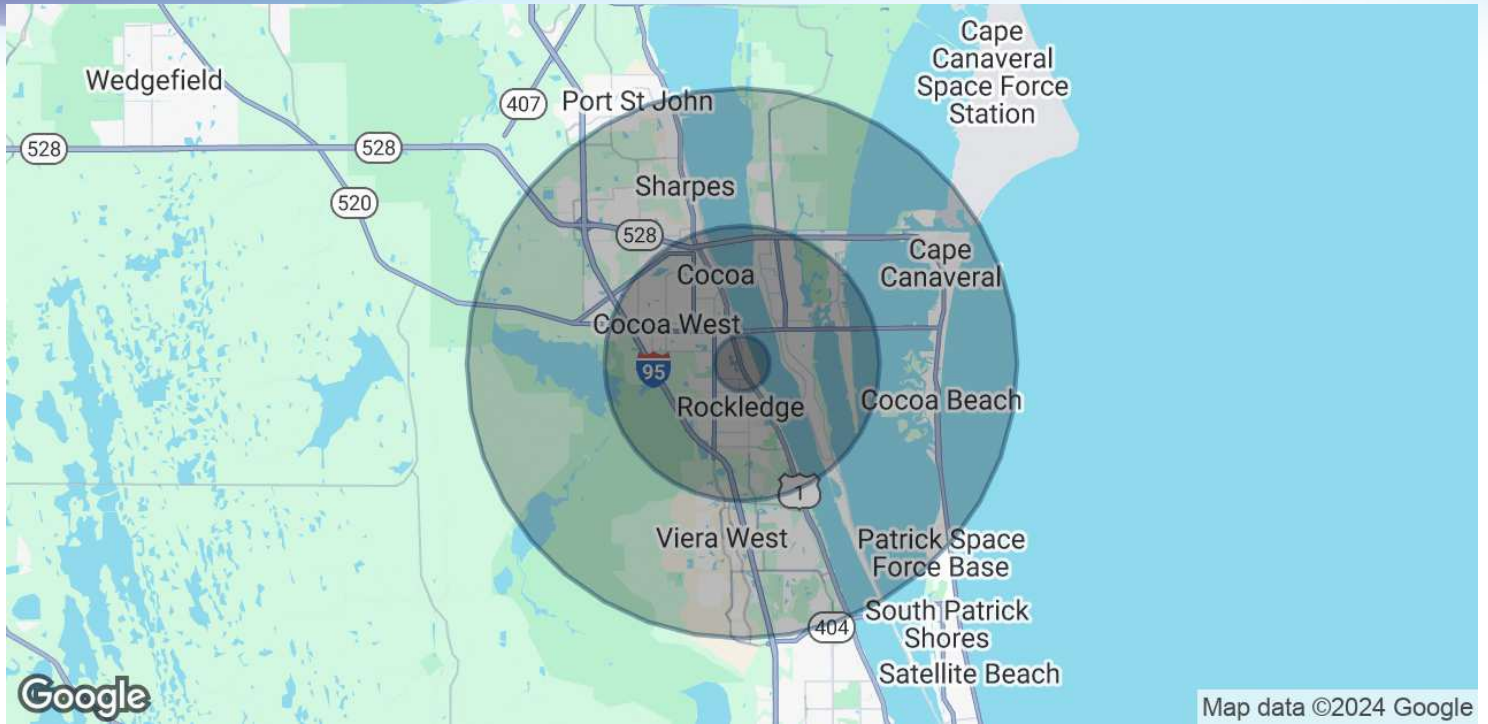
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DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,623	86,273	186,772
Average Age	45.1	42.5	44.1
Average Age (Male)	44.4	41.7	43.4
Average Age (Female)	45.5	42.9	44.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,454	35,294	77,133
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$69,911	\$63,314	\$69,664
Average House Value	\$189,478	\$241,476	\$246,735

* Demographic data derived from 2020 ACS - US Census

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