

SPACE COAST FLORIDA 2.6+- ACRES COMMERCIAL HIGHWAY US 1

1,339+- Highway Frontage Great Traffic Counts



Dreyer & Associates Real Estate Group - Commercial Division

3700 US Highway 1 Westside, Rockledge, FL 32955

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Contact:



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3700 US Highway 1 Westside, Rockledge, FL 32955

FOR SALE



OFFERING SUMMARY

Sale Price: \$999,999

Price / Acre: \$499,999

Lot Size: 2.6+- Acres

Zoning: BU-1 Commercial

PROPERTY OVERVIEW

The property is comprised of 4 parcels and two buildings with appx 1,339.56 +-feet On the West side of US 1 and directly across the street from the former and World-famous Harvey Groves. Water Supplied from the City of Cocoa. The sewer is currently septic.

Note: City water and sewer are currently available to the South at the intersection of US 1 and Barnes Blvd. The City of Rockledge has expressed a willingness to annex the property into a C2- General Commercial category and provide city utilities.

Please click the Youtube link to view the property:

<https://youtu.be/xe8yaa2qH0M>

Florida's Space Coast-One Small Step for your Giant Leap in to our Market

Kindly visit this link - <https://spacecoastedc.org/>

LOCATION OVERVIEW

The subject property is located on the West Side of US 1 just North of Barnes Blvd and 4 + miles South of SR 520/Kings Highway and 7+- miles North of the Pineda Causeway/SR 404. Both of these state roads allow easy access to Interstate I-95.

Please click the link for Parcel Description:

<https://drive.google.com/drive/folders/1Rf61S0mPi-kLZCiag5c0Jl3eWQprt00F?usp=sharing>



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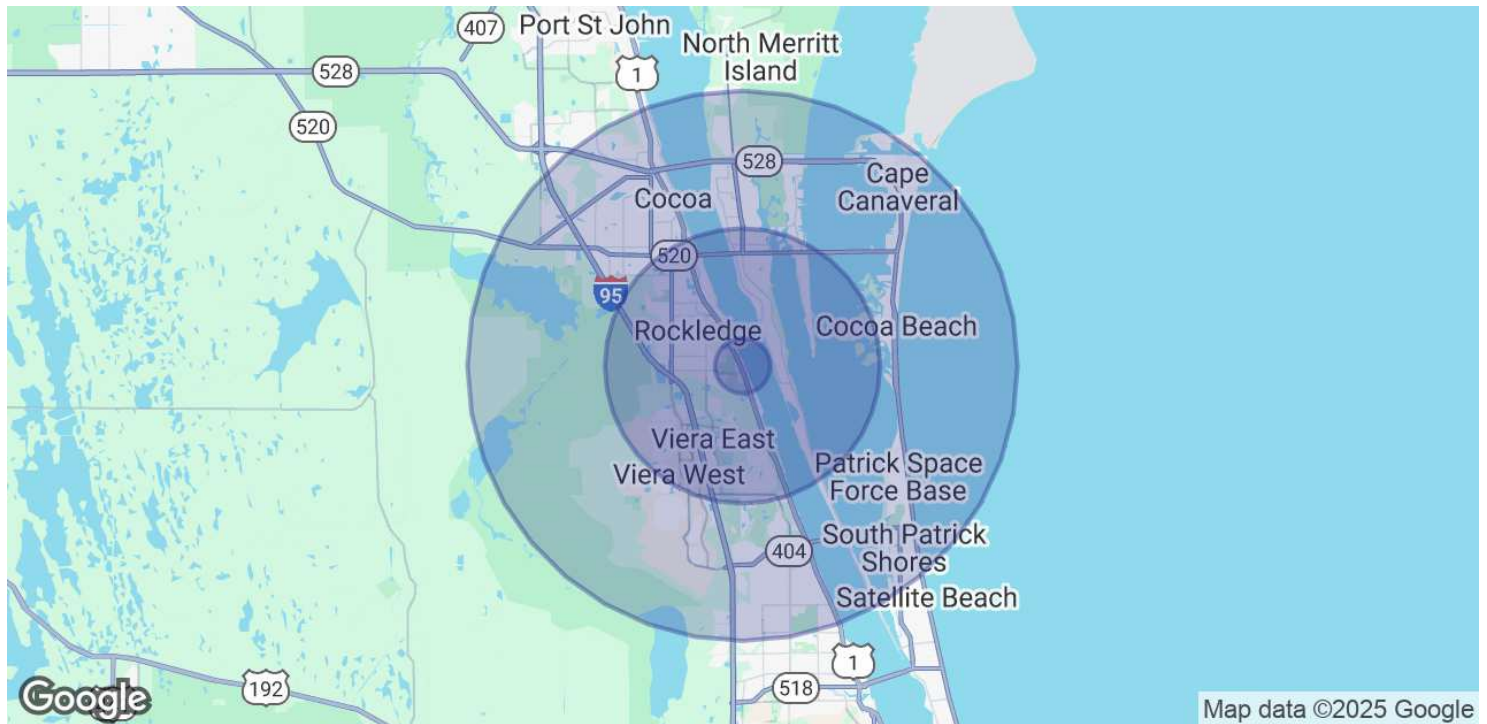
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,807	74,358	195,507
Average Age	45.7	45.0	44.7
Average Age (Male)	45.7	44.7	44.3
Average Age (Female)	45.8	45.1	45.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,104	30,242	81,605
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$82,872	\$75,961	\$72,385
Average House Value	\$261,247	\$271,149	\$265,271

* Demographic data derived from 2020 ACS - US Census



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