

Property Summary



PROPERTY DESCRIPTION

This 8,946 SqFt medical office building is perfect for an owner-user looking for additional income and synergy with existing tenants. Potential to remodel the 3,000 SF vacancy to maximize achievable market rents. The building is located less than 1 mile from Rockledge Regional Medical Center and is situated amongst other medical office buildings. Proximity to Rockledge High School, paired with great visibility from direct frontage on Highway US-1 provides a strong customer base for any user or tenant.

LOCATION DESCRIPTION

Located on US-1
1.4 miles from State Road 520

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Rate:	\$18.00 SF/yr (Gross)
Available SF:	3,000 SF
Lot Size:	1.1 Acres
Building Size:	8,946 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,454	35,294	77,133
Total Population	3,623	86,273	186,772
Average HH Income	\$69,911	\$63,314	\$69,664



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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.

1281 Florida Ave, Rockledge, FL 32955

Lease Spaces

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3 & 4	Available	3,000 SF	Gross	\$18.00 SF/yr	<ul style="list-style-type: none">- Five (5) fully plumbed exam rooms.- Three (3) offices- Two (2) record rooms- Four (4) restrooms- Reception Area- Four (4) entry/exit doors



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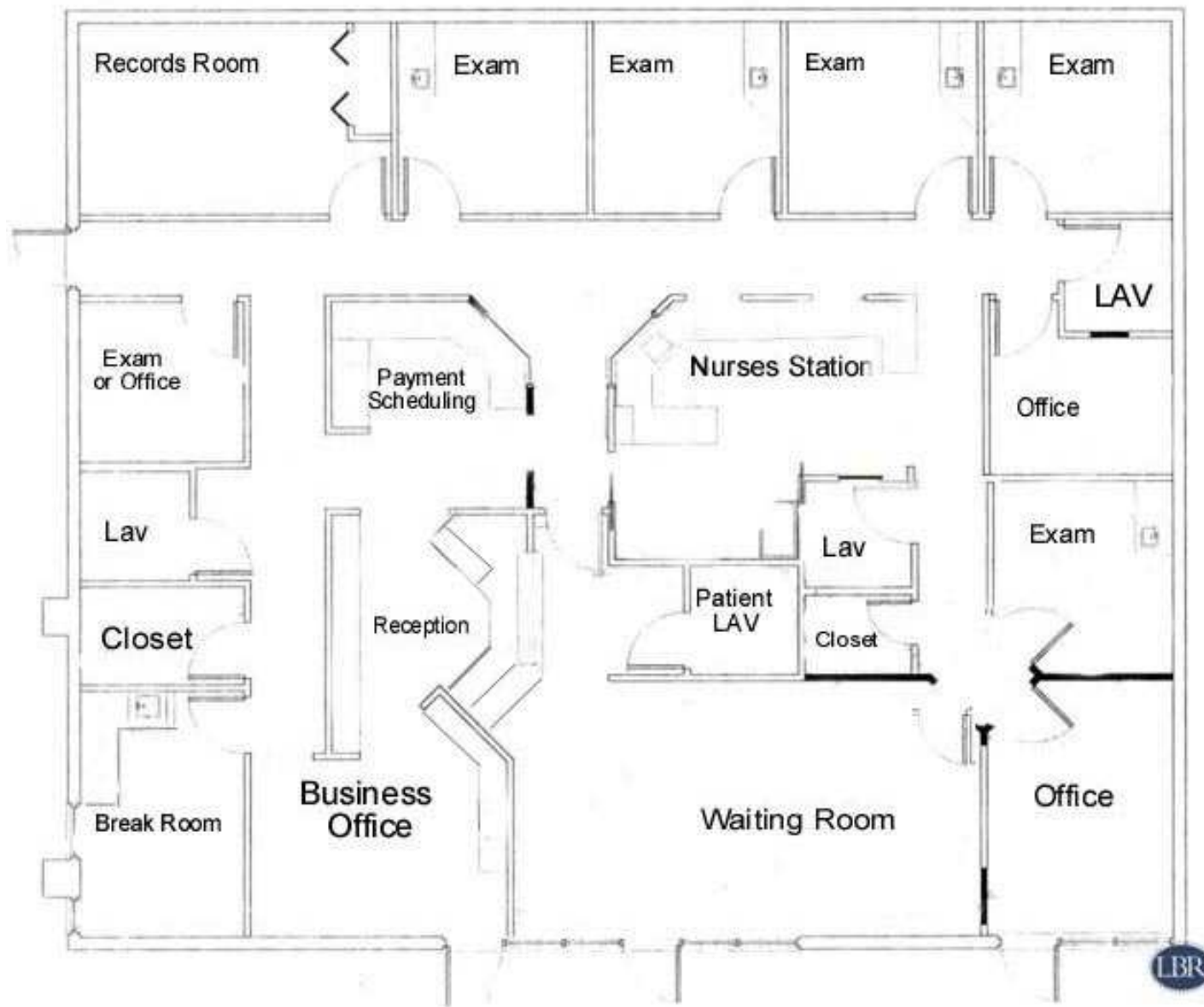
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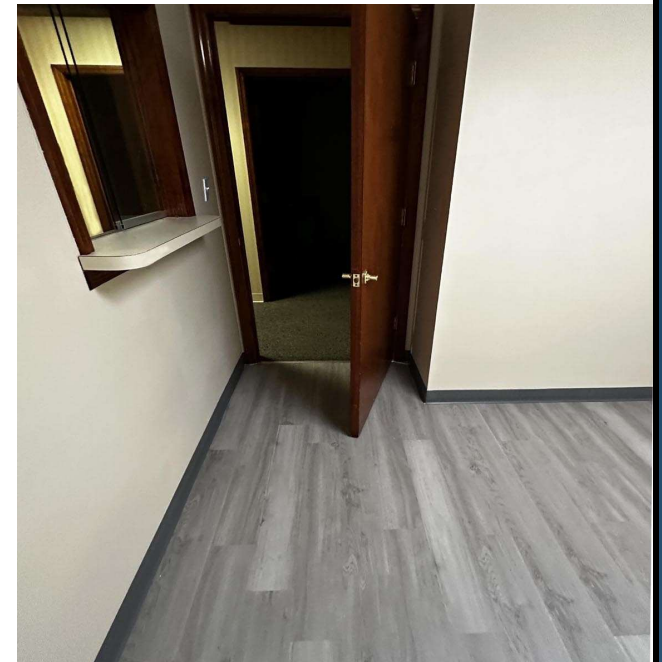
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Additional Photos



**LIGHTLE
BECKNER
ROBISON**

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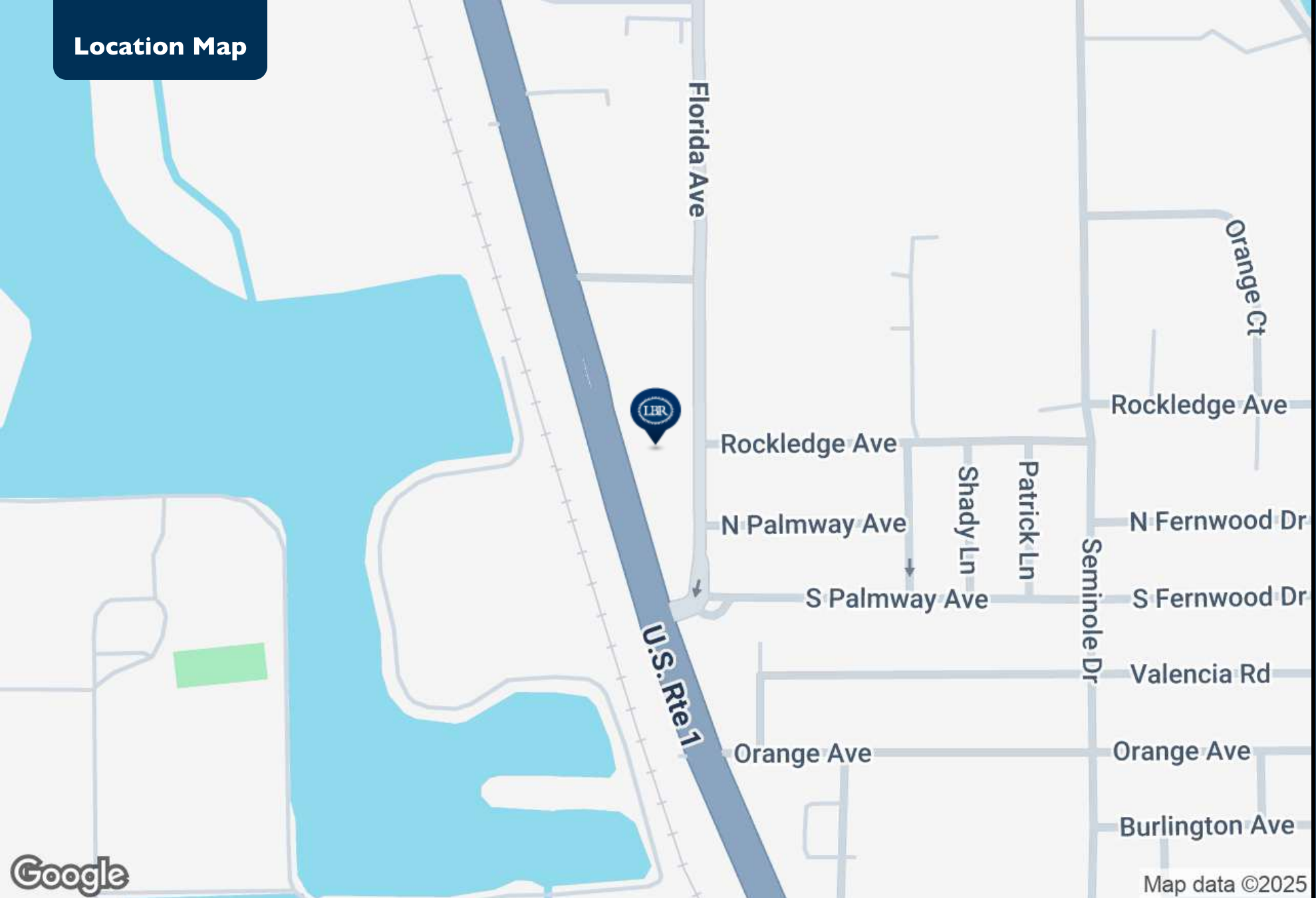
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Location Map



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Demographics Map & Report

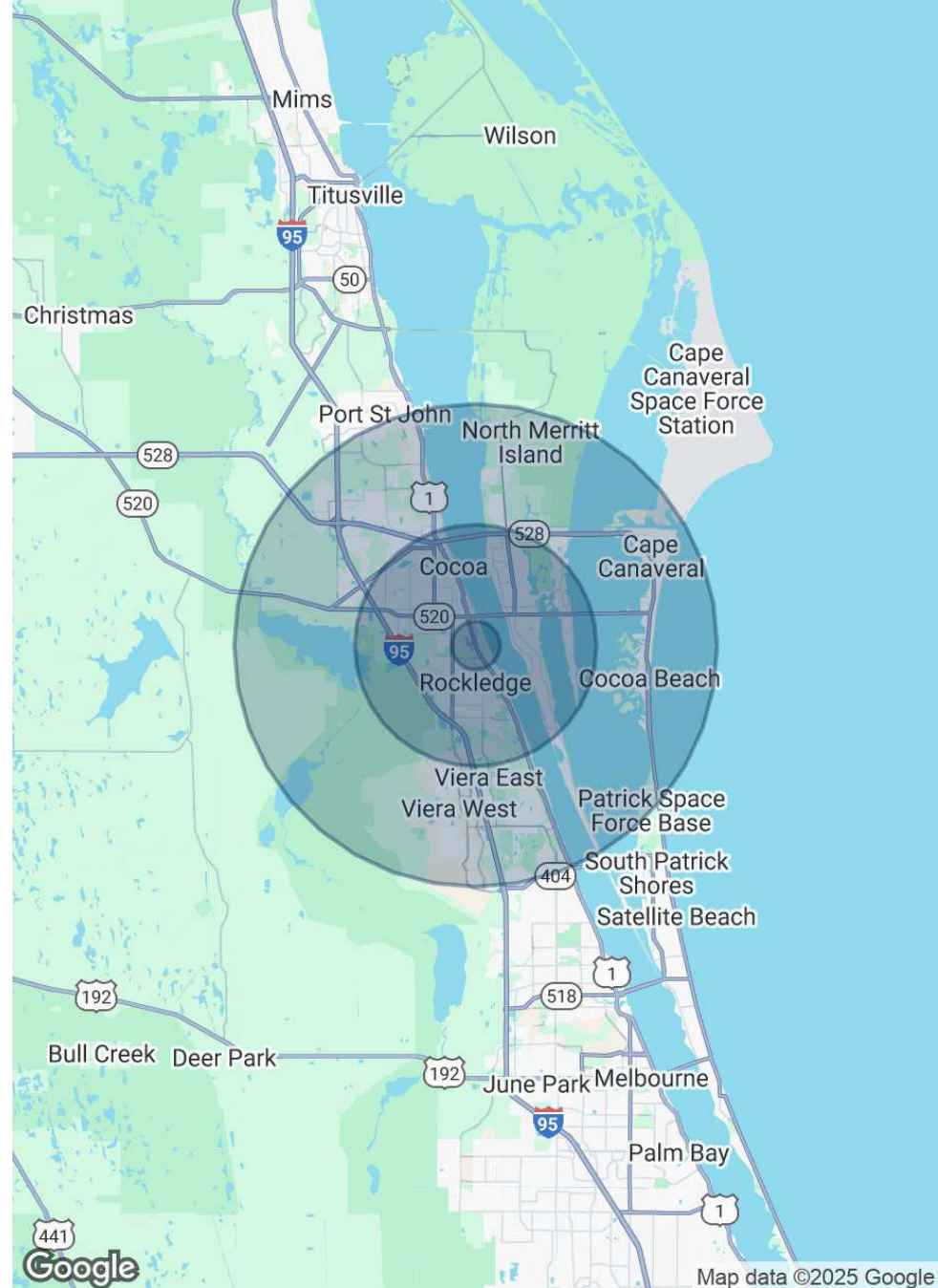
POPULATION

	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

2020 American Community Survey (ACS)



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