

5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



Timothy Harber, CCIM

Harber Real Estate

321-960-4679

License: BK621377

timlharber@ccim.net

2

**Property Info &
Disclaimer**

3

Property Description

5

Property Photos

10

Demographic Analysis

19

Location Risk Analysis

32

Aerial & Location Report

**5885 S US
HWY 1**

**TABLE OF
CONTENTS**



5885 S US
HWY 1

PROPERTY
INFORMATION

PURCHASE PRICE
\$1,100,000.00

PROPERTY ADDRESS
*5885 S US Hwy 1
Rockledge, FL 32955*

YEAR BUILT
1952/2025

PROPERTY SIZE
4,653 Sq. Ft.

LAND SIZE
0.94 Acres

5885 S US Hwy 1
Rockledge, FL 32955

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

BUILD-TO-SUIT SALE OR LEASE OPPORTUNITY

High-Visibility 4,563 SF Restaurant/Retail Space on Major Rockledge Thoroughfare

Dont miss this rare chance to acquire or lease a well-known former restaurant located directly on one of Rockledges busiest corridors, with an Average Annual Daily Traffic (AADT) of 39,000 vehicles. Offering 4,563 square feet of flexible space, this property is currently undergoing major renovationsmaking it the perfect blank slate for your next commercial concept.

Property Highlights:

4,563 SF freestanding commercial building

Build-to-Suit Sale or Lease

Outstanding visibility & signage on major artery (AADT: 39,000)



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



PROPERTY DETAILS

BUILD-TO-SUIT – SALE OR LEASE OPPORTUNITY

High-Visibility 4,563 SF Restaurant/Retail Space on Major Rockledge Thoroughfare

Don't miss this rare chance to acquire or lease a well-known former restaurant located directly on one of Rockledge's busiest corridors, with an **Average Annual Daily Traffic (AADT) of 39,000 vehicles**. Offering **4,563 square feet** of flexible space, this property is currently undergoing major renovations—making it the perfect blank slate for your next commercial concept.

Property Highlights:

- **4,563 SF freestanding commercial building**
- **Build-to-Suit – Sale or Lease**
- **Outstanding visibility & signage on major artery (AADT: 39,000)**
- **In-progress renovations include:**
 - Fresh exterior and interior paint
 - Roof repairs and fresh roof paint
 - Brand new HVAC system
 - Updated electrical throughout
 - City sewer connection underway
- **Fully equipped kitchen infrastructure:**
 - Commercial suppression hoods
 - Ovens, mixers, and large walk-in cooler
- **Ceiling removed** to accommodate new ductwork and future lighting customization

Whether you're launching a new restaurant, expanding your business, or reimagining the space entirely, this property provides the visibility, infrastructure, and flexibility you need.

Now accepting inquiries – schedule a tour and bring your vision to life!



PROPERTY PHOTOS



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



PROPERTY PHOTOS



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



PROPERTY PHOTOS



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



PROPERTY PHOTOS



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



PROPERTY PHOTOS

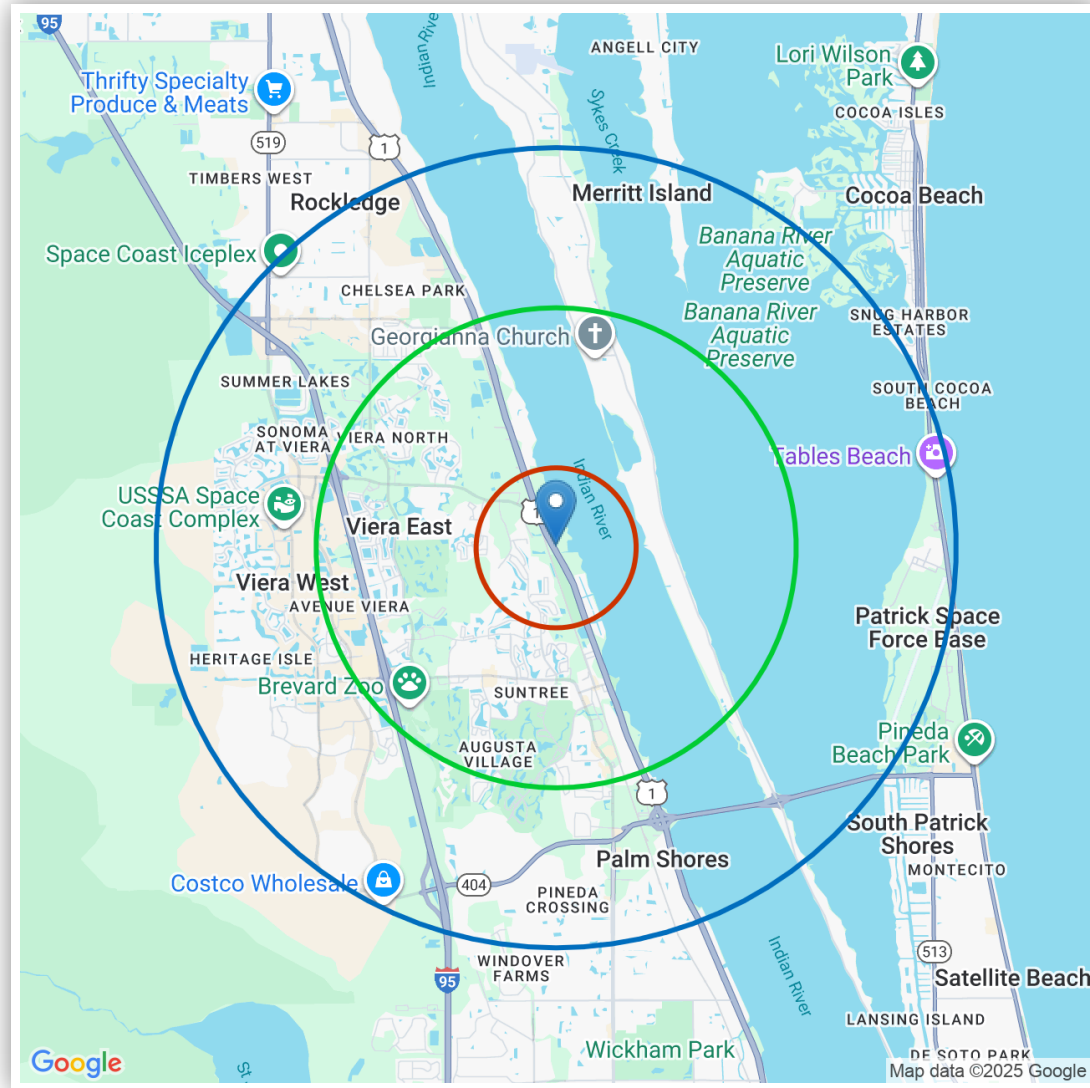


5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL 32955



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

Summary	Census 2010		Census 2020		2025	2030
Population	4,877		6,102		6,173	6,267
Households	2,167		2,540		2,584	2,633
Families	1,479		1,792		1,801	1,836
Average Household Size	2.24		2.37		2.36	2.35
Owner Occupied Housing Units	1,880		2,246		2,320	2,405
Renter Occupied Housing Units	286		294		264	229
Median Age	48.9		50.5		50.8	50.9
Trends: 2025-2030 Annual Rate	Area		State		National	
Population	0.30%		1.08%		0.42%	
Households	0.38%		1.28%		0.64%	
Families	0.39%		1.30%		0.54%	
Owner HHs	0.72%		1.83%		0.91%	
Median Household Income	2.40%		2.85%		2.53%	
Households by Income			2025		2030	
			Number	Percent	Number	Percent
<\$15,000			53	2.1%	51	1.9%
\$15,000 - \$24,999			93	3.6%	63	2.4%
\$25,000 - \$34,999			142	5.5%	100	3.8%
\$35,000 - \$49,999			136	5.3%	103	3.9%
\$50,000 - \$74,999			208	8.0%	174	6.6%
\$75,000 - \$99,999			188	7.3%	162	6.2%
\$100,000 - \$149,999			598	23.1%	584	22.2%
\$150,000 - \$199,999			533	20.6%	598	22.7%
\$200,000+			633	24.5%	798	30.3%
Median Household Income			\$137,304		\$154,623	
Average Household Income			\$155,552		\$171,986	
Per Capita Income			\$64,767		\$71,881	
Population by Age	Census 2010		Census 2020		2025	2030
	Number	Percent	Number	Percent	Number	Percent
0 - 4	214	4.4%	209	3.4%	213	3.5%
5 - 9	246	5.0%	313	5.1%	261	4.2%
10 - 14	269	5.5%	390	6.4%	352	5.7%
15 - 19	274	5.6%	370	6.1%	366	5.9%
20 - 24	142	2.9%	220	3.6%	275	4.5%
25 - 34	370	7.6%	467	7.7%	504	8.2%
35 - 44	605	12.4%	642	10.5%	678	11.0%
45 - 54	797	16.3%	814	13.3%	796	12.9%
55 - 64	702	14.4%	1,031	16.9%	925	15.0%
65 - 74	602	12.3%	878	14.4%	906	14.7%
75 - 84	468	9.6%	533	8.7%	648	10.5%
85+	188	3.9%	235	3.9%	248	4.0%
Race and Ethnicity	Census 2010		Census 2020		2025	2030
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,418	90.6%	4,853	79.5%	4,817	78.0%
Black Alone	156	3.2%	185	3.0%	192	3.1%
American Indian Alone	12	0.2%	14	0.2%	15	0.2%
Asian Alone	109	2.2%	236	3.9%	253	4.1%
Pacific Islander Alone	1	0.0%	5	0.1%	5	0.1%
Some Other Race Alone	56	1.1%	131	2.1%	145	2.3%
Two or More Races	125	2.6%	679	11.1%	746	12.1%
Hispanic Origin (Any Race)	401	8.2%	624	10.2%	705	11.4%

Data Note: Income is expressed in current dollars.

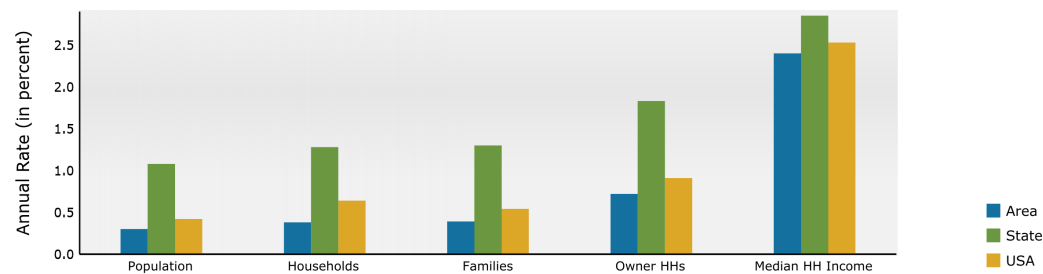
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

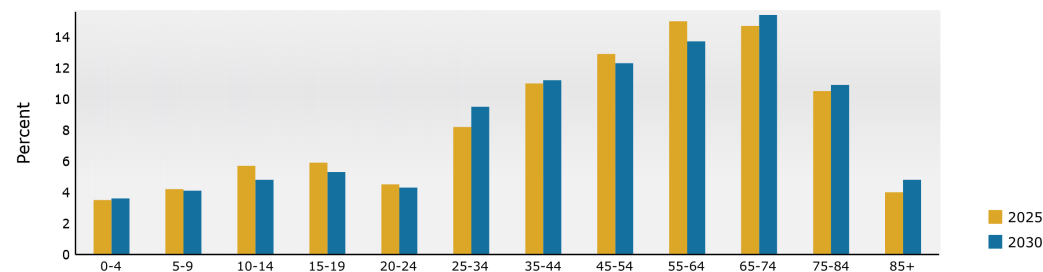


INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

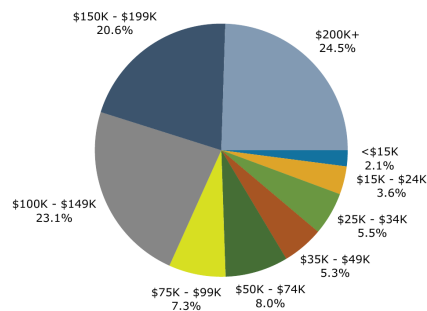
Trends 2025-2030



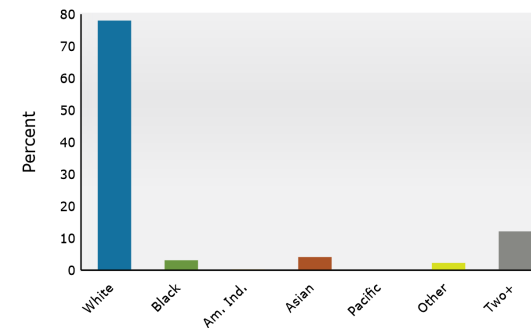
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 11.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955



INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

Summary		Census 2010		Census 2020		2025		2030	
Population		26,433		30,366		31,186		32,098	
Households		11,551		13,293		13,756		14,289	
Families		7,989		9,063		9,239		9,578	
Average Household Size		2.26		2.26		2.24		2.22	
Owner Occupied Housing Units		9,473		10,793		11,113		11,727	
Renter Occupied Housing Units		2,078		2,500		2,643		2,562	
Median Age		49.0		51.7		52.0		52.2	
Trends: 2025-2030 Annual Rate		Area		State		National			
Population		0.58%		1.08%		0.42%			
Households		0.76%		1.28%		0.64%			
Families		0.72%		1.30%		0.54%			
Owner HHs		1.08%		1.83%		0.91%			
Median Household Income		2.56%		2.85%		2.53%			
Households by Income				2025		2030			
				Number	Percent	Number	Percent		
<\$15,000				418	3.0%	384	2.7%		
\$15,000 - \$24,999				650	4.7%	514	3.6%		
\$25,000 - \$34,999				654	4.8%	526	3.7%		
\$35,000 - \$49,999				1,010	7.3%	872	6.1%		
\$50,000 - \$74,999				1,373	10.0%	1,268	8.9%		
\$75,000 - \$99,999				1,830	13.3%	1,677	11.7%		
\$100,000 - \$149,999				2,976	21.6%	3,150	22.0%		
\$150,000 - \$199,999				1,825	13.3%	2,057	14.4%		
\$200,000+				3,019	21.9%	3,841	26.9%		
Median Household Income				\$112,361		\$127,508			
Average Household Income				\$144,238		\$158,152			
Per Capita Income				\$63,030		\$69,626			
Population by Age		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		1,069	4.0%	1,010	3.3%	1,049	3.4%	1,119	3.5%
5 - 9		1,382	5.2%	1,432	4.7%	1,236	4.0%	1,239	3.9%
10 - 14		1,636	6.2%	1,821	6.0%	1,650	5.3%	1,458	4.5%
15 - 19		1,505	5.7%	1,810	6.0%	1,767	5.7%	1,612	5.0%
20 - 24		838	3.2%	1,188	3.9%	1,430	4.6%	1,397	4.4%
25 - 34		2,078	7.9%	2,258	7.4%	2,717	8.7%	3,231	10.1%
35 - 44		3,086	11.7%	3,077	10.1%	3,167	10.2%	3,321	10.3%
45 - 54		4,057	15.3%	3,924	12.9%	3,788	12.1%	3,721	11.6%
55 - 64		3,613	13.7%	4,971	16.4%	4,686	15.0%	4,321	13.5%
65 - 74		3,483	13.2%	4,465	14.7%	4,631	14.8%	4,983	15.5%
75 - 84		2,637	10.0%	3,114	10.3%	3,586	11.5%	3,844	12.0%
85+		1,048	4.0%	1,298	4.3%	1,480	4.7%	1,852	5.8%
Race and Ethnicity		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		23,776	89.9%	24,168	79.6%	24,324	78.0%	24,441	76.1%
Black Alone		952	3.6%	1,109	3.7%	1,183	3.8%	1,274	4.0%
American Indian Alone		51	0.2%	71	0.2%	77	0.2%	82	0.3%
Asian Alone		779	2.9%	1,210	4.0%	1,324	4.2%	1,487	4.6%
Pacific Islander Alone		9	0.0%	17	0.1%	20	0.1%	22	0.1%
Some Other Race Alone		252	1.0%	606	2.0%	694	2.2%	776	2.4%
Two or More Races		615	2.3%	3,185	10.5%	3,564	11.4%	4,015	12.5%
Hispanic Origin (Any Race)		1,873	7.1%	2,948	9.7%	3,404	10.9%	3,893	12.1%

Data Note: Income is expressed in current dollars.

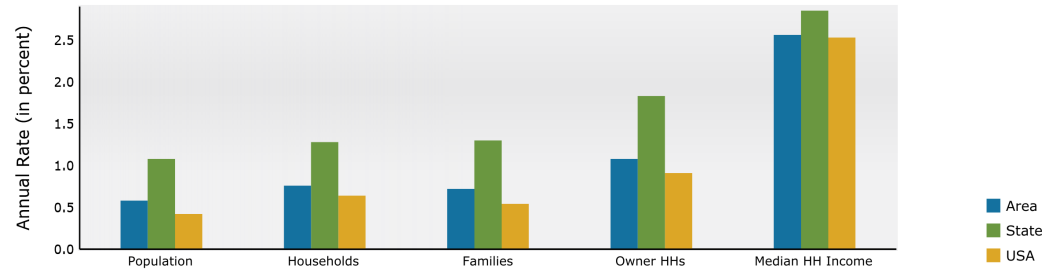
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

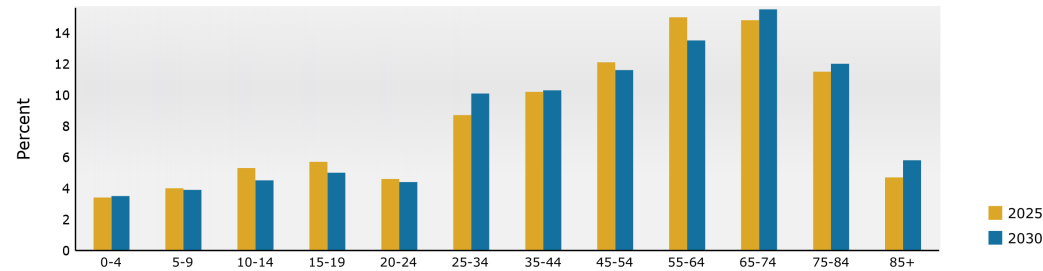


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

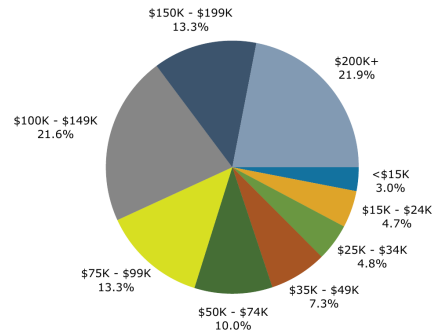
Trends 2025-2030



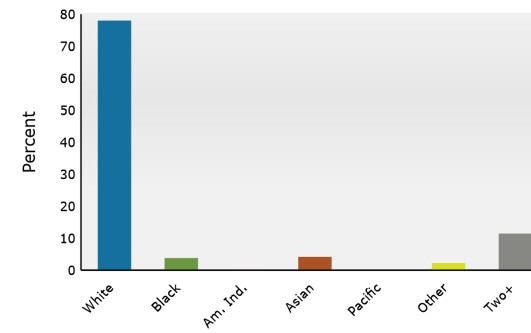
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 10.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955



INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

Summary		Census 2010		Census 2020		2025		2030	
Population		60,006		75,277		86,550		93,058	
Households		24,898		31,275		36,100		39,015	
Families		17,885		22,105		25,442		27,556	
Average Household Size		2.39		2.38		2.38		2.37	
Owner Occupied Housing Units		20,394		25,421		29,148		31,592	
Renter Occupied Housing Units		4,504		5,854		6,952		7,422	
Median Age		46.3		49.9		49.7		49.6	
Trends: 2025-2030 Annual Rate		Area		State		National			
Population		1.46%		1.08%		0.42%			
Households		1.57%		1.28%		0.64%			
Families		1.61%		1.30%		0.54%			
Owner HHs		1.62%		1.83%		0.91%			
Median Household Income		2.93%		2.85%		2.53%			
Households by Income				2025		2030			
				Number	Percent	Number	Percent		
<\$15,000				1,093	3.0%	983	2.5%		
\$15,000 - \$24,999				1,454	4.0%	1,151	3.0%		
\$25,000 - \$34,999				1,592	4.4%	1,307	3.3%		
\$35,000 - \$49,999				2,371	6.6%	2,082	5.3%		
\$50,000 - \$74,999				3,724	10.3%	3,538	9.1%		
\$75,000 - \$99,999				5,066	14.0%	4,849	12.4%		
\$100,000 - \$149,999				7,516	20.8%	7,930	20.3%		
\$150,000 - \$199,999				5,008	13.9%	5,949	15.2%		
\$200,000+				8,276	22.9%	11,226	28.8%		
Median Household Income				\$115,172		\$133,076			
Average Household Income				\$148,073		\$164,058			
Per Capita Income				\$62,049		\$69,085			
Population by Age		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		2,789	4.6%	2,748	3.7%	3,282	3.8%	3,608	3.9%
5 - 9		3,556	5.9%	3,827	5.1%	3,885	4.5%	4,078	4.4%
10 - 14		3,984	6.6%	4,643	6.2%	4,929	5.7%	4,718	5.1%
15 - 19		3,606	6.0%	4,536	6.0%	5,018	5.8%	4,926	5.3%
20 - 24		2,115	3.5%	3,174	4.2%	4,091	4.7%	4,222	4.5%
25 - 34		5,064	8.4%	5,814	7.7%	7,831	9.0%	9,547	10.3%
35 - 44		7,553	12.6%	8,165	10.8%	9,390	10.8%	10,076	10.8%
45 - 54		9,751	16.3%	9,979	13.3%	10,934	12.6%	11,462	12.3%
55 - 64		8,214	13.7%	12,132	16.1%	12,811	14.8%	12,431	13.4%
65 - 74		7,117	11.9%	10,898	14.5%	12,305	14.2%	13,604	14.6%
75 - 84		4,662	7.8%	6,773	9.0%	8,818	10.2%	10,171	10.9%
85+		1,597	2.7%	2,588	3.4%	3,256	3.8%	4,216	4.5%
Race and Ethnicity		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		52,577	87.6%	58,494	77.7%	65,254	75.4%	67,930	73.0%
Black Alone		3,048	5.1%	3,679	4.9%	4,391	5.1%	4,923	5.3%
American Indian Alone		130	0.2%	219	0.3%	265	0.3%	306	0.3%
Asian Alone		2,044	3.4%	3,291	4.4%	4,339	5.0%	5,334	5.7%
Pacific Islander Alone		35	0.1%	60	0.1%	83	0.1%	101	0.1%
Some Other Race Alone		657	1.1%	1,624	2.2%	2,070	2.4%	2,404	2.6%
Two or More Races		1,515	2.5%	7,911	10.5%	10,147	11.7%	12,059	13.0%
Hispanic Origin (Any Race)		4,623	7.7%	7,615	10.1%	10,114	11.7%	12,128	13.0%

Data Note: Income is expressed in current dollars.

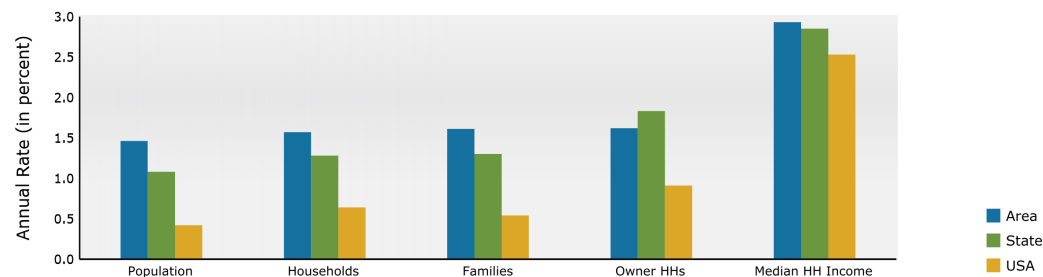
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

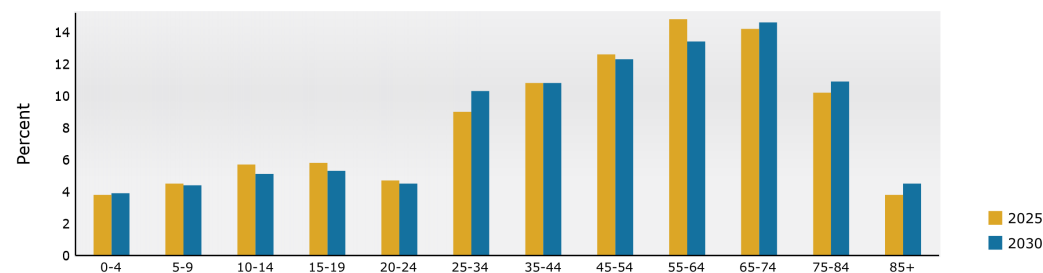


INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

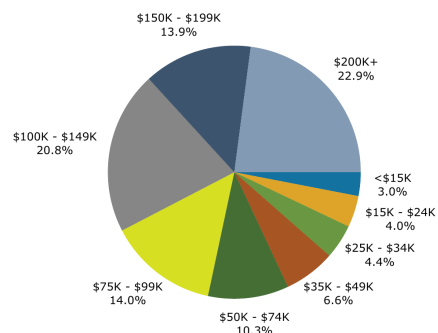
Trends 2025-2030



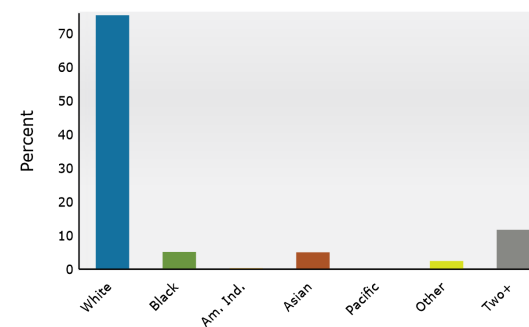
Population by Age



2025 Household Income



2025 Population by Race



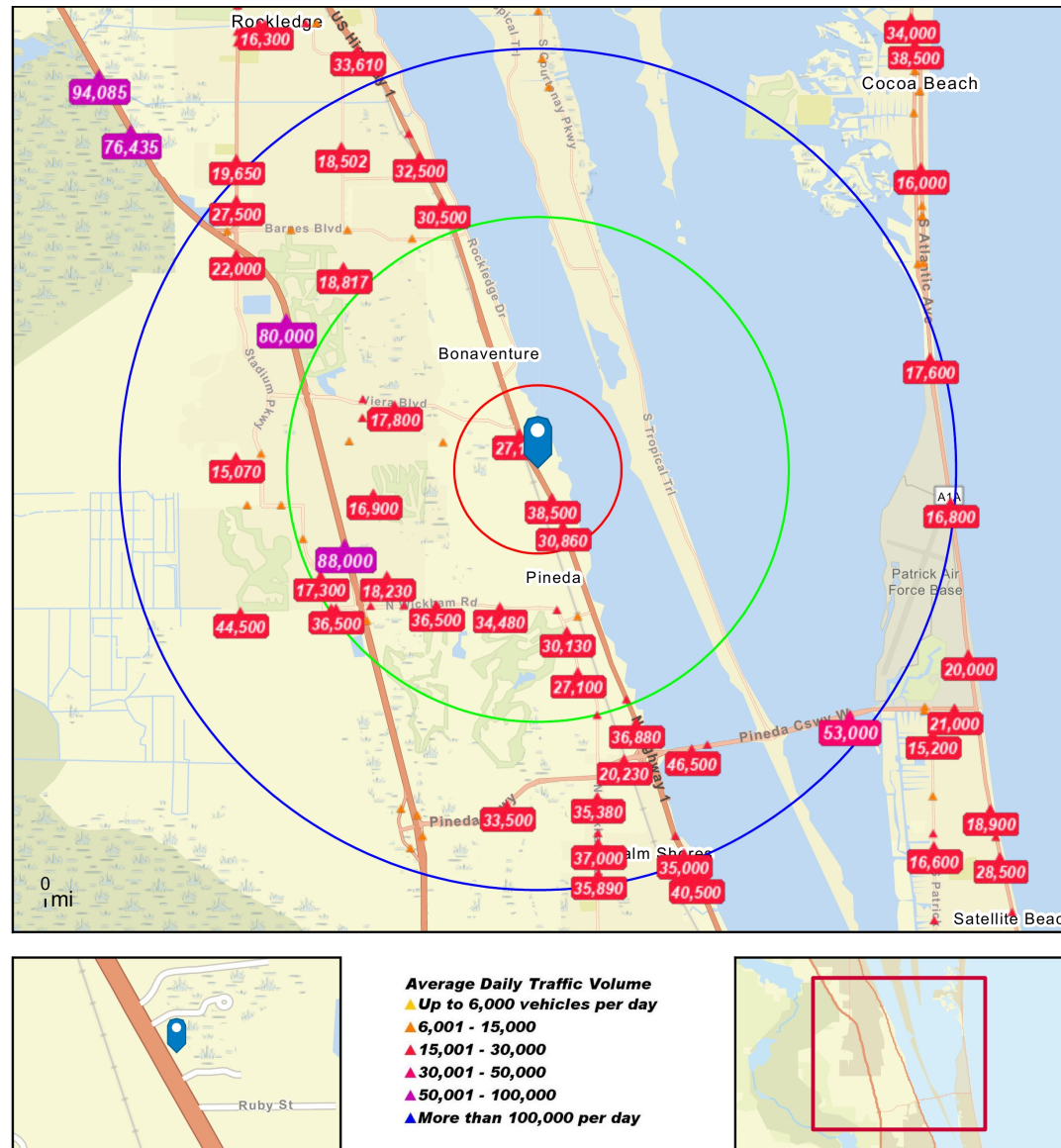
2025 Percent Hispanic Origin: 11.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955



INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



Source: ©2023 Kalibrate Technologies (Q3 2023).

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS



5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

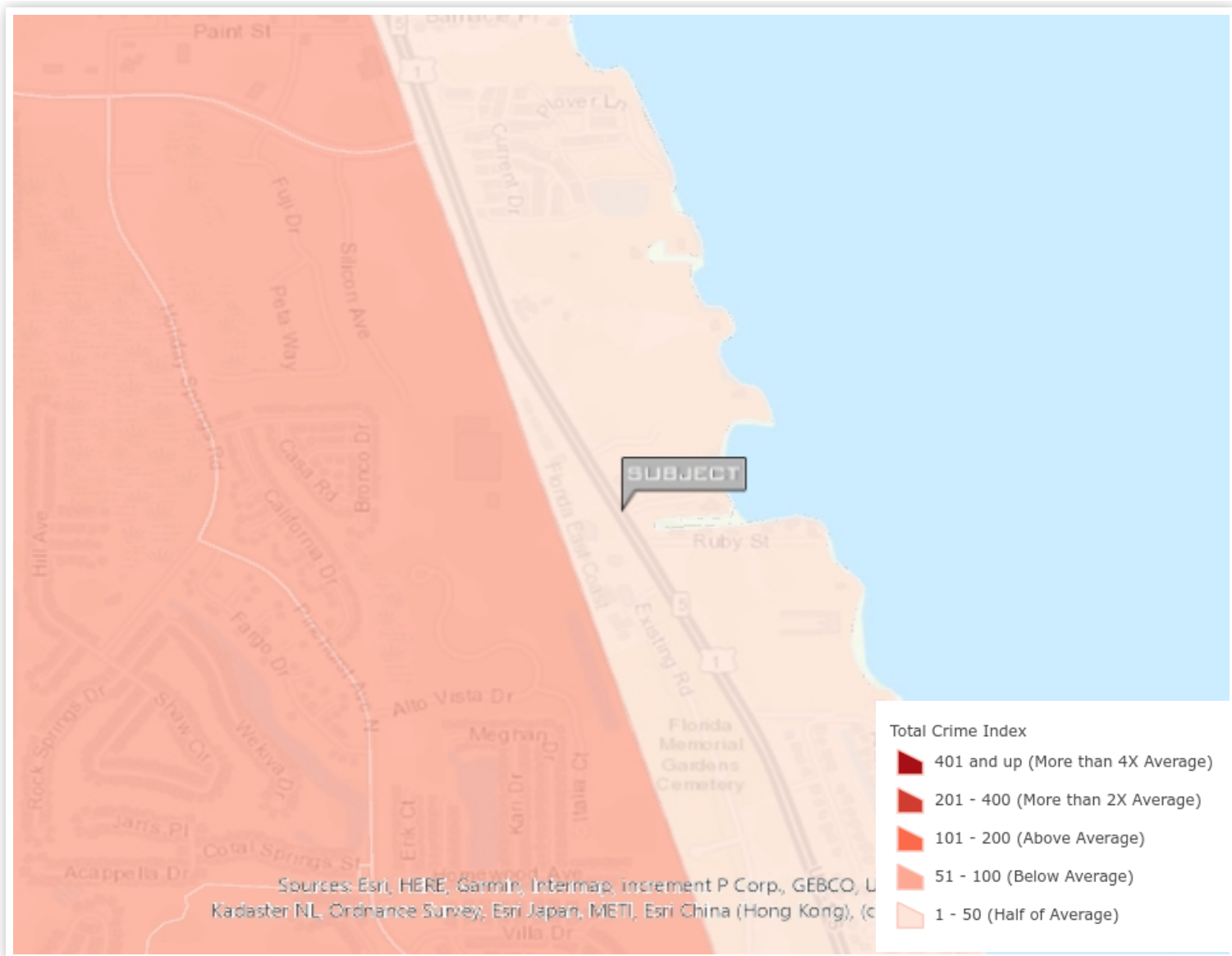
Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

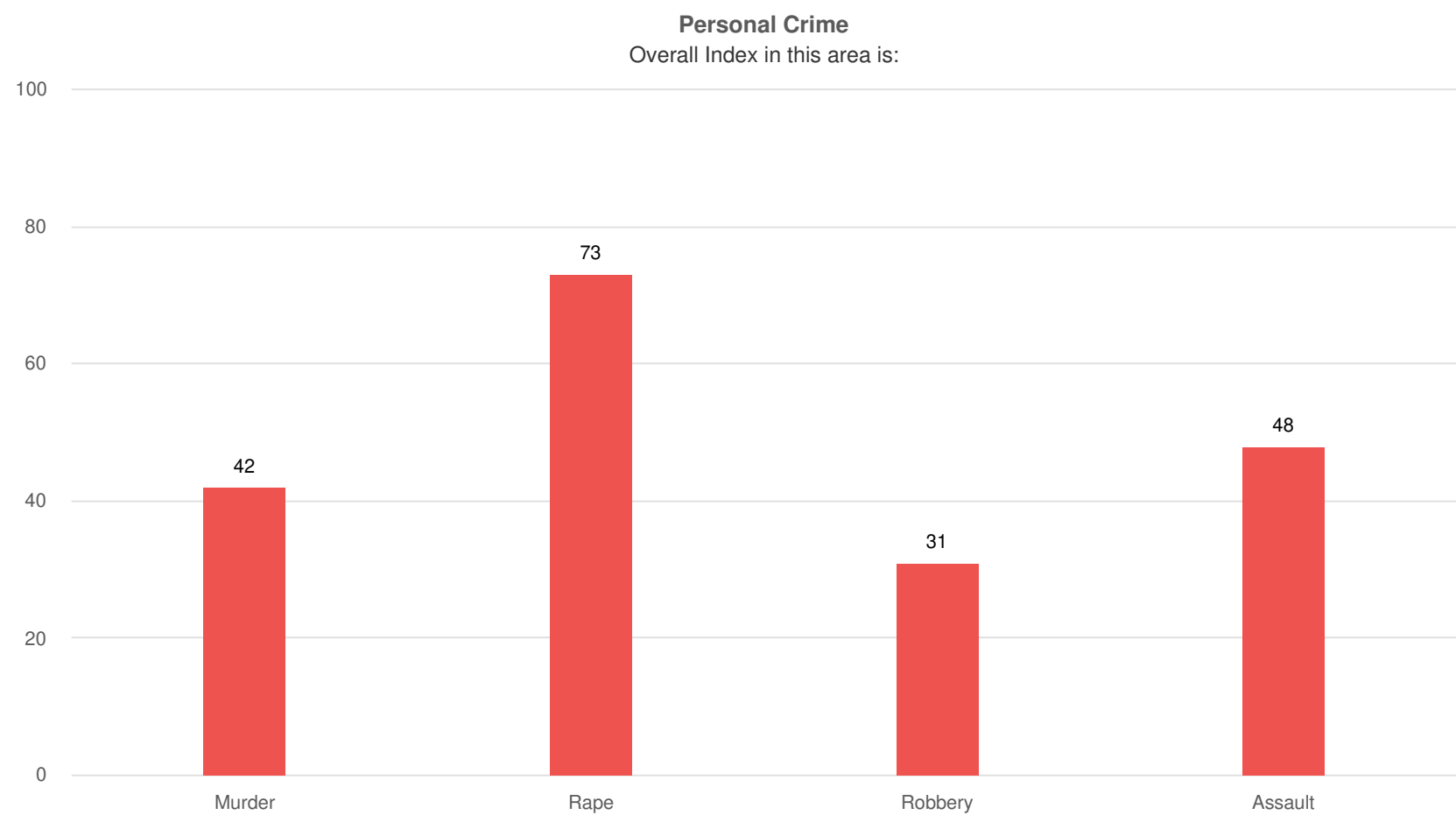


LOCATION RISK ANALYSIS



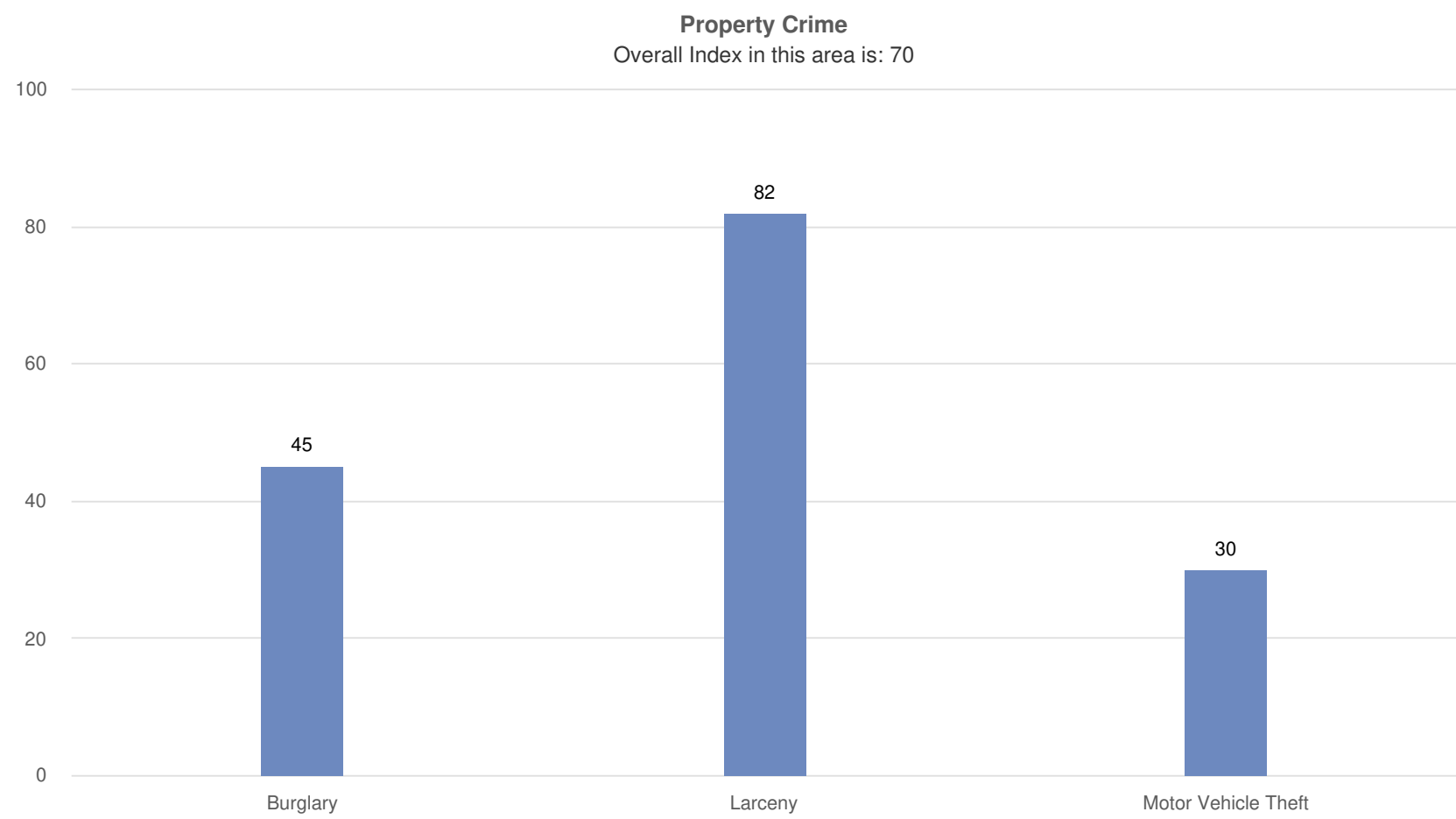
5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS



5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS



5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

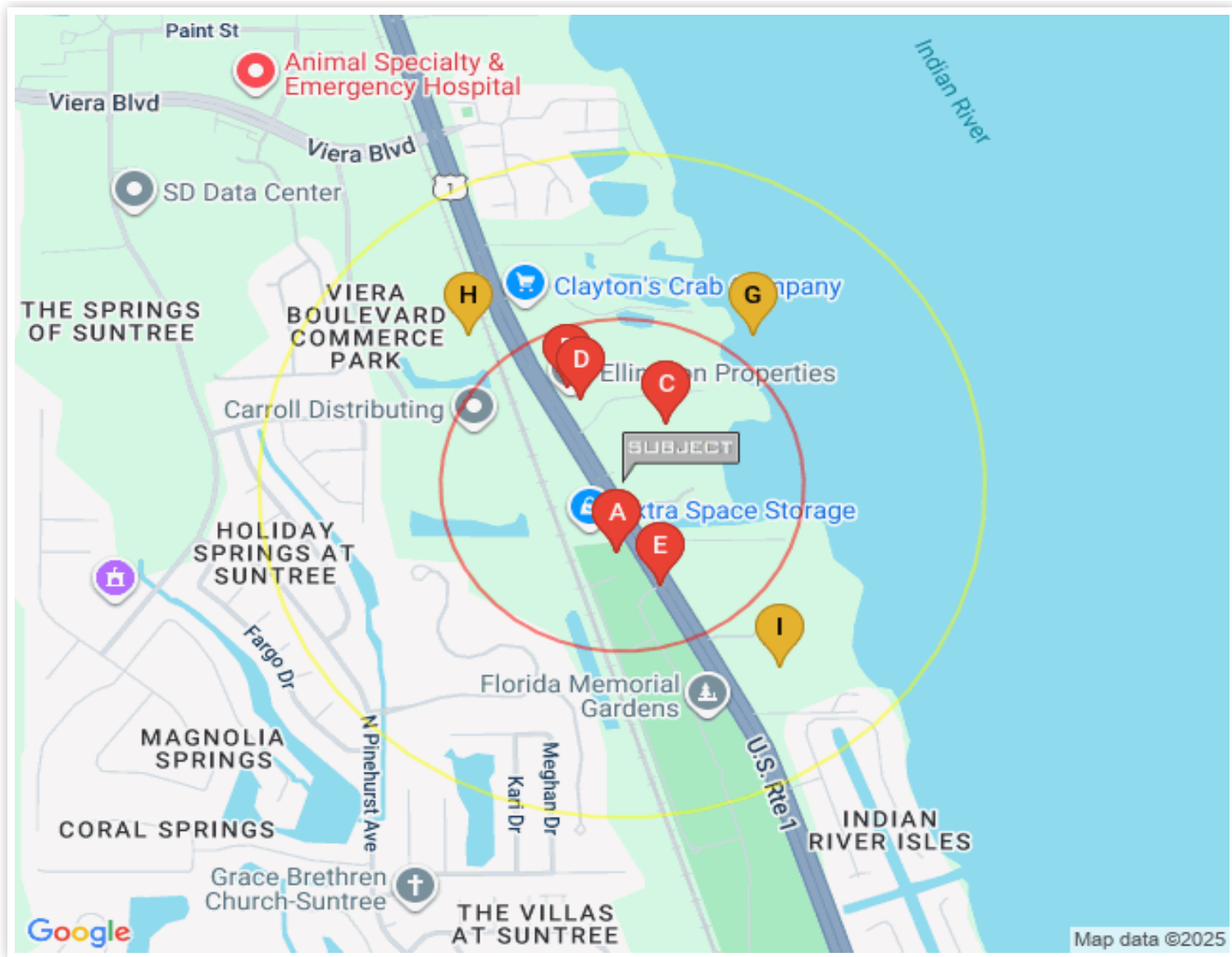
The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2025 and is configured to include the following information for each geography level:

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject



ROCKLEDGE COMMERCE CENTER

Latest 05-Dec-2016
Update:

Site Type: STATIONARY
County: BREVARD
Country: USA
Address: ADJACENT TO N SIDE OF 5950 S H
Facility Detail Report:110020719757

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



ROCKLEDGE COMMERCE CENTER

Latest
Update:

Site Type: STATIONARY
County: BREVARD
Country: UNITED STATES
Address: ADJACENT TO N SIDE OF 5950 S
HWY 1
Facility Detail Report:110035475287

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		FRED BOOZER	3217249999
STATE MASTER	FDM		FRED BOOZER	3217249999

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

LANSING SQUARE - PHASE 1, 2 & 3

Latest

Update:

Site Type: STATIONARY
County: BREVARD
Country: UNITED STATES

Address:
Facility Detail Report:110035613770

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	owner	ARTHUR F EVANS III	3219533300
STATE MASTER	FDM	owner	ARTHUR F EVANS III	3219533300

SERENITY COVE

Latest

Update:

Site Type: STATIONARY
County: BREVARD
Country: UNITED STATES

Address:
Facility Detail Report:110035476981

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		FRED BOOZER	3217249999
STATE MASTER	FDM		FRED BOOZER	3217249999

FLORIDA MEMORIAL GARDENS

Latest

05-Mar-2013

Update:

Site Type: STATIONARY
County: BREVARD
Country: UNITED STATES

Address: 5950 US HIGHWAY 1
Facility Detail Report:110032786938

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		DAVID MENZEL	3217573034
STATE MASTER	FDM		DAVID MENZEL	3217573034

US 1 BUILDING

Latest 07-Oct-2016

Update:

Site Type: STATIONARY
County: BREVARD
Country:

Address:
Facility Detail Report:110046339654

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	FRED BOOZER	3217249999
ICIS-NPDES NON-MAJOR	NPDES	facility contact	FRED BOOZER	3217249999

Locations within 0.50 mile of Subject

LAGUNA ESTATES

Latest 05-Jul-2016

Update:

Site Type: STATIONARY
County: BREVARD
Country: USA

Address: US HWY 1 BETWEEN SUNTREE & VI
Facility Detail Report:110035620511

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		ALAIN MAYERHOEFFER	3214313051
STATE MASTER	FDM		ALAIN MAYERHOEFFER	3214313051

CARROLL DISTRIBUTION FACILITY

Latest

Update:

Site Type: STATIONARY
County: BREVARD
Country: UNITED STATES
Address: S SIDE VIERA BLVD AT S END
 SILICON AVE,
Facility Detail Report:110035699875

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		MIKE EUBANK	3216362377
STATE MASTER	FDM		MIKE EUBANK	3216362377

VISION TWENTY RIVERFRONT CONDOMINIUMS

Latest

Update:

Site Type: STATIONARY
County: BREVARD COUNTY
Country:
Address:
Facility Detail Report:110070392672

5885 S US HWY 1
 5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

5885 S US HWY 1
5885 S US Hwy 1, Rockledge, FL, 32955

LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

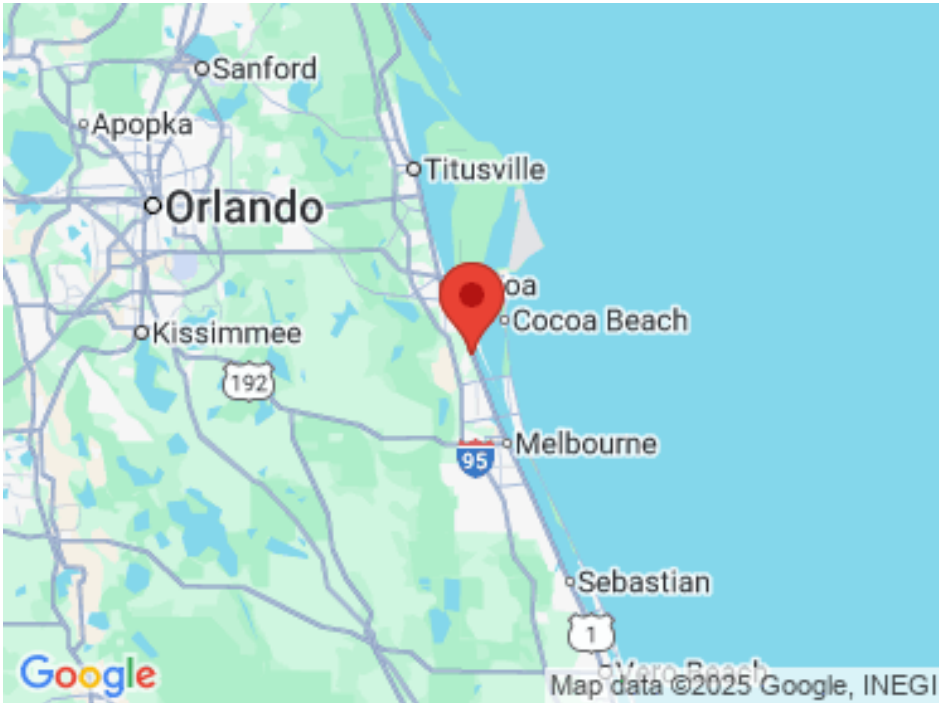
This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. Harber Real Estate makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and Harber Real Estate does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and Harber Real Estate expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., Harber Real Estate, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL, 32955

AREA LOCATION MAP



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL, 32955

AERIAL ANNOTATION MAP



5885 S US HWY 1

5885 S US Hwy 1, Rockledge, FL, 32955

CONTACT



Timothy Harber, CCIM

Phone: 321-960-4679

Email: timlharber@ccim.net

License: BK621377

**5885 S
US HWY
1**

5885 S US Hwy 1
Rockledge, FL 32955



321-960-4679



timlharber@ccim.net



4716 Merlot Drive
Rockledge, FL 32955 United States