



## PROPERTY DESCRIPTION

Introducing 295 Barnes Blvd, a prime commercial property available for lease in Rockledge, FL. This maintained space features fully air-conditioned interiors, ensuring a comfortable environment for both customers and employees. Boasting two dock-high roll-up doors, the property offers seamless access for loading and unloading tasks. Its strategic location provides convenient access to major thoroughfares US-1 and I-95, making transportation of goods and services a breeze. With versatile features and a desirable location, this property is primed to elevate your business operations. Don't miss the opportunity to make this space your own.

## PROPERTY HIGHLIGHTS

- Fully air-conditioned
- Two dock-high roll-up doors
- Convenient access to US-1 and I-95

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (\$3.00/sf NNN)
Number of Units:	3
Available SF:	27,493 SF
Lot Size:	2.24 Acres
Building Size:	27,493 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,514	17,164	37,513
Total Population	4,012	41,465	89,634
Average HH Income	\$130,989	\$125,868	\$118,571

## BLAKE WILSON

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## JEFFERY T. ROBISON, CCIM

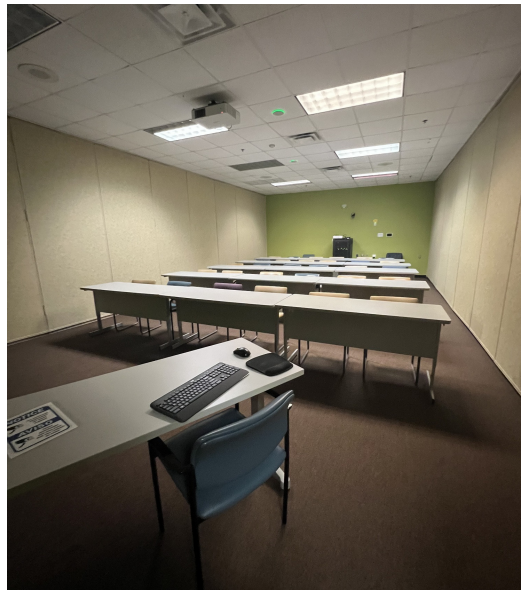
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## Additional Photos

295 Barnes Blvd  
For Lease



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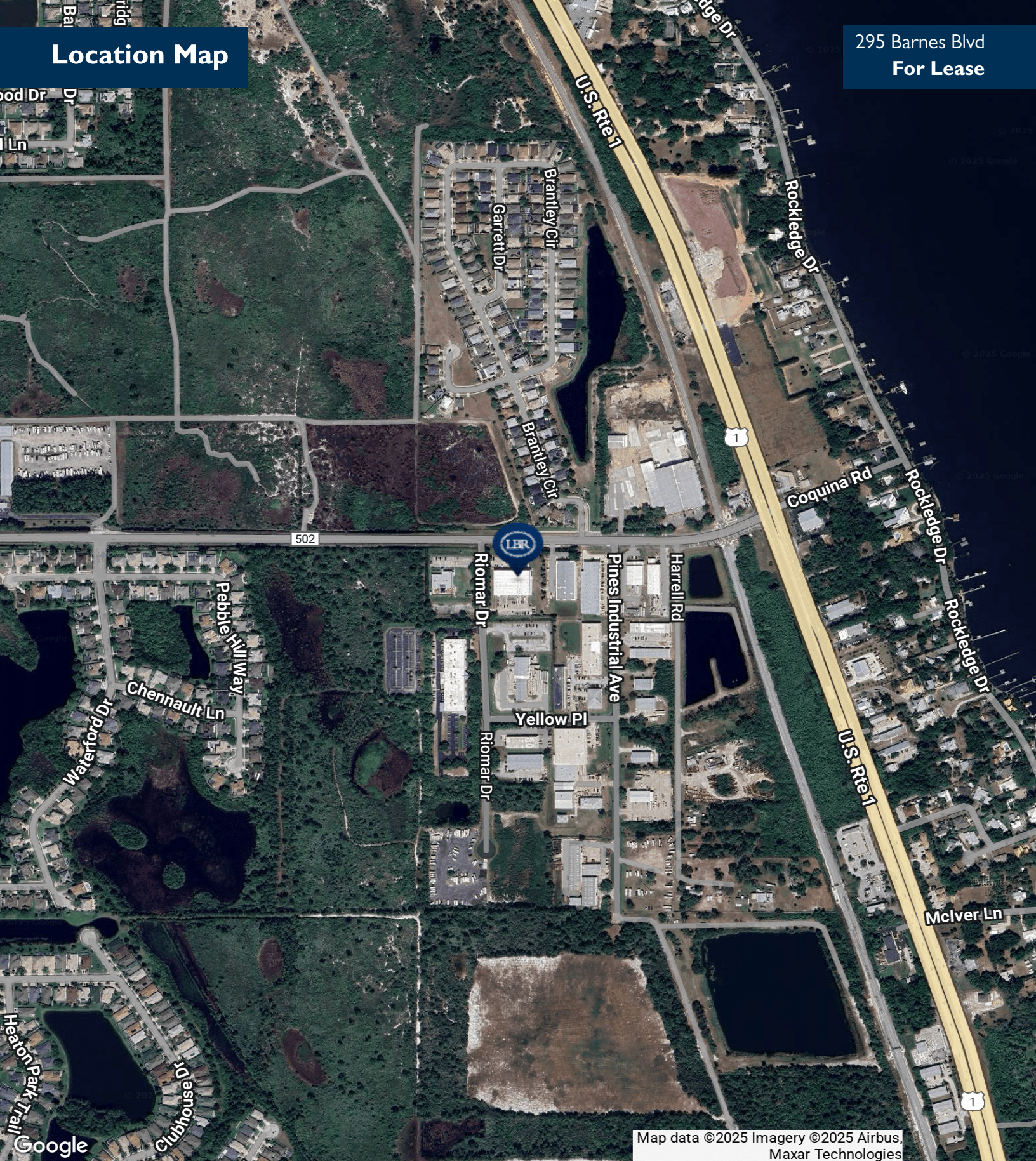


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## Location Map

295 Barnes Blvd  
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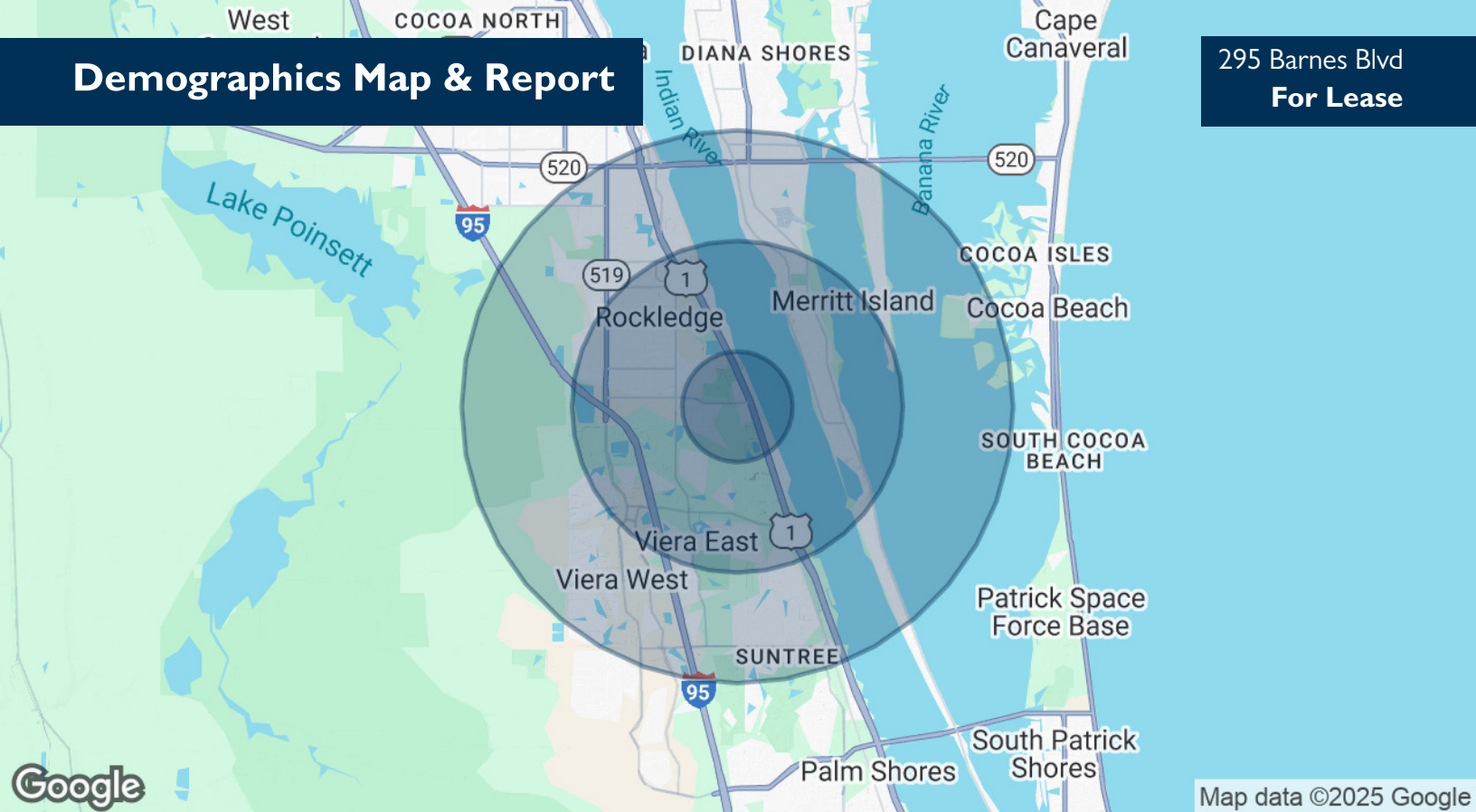
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# Demographics Map & Report

295 Barnes Blvd  
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,012	41,465	89,634
Average Age	44	47	46
Average Age (Male)	43	46	45
Average Age (Female)	44	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,514	17,164	37,513
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$130,989	\$125,868	\$118,571
Average House Value	\$449,598	\$433,209	\$448,018

Demographics data derived from AlphaMap

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