



PROPERTY DESCRIPTION

This property offers an ideal space for businesses looking to thrive. Boasting an attractive and professional facade, ample parking, and versatile interior layout, this location is perfect for retail, office, or service-based ventures. With high visibility and accessibility, it guarantees exposure and convenience for both clients and employees.

LOCATION DESCRIPTION

With a growing population and strong household income, the area provides an attractive customer base for retail and strip center tenants. Benefit from the strategic positioning of the property, which offers convenient access to major thoroughfares and ensures visibility for your business.

Located between Barnes Blvd. and Eyster a main north/south commercial artery in Rockledge just west of US Hwy - I

OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Lease Rate: | \$18.00 SF/yr (\$4.50/sf NNN) |
| Available SF: | 1,160 SF |
| Lot Size: | 54,014 SF |
| Building Size: | 11,600 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,622 | 13,879 | 33,515 |
| Total Population | 7,267 | 35,459 | 82,346 |
| Average HH Income | \$75,479 | \$72,746 | \$66,438 |

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Additional Photos

Westport Plaza
For Lease



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| | | | | | | | | | |
|------|-------------|------|----------------------|-----------|----------|----------|-----------------|------|-----------------------------|
| #100 | A Spa Salon | #120 | Grooming by Brittany | H&R Block | Kava Bar | Kava Bar | Massage Therapy | #180 | Lello's Ristorante Pizzeria |
|------|-------------|------|----------------------|-----------|----------|----------|-----------------|------|-----------------------------|

LEGEND

Available

Unavailable

LEASE INFORMATION

| | |
|--------------|---------------|
| Lease Type: | \$4.50/sf NNN |
| Total Space: | 1,160 SF |

| | |
|-------------|---------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$18.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|----------|---------------|---------------|
| #100 | Available | 1,160 SF | \$4.50/sf NNN | \$18.00 SF/yr |
| #120 | Available | 1,160 SF | \$4.50/sf NNN | \$18.00 SF/yr |
| #180 | Available | 1,160 SF | \$4.50/sf NNN | \$18.00 SF/yr |

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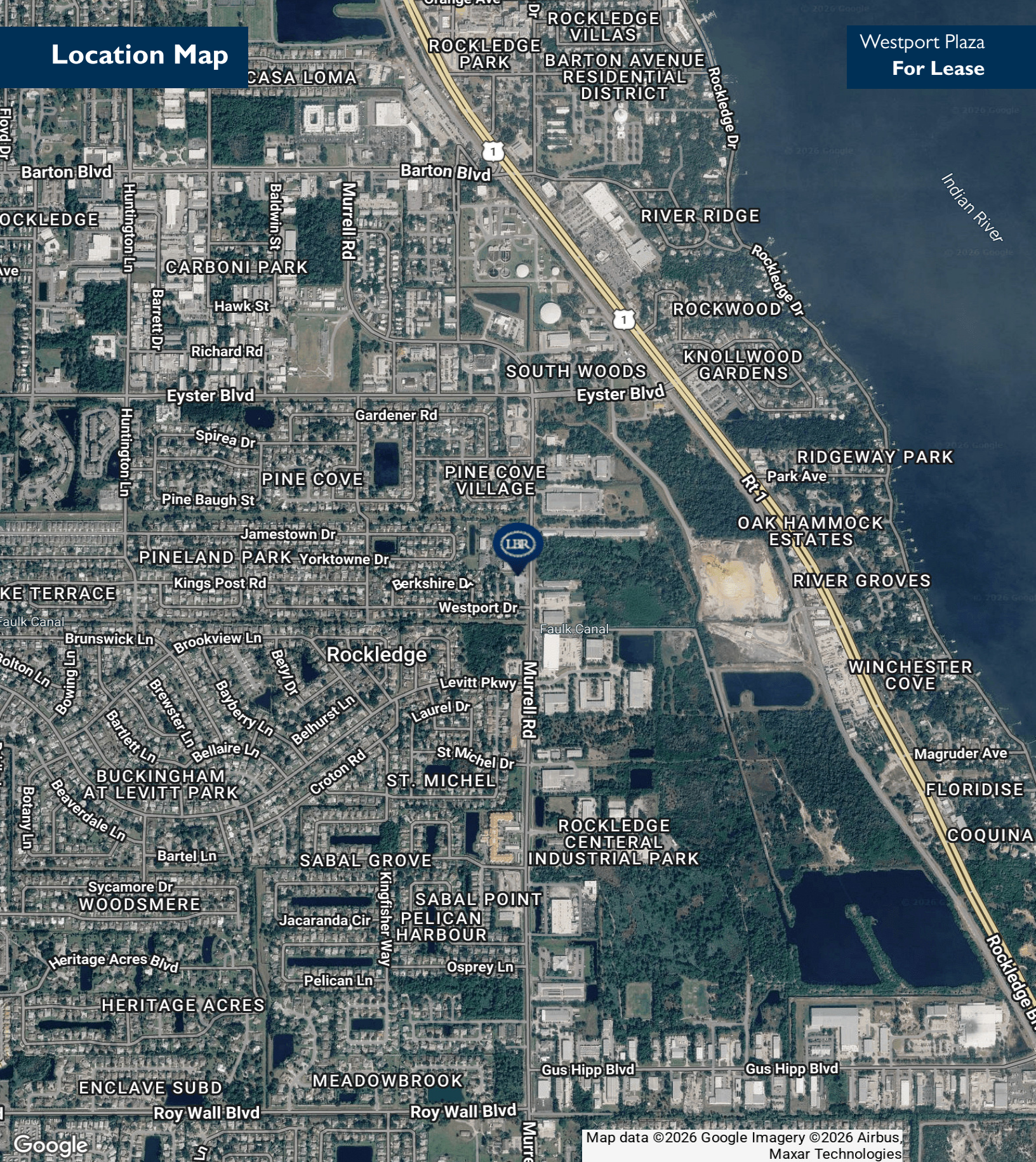
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Location Map

Westport Plaza
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Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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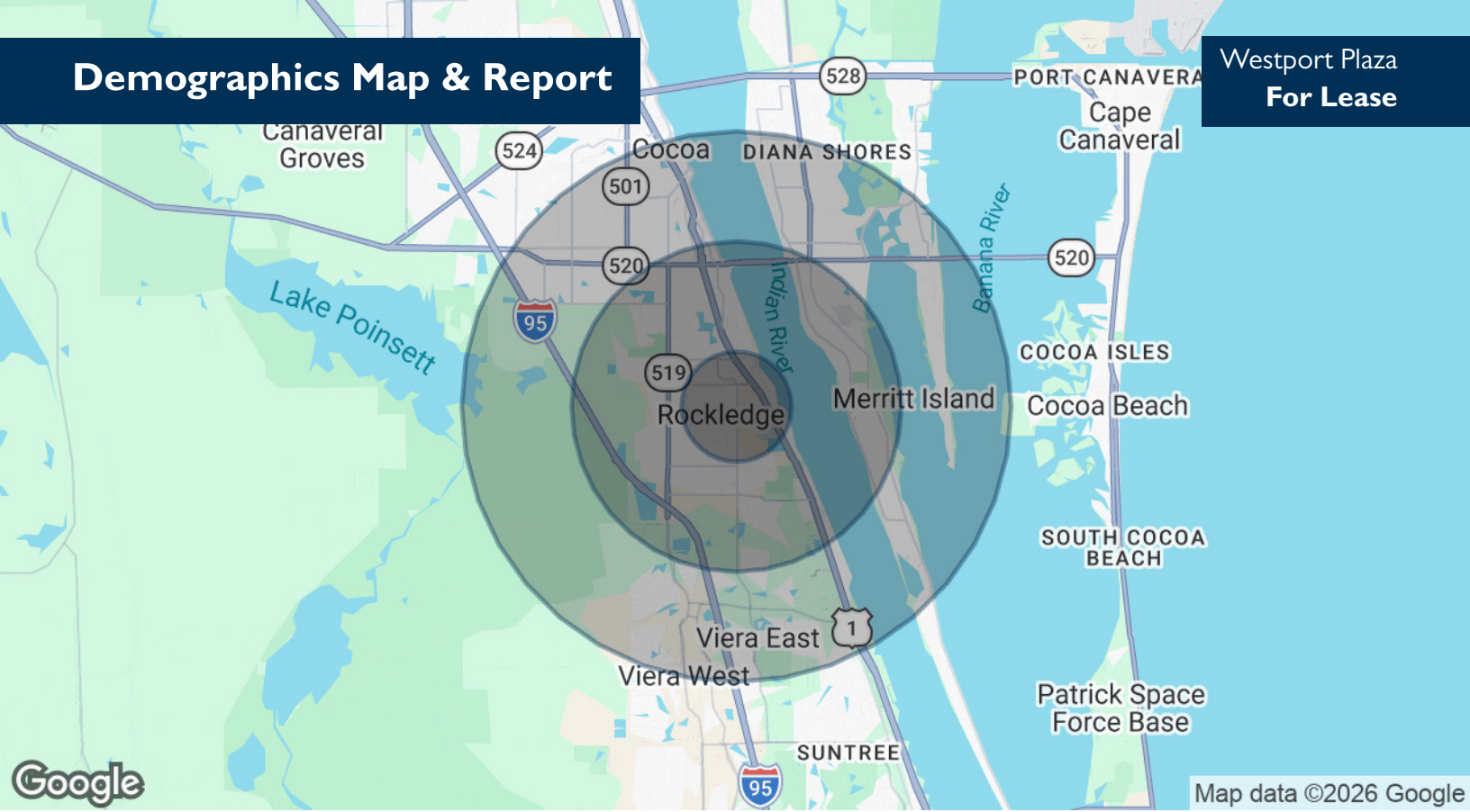
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Demographics Map & Report

Westport Plaza
For Lease



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,267 | 35,459 | 82,346 |
| Average Age | 43.8 | 43.8 | 43.0 |
| Average Age (Male) | 44.1 | 43.7 | 42.3 |
| Average Age (Female) | 43.3 | 43.8 | 43.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,622 | 13,879 | 33,515 |
| # of Persons per HH | 2.8 | 2.6 | 2.5 |
| Average HH Income | \$75,479 | \$72,746 | \$66,438 |
| Average House Value | \$215,912 | \$232,506 | \$250,903 |

2020 American Community Survey (ACS)

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