



PROPERTY DESCRIPTION

Lightle Beckner Robison is pleased to present this freestanding medical office building for sale in Rockledge, FL.

Strategically located on Florida Avenue in Rockledge, this well-positioned property offers 6,826 SF of functional medical space ready for occupancy. The building features ample on-site parking surrounding the property and includes up to eight plumbed exam rooms, making it ideal for a variety of medical or professional users.

With a limited supply of larger freestanding medical office buildings in the market, this opportunity provides a rare chance to secure a standalone facility that is largely turnkey, requiring only minor upfront improvements.

LOCATION DESCRIPTION

The property is located on Florida Avenue in Rockledge, a well-established area in Brevard County. It offers easy access to US-1 and Interstate 95, making it convenient for patients and staff coming from surrounding areas like Melbourne and Cocoa.

The building is close to residential neighborhoods, shopping centers, and other medical offices, creating a steady flow of nearby residents and businesses. With continued growth throughout Brevard County, this location provides a strong and convenient setting for medical or professional users.

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.12 Acres
Building Size:	6,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,664	21,817	41,043
Total Population	5,821	51,753	97,249
Average HH Income	\$91,928	\$83,680	\$97,464

Additional Photos

1099 Florida Avenue
For Sale



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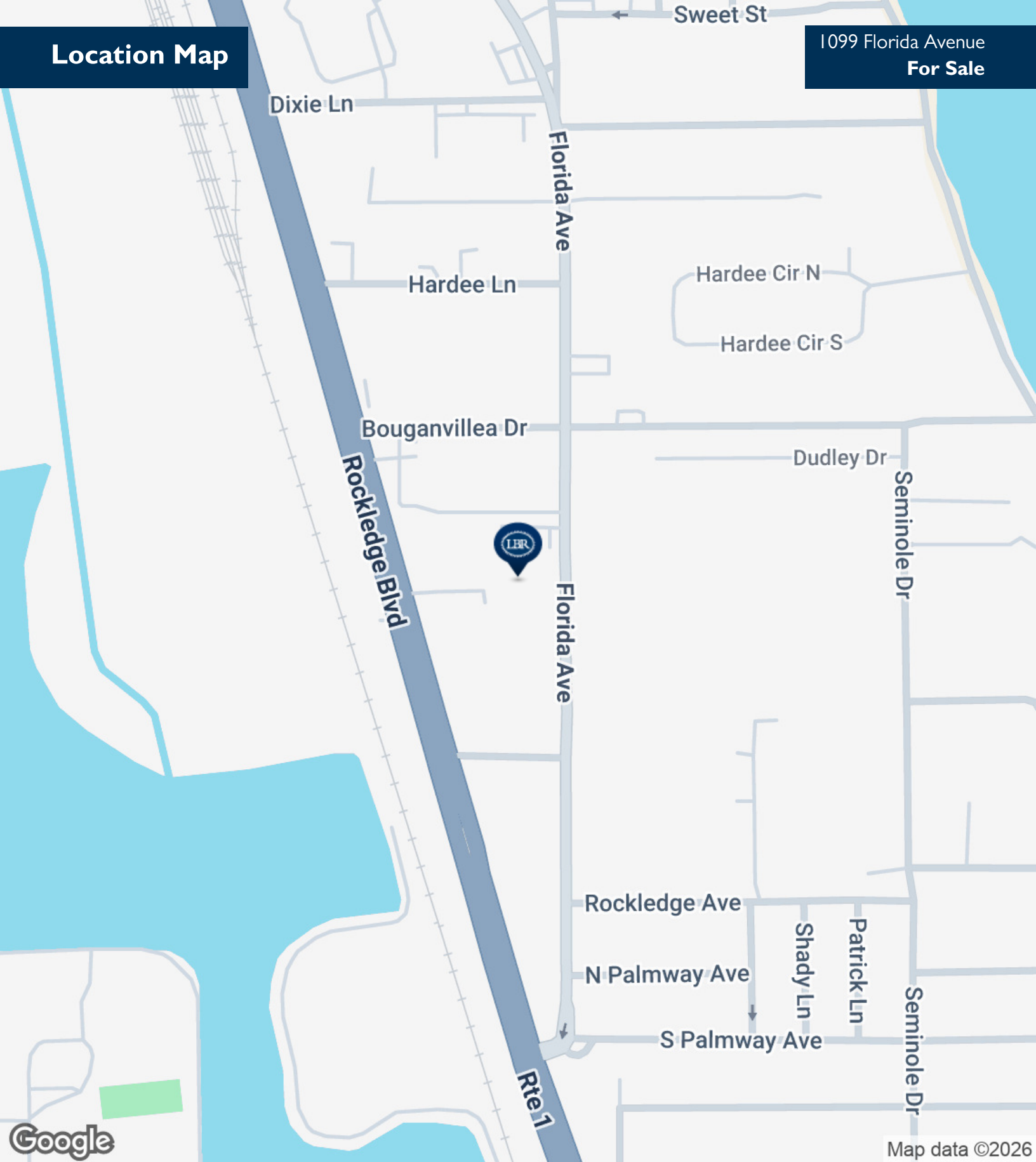
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Location Map

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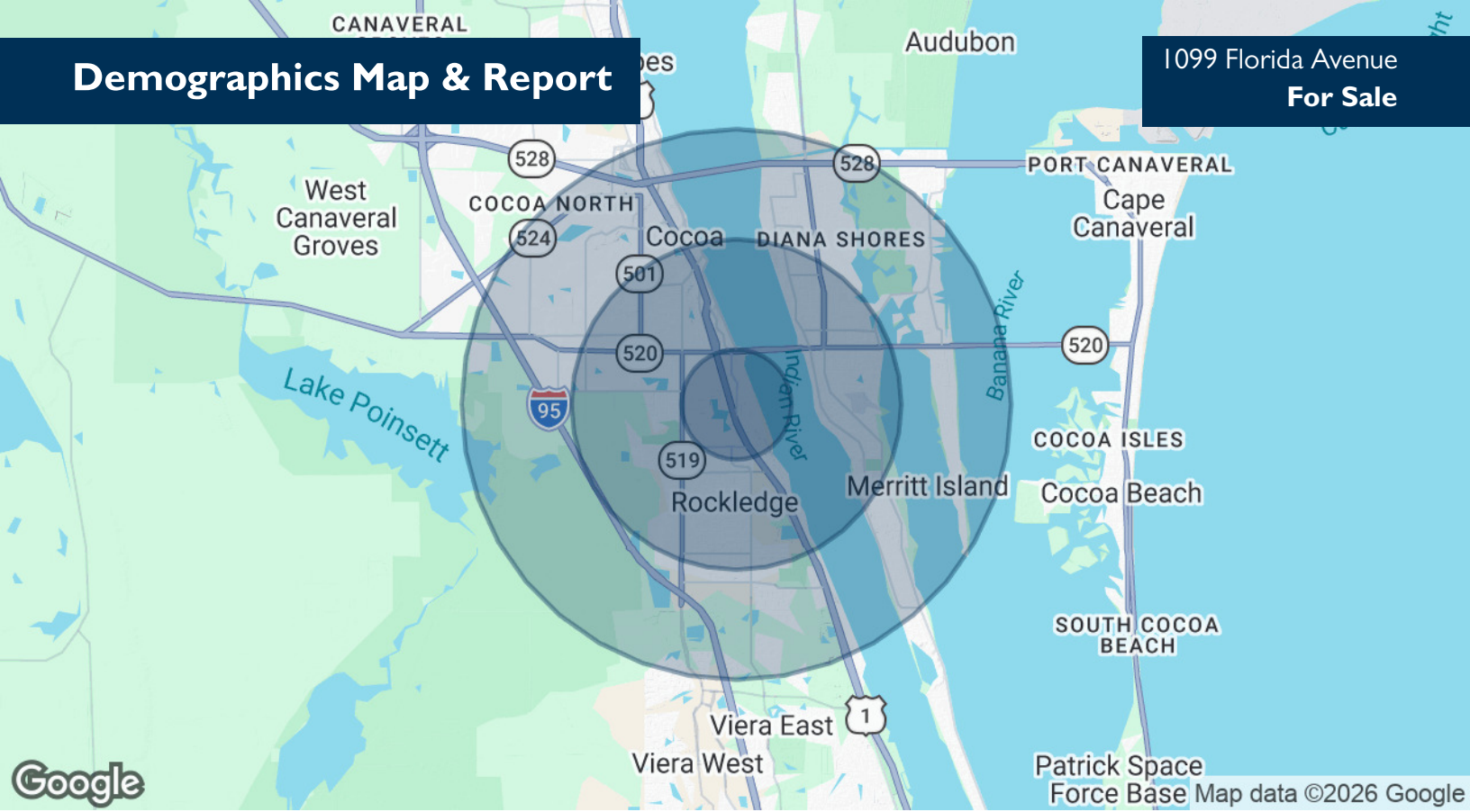
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Demographics Map & Report

1099 Florida Avenue
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,821	51,753	97,249
Average Age	47	44	45
Average Age (Male)	45	43	44
Average Age (Female)	48	45	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,664	21,817	41,043
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$91,928	\$83,680	\$97,464
Average House Value	\$375,441	\$329,963	\$371,591

2020 American Community Survey (ACS)

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