

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:	\$22 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



ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
321.722.0707 x23
Hayden@teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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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	\$22.00 SF/yr	- 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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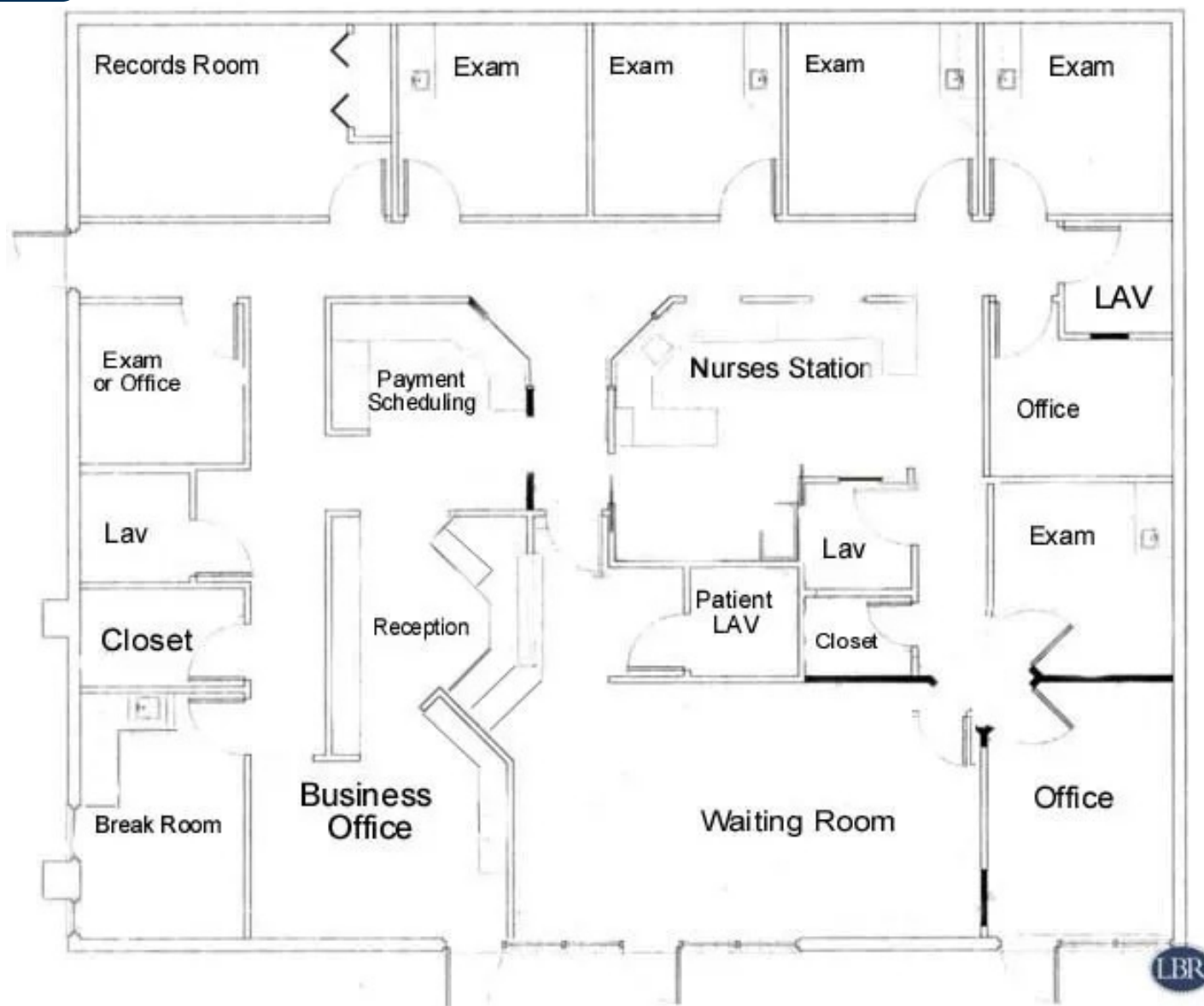
Principal
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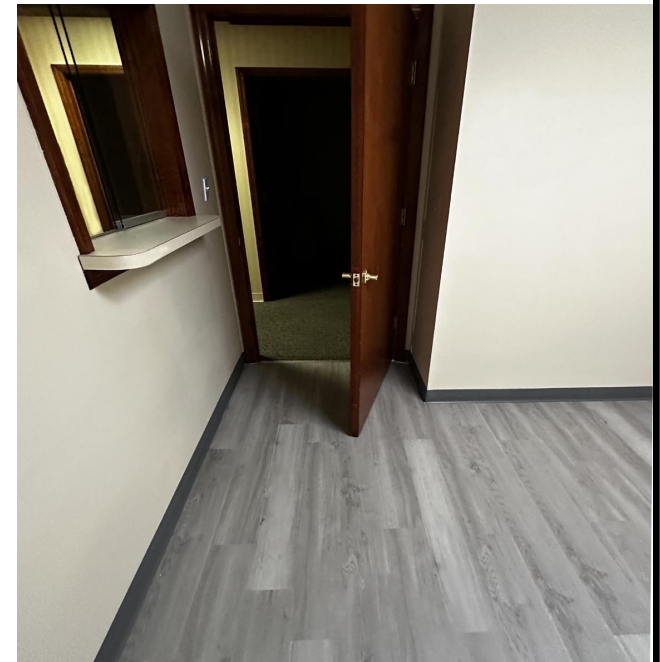
Office Sales and Leasing Associate

321.722.0707 x23

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Additional Photos



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

ROB BECKNER, SIOR

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Office Sales and Leasing Associate

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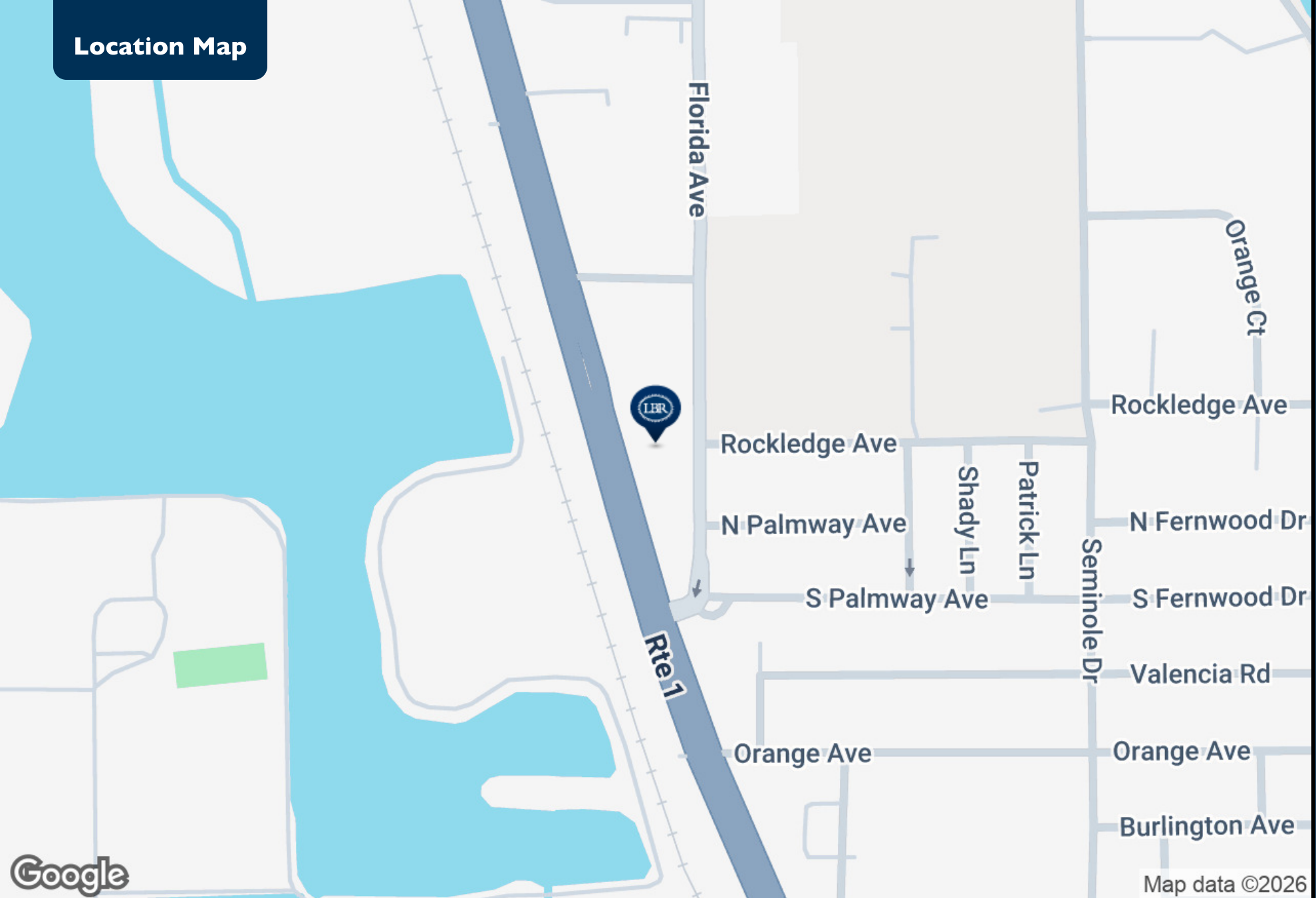
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Location Map



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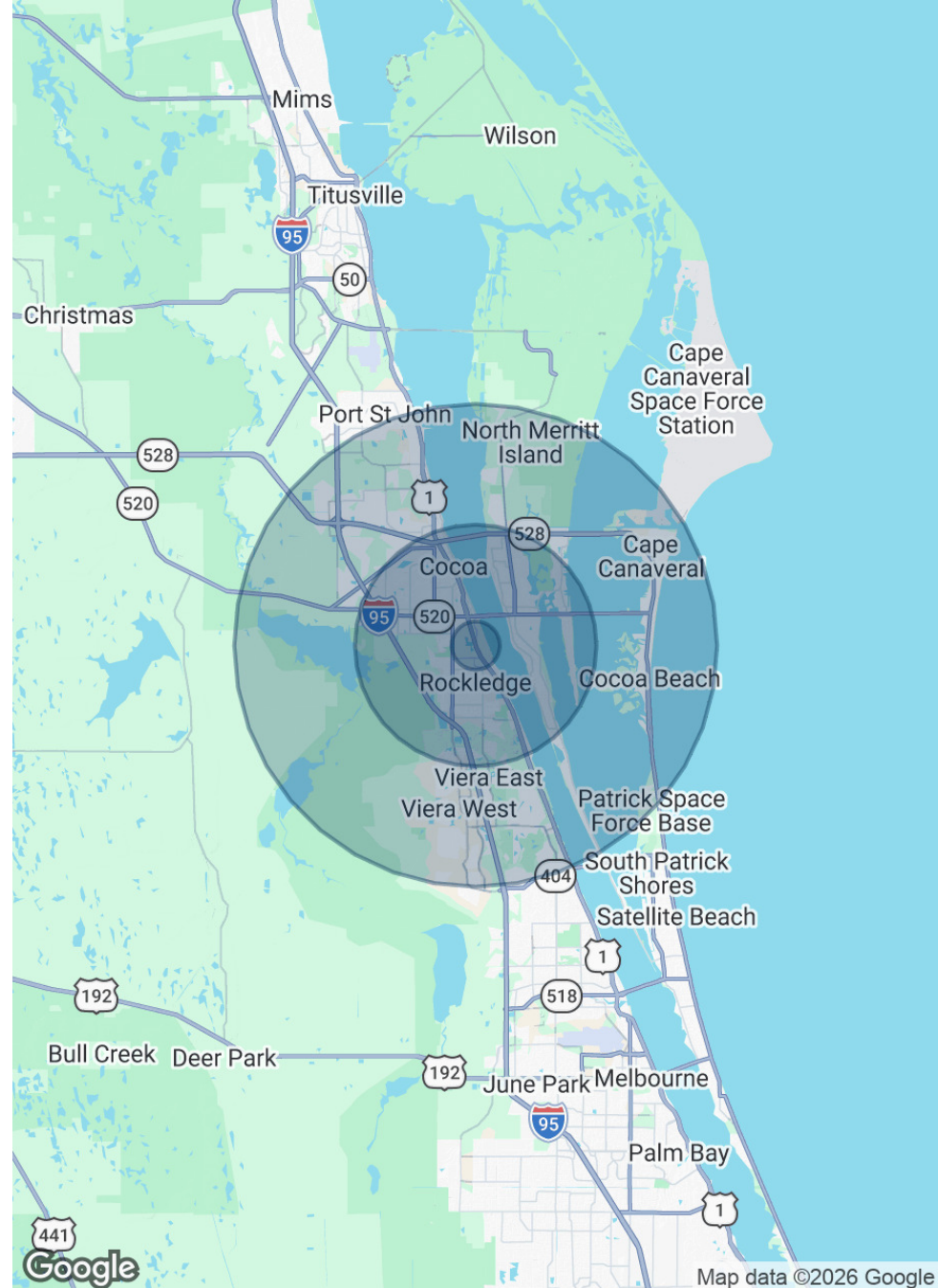
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Demographics Map & Report

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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