

# PROFESSIONAL OFFICE FOR SALE

840 EXECUTIVE LANE SUITE 110 ROCKLEDGE FL 32955

840 Executive Lane Suite 110, Rockledge, FL 32955



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$659,900
<b>LOT SIZE:</b>	0.41 Acres
<b>YEAR BUILT:</b>	2006
<b>BUILDING SIZE:</b>	3,342 SF
<b>RENOVATED:</b>	2007
<b>ZONING:</b>	P1
<b>MARKET:</b>	Orlando
<b>SUBMARKET:</b>	Brevard
<b>PRICE / SF:</b>	\$197.46

## PROPERTY OVERVIEW

Perfect opportunity to move into an operational medical suite with six exam rooms, several professional offices and consultation rooms, kitchenette for employees, three bathrooms, large waiting room and ample parking. Family medicine, Pulmonologists and similar expertise will likely need no to little renovation.

## PROPERTY HIGHLIGHTS

- \* Spacious, professional looking Office Suite
- \* Built in 2006
- \* Six exam rooms
- \* Large offices and reception areas
- \* Spacious and open floor plan
- \* Can easily accommodate 2 physicians, multiple PAs/nurses and staff
- \* Plenty of parking
- \* Close referral base in the community

**KW COMMERCIAL**  
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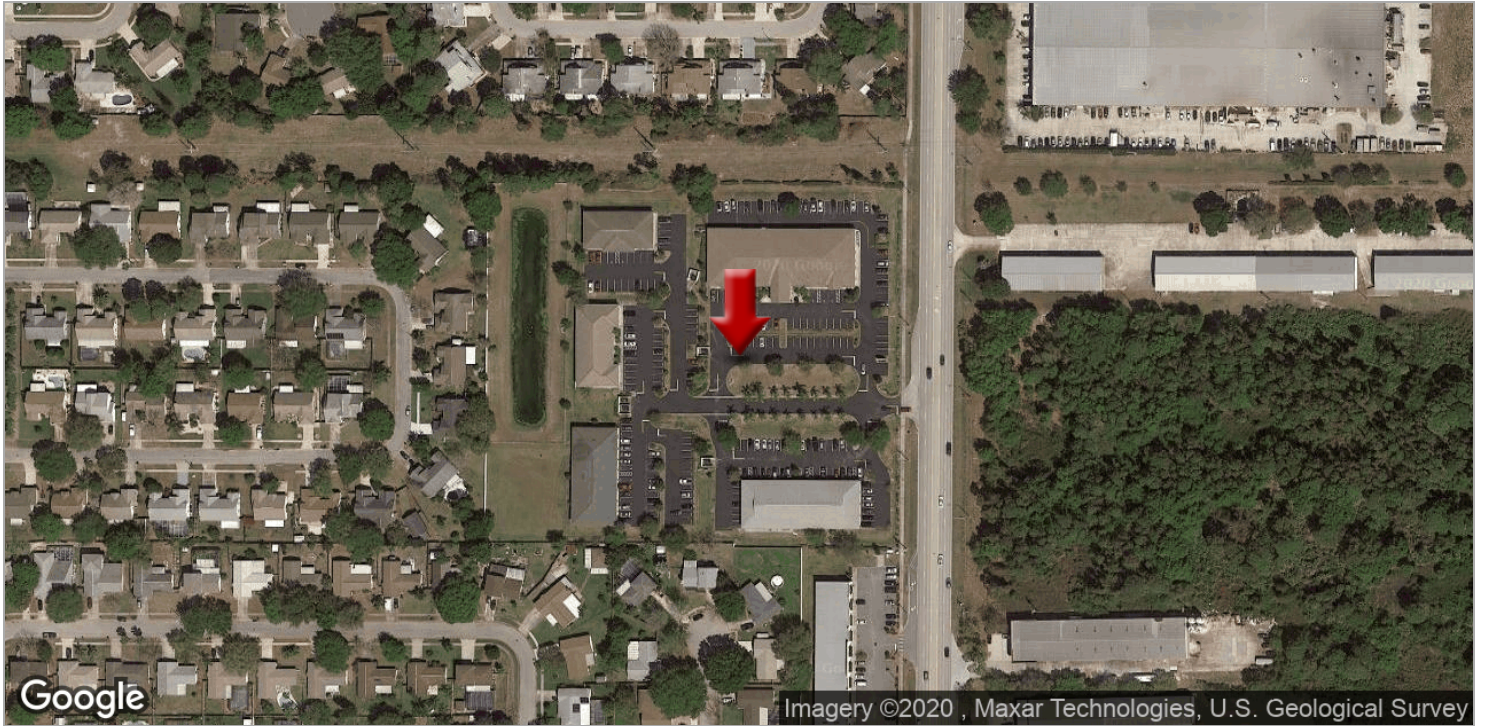
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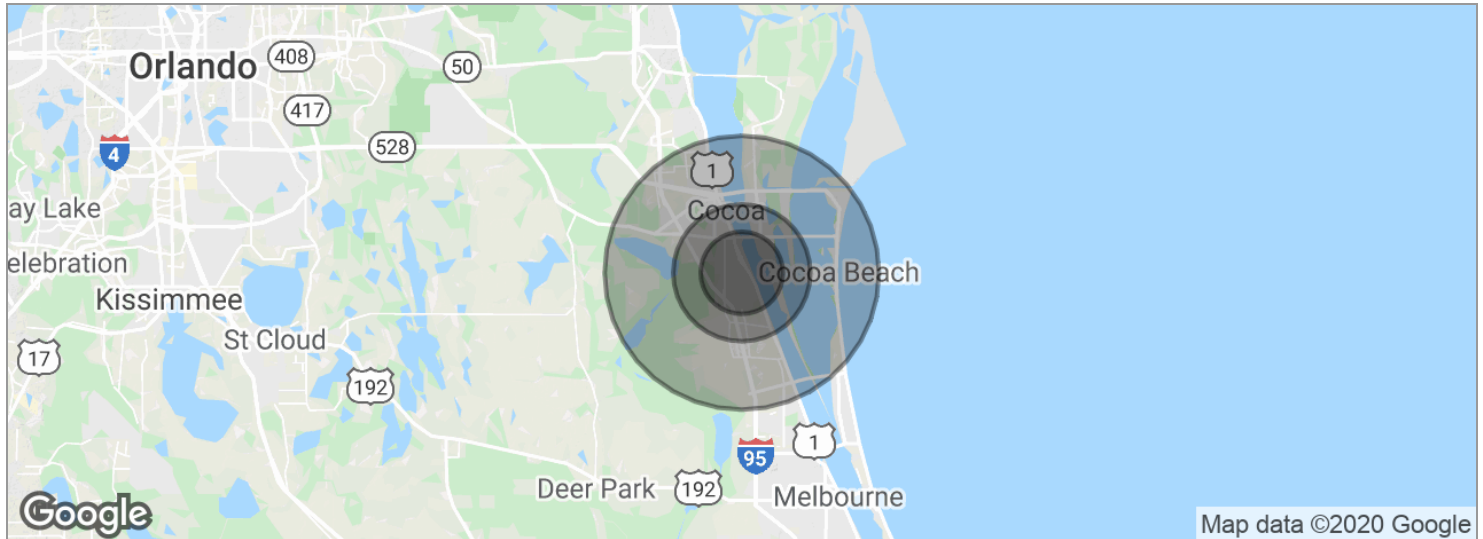
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	35,635	82,837	184,816
Median age	43.8	42.9	44.4
Median age (male)	43.7	42.2	43.9
Median age (Female)	43.8	43.1	44.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	13,972	33,752	76,510
# of persons per HH	2.6	2.5	2.4
Average HH income	\$71,978	\$66,100	\$71,432
Average house value	\$228,501	\$250,047	\$256,910
<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	4.6%	6.9%	6.4%
<b>RACE (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	80.5%	79.3%	84.3%
Black	14.8%	15.1%	10.1%
Asian	1.9%	1.8%	1.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.3%
Other	1.0%	1.8%	1.4%

\* Demographic data derived from 2010 US Census

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