

1033 Florida Avenue

ROCKLEDGE, FL 32955

FOR SALE

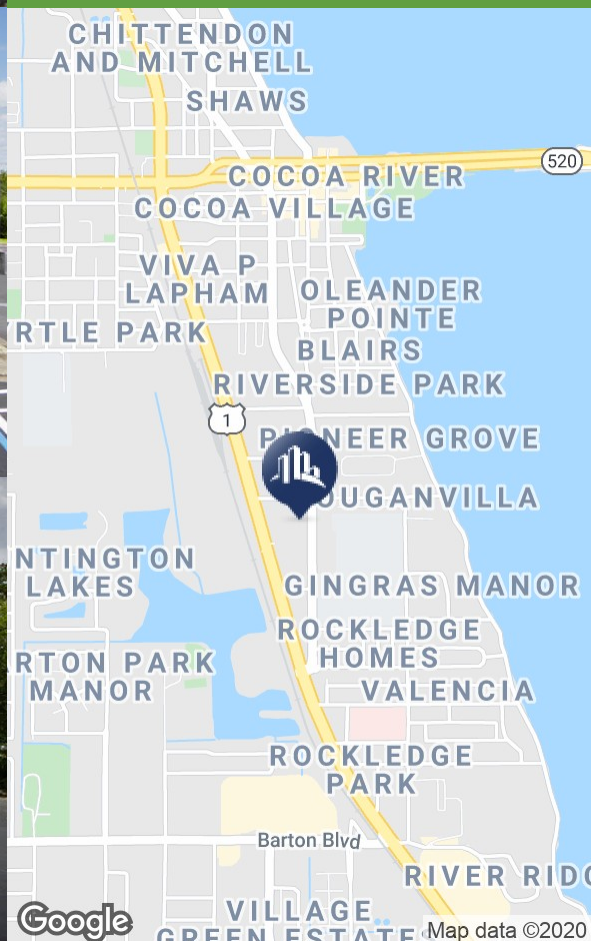
\$695,000

Office Building



PROPERTY FEATURES

- Well-built 7258 SF medical office
- Abundant parking - .72 acre parcel
- Constructed by renowned builder Marshall Erdman
- Separate lobbies that can accommodate multiple practices
- Previous radiation therapy facility
- 1 block off US 1, and less than 1 mile from Cocoa Village.
- 21 offices, 6 bathrooms, plus 2 reinforced concrete vault rooms
- Flexible C-2 (General. Com.) zoning



James Flint

PRESIDENT

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FL #BK3313539

Brant Baylock

ASSOCIATE

321.355.3799

brant.baylock@sperrycga.com

FL #SL3384965

Each office independently owned and operated.

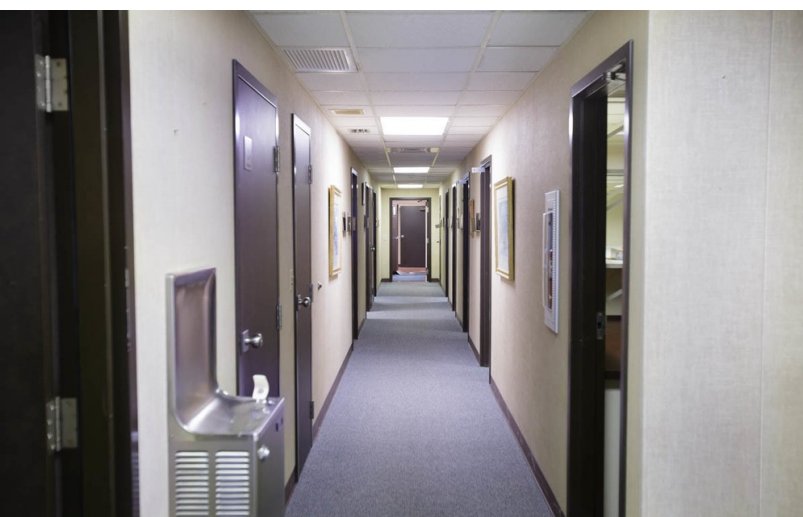
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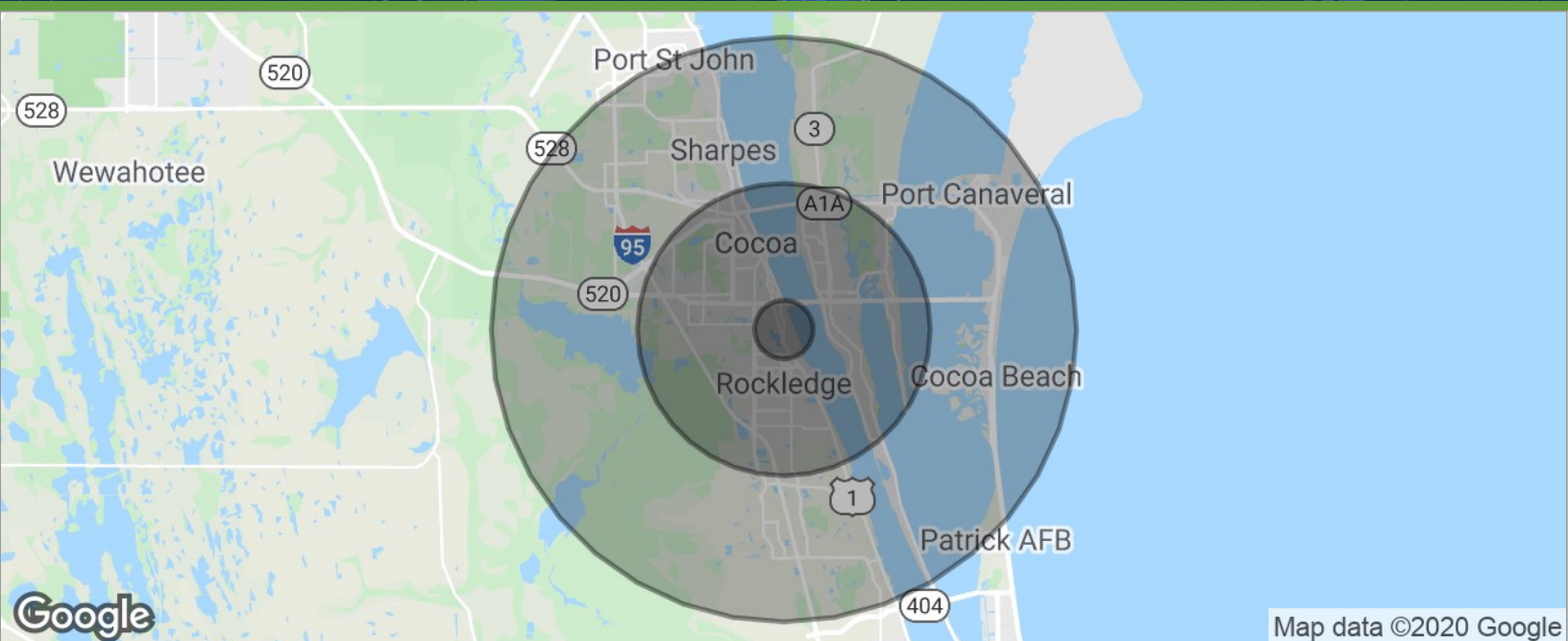
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POPULATION

1 MILE

5 MILES

10 MILES

Total population	3,173	86,333	186,936
Median age	44.9	42.5	43.9
Median age (Male)	44.0	41.7	43.3
Median age (Female)	45.9	43.0	44.7

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,343	35,364	77,037
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,794	\$63,079	\$69,501
Average house value	\$181,638	\$240,394	\$244,724

** Demographic data derived from 2010 US Census*



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