

# EXECUTIVE SUMMARY

• 3705 Murrell Rd Rockledge, FL 32955



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,242,200
<b>Price / SF:</b>	\$318.51
<b>Lot Size:</b>	1.0 Acres
<b>Year Built:</b>	2005
<b>Building Size:</b>	3,900 SF
<b>Zoning:</b>	M-U
<b>APN#:</b>	25-36-22-00-266

## PROPERTY OVERVIEW

Fully- lease retail plaza available in Rockledge  
Surrounded by national and regional retailers  
Cross Easement with Walgreens  
Monument Signage

## LOCATION OVERVIEW

Well located retail plaza at Murrell Rd & Barnes Blvd  
High traffic counts  
Heavy retail area  
1.8 miles to I - 95  
1.5 miles to Hwy US-1

### JEFFERY T. ROBISON, CCIM

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison

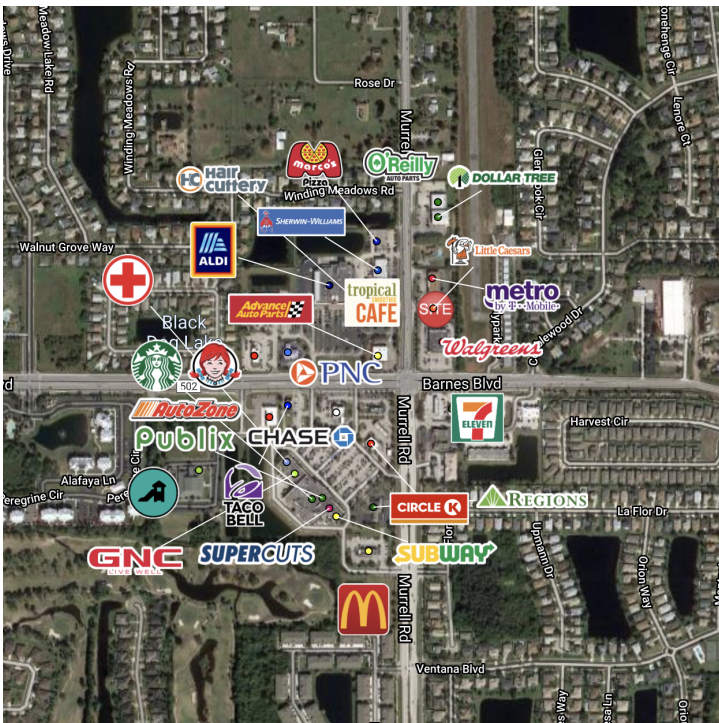
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

• 3705 Murrell Rd Rockledge, FL 32955



**JEFFERY T. ROBISON, CCIM**

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

**Lightle Beckner Robison**

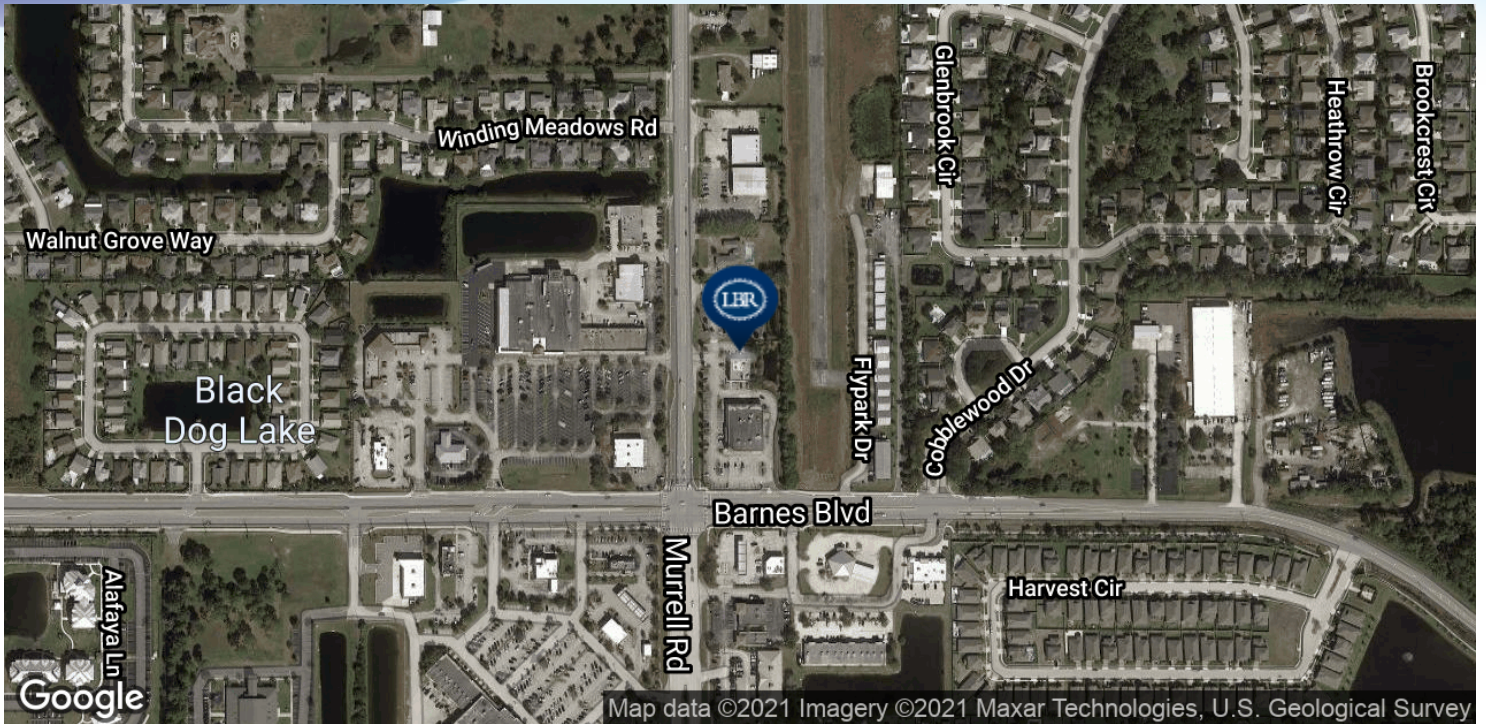
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# LOCATION MAP

• 3705 Murrell Rd Rockledge, FL 32955



## JEFFERY T. ROBISON, CCIM

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

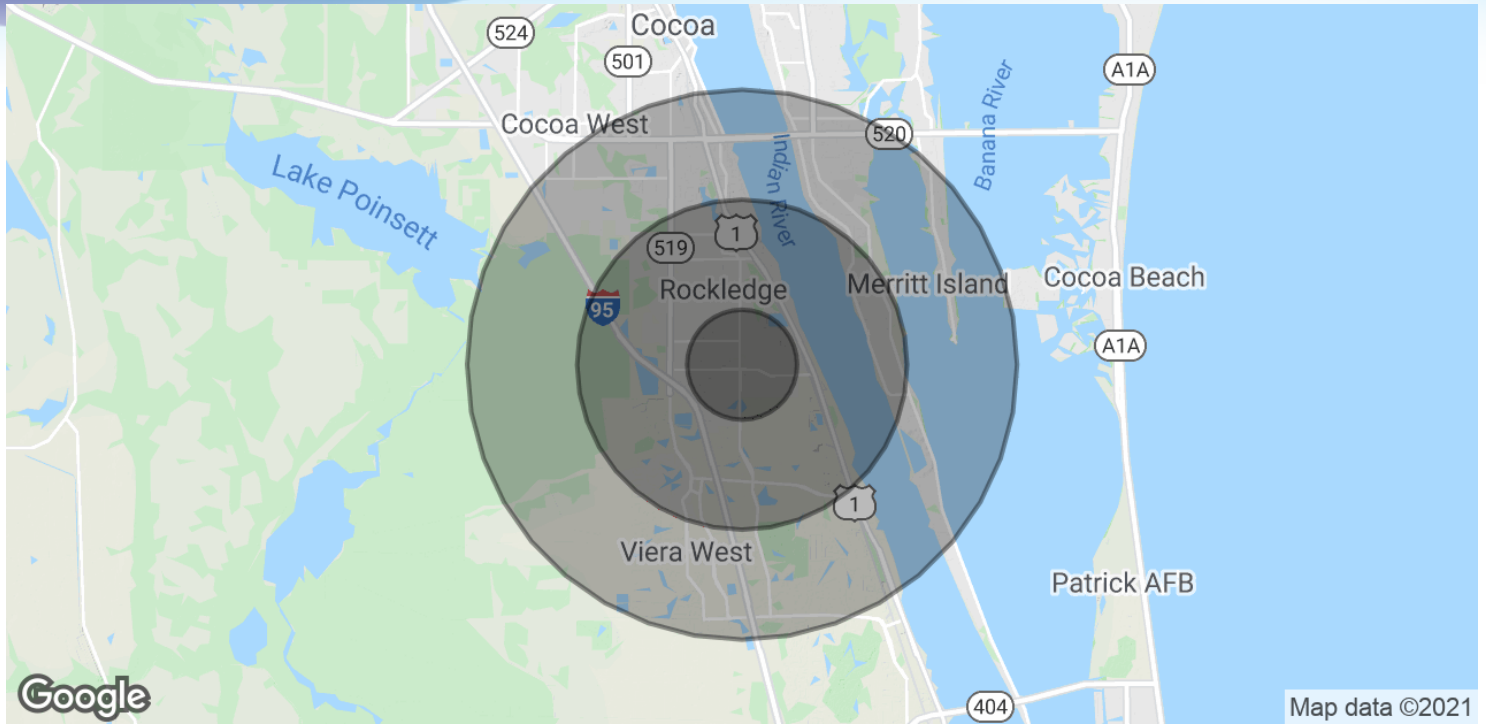
## Lightle Beckner Robison

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# DEMOGRAPHICS MAP & REPORT

• 3705 Murrell Rd Rockledge, FL 32955



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,269	34,206	71,903
Average age	43.4	43.8	44.3
Average age (Male)	43.8	43.8	43.9
Average age (Female)	43.0	43.5	44.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,975	13,179	29,115
# of persons per HH	2.7	2.6	2.5
Average HH income	\$75,428	\$78,803	\$73,426
Average house value	\$216,341	\$254,583	\$256,998

\* Demographic data derived from 2010 US Census

### JEFFERY T. ROBISON, CCIM

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.