

EXECUTIVE SUMMARY

• 3435 S Fiske Blvd Rockledge, FL 32955



OFFERING SUMMARY

| | |
|-----------------------|----------------|
| Sale Price: | \$1,250,000 |
| Price / SF: | \$145.59 |
| Lot Size: | 2.0 Acres |
| Year Built: | 1990 |
| Building Size: | 8,586 SF |
| Zoning: | Mixed-Use |
| APN#: | 25-36-20-00-17 |

PROPERTY OVERVIEW

Well Located Freestanding Building For Sale
Prior Knights of Columbus meeting hall with commercial kitchen offers numerous uses
New roof and air conditioning installed in 2019
LED Monument Sign

LOCATION OVERVIEW

Corner of Fiske Blvd and Martin Rd.
Surrounded by retail and residential
Traffic Count: 27,300 (2019)

JEFFERY T. ROBISON, CCIM

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70 W. Hibiscus Blvd.,
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INTERIOR PHOTOS

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ADDITIONAL PHOTOS

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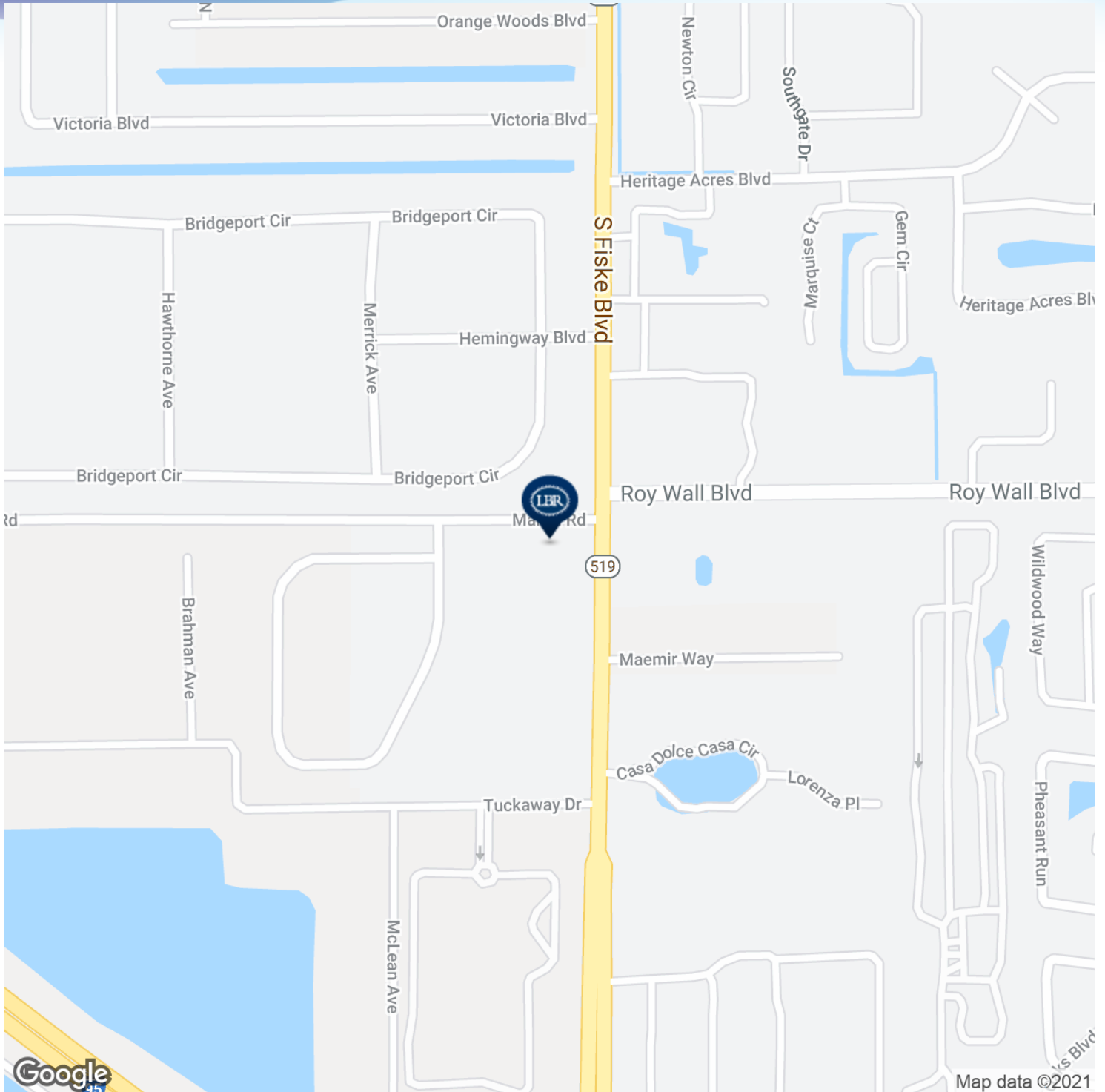
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LOCATION MAP

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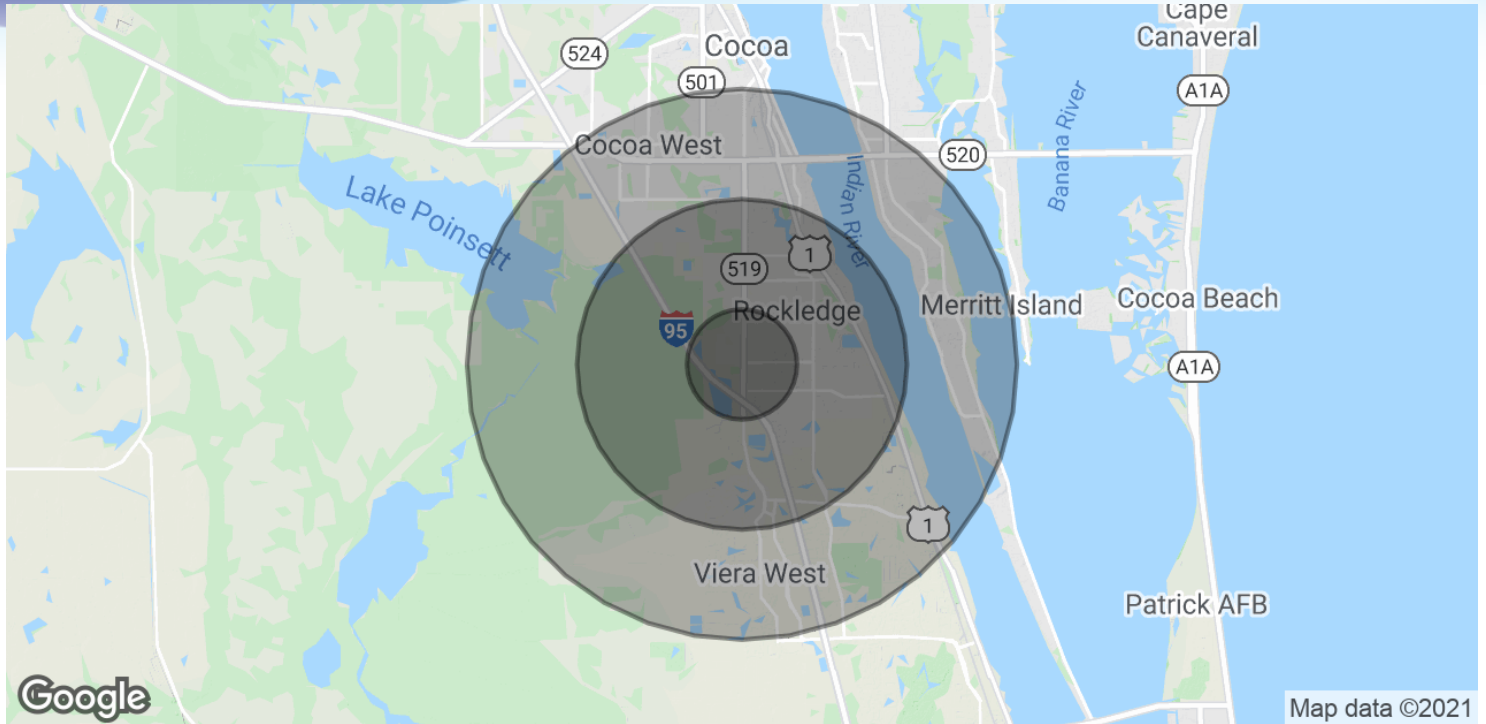
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,134 | 30,501 | 68,013 |
| Average age | 43.0 | 43.2 | 43.0 |
| Average age (Male) | 43.5 | 43.2 | 42.4 |
| Average age (Female) | 41.7 | 42.6 | 43.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,876 | 11,565 | 27,294 |
| # of persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH income | \$75,832 | \$74,222 | \$68,599 |
| Average house value | \$216,658 | \$203,837 | \$230,205 |

* Demographic data derived from 2010 US Census

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