

# Center One Business Park

5810 S. US Highway 1, Rockledge, FL 32955

**FOR SALE: Retail / Flex / Office Building in Heart of Rockledge!**



## OFFERING SUMMARY

<b>Sale Price:</b>	\$749,000
<b>Acreage:</b>	0.61 Acres
<b>Facility SF:</b>	4,800 SF Footprint + 504 SF Mezzanine
<b>Zoning:</b>	Brevard County BU-1
<b>Utilities:</b>	City Water & Septic; FPL

## PROPERTY OVERVIEW

Est. 2,800 SF Office + 2,000 SF Warehouse = 4,800 SF Total + Extra 504 SF Mezzanine  
 100% HVAC. Interior: 4 Offices, 1 Conference, Open Space for Cubes, Break/IT Room, 3 Restrooms. Rest is Warehouse with Concrete Floor & 18' +/- Ceiling Height.  
 CBS & Metal Building. Metal Roof. Hurricane Rated Impact Windows & Doors.  
 Two Grade Level Overhead Doors (est. 14' Tall x 12' Wide) & (est. 12' Tall x 10' Wide).  
 Building has Two Electric Meters. Could be Split into Multi-Tenant if Needed.  
 Flexible BU-1 Zoning Allows: Office, Retail, Day Care, Medical & More. Permitted Uses with Conditions Include Cabinetmaking, Manufacturing & Self-Storage.  
 Ample Parking: 20 Spaces Reserved for Building.  
 Visible to Over 39,000 VPD on US1.  
 Generator Included in Sale.

## LOCATION OVERVIEW

Located on the west side of US1 just south of Viera Boulevard. Close proximity to I-95, Wickham Road, Pineda Causeway & Murrell Road which makes this property easily accessible from the rest of Brevard County. Nearby businesses include Morgan Financial, Ellingson Properties, Carroll Distributing & Puzzle Box Academy. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR**

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**Zachary Ullian**

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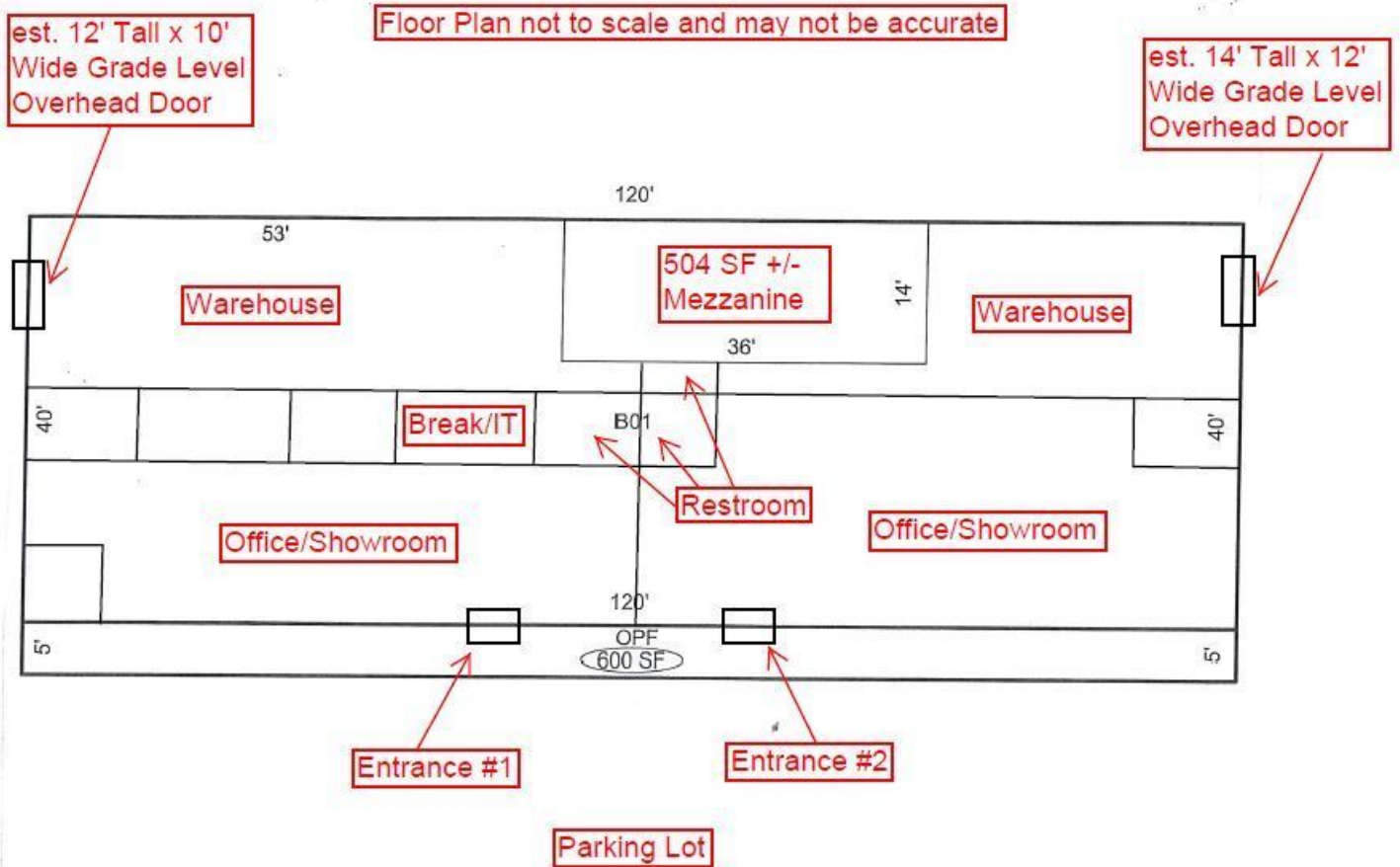


**SIOR**  
 Individual Members  
 Michael S. Ullian  
 Adam Rathbun

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## Floor Plan



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## Office & Showroom Photos



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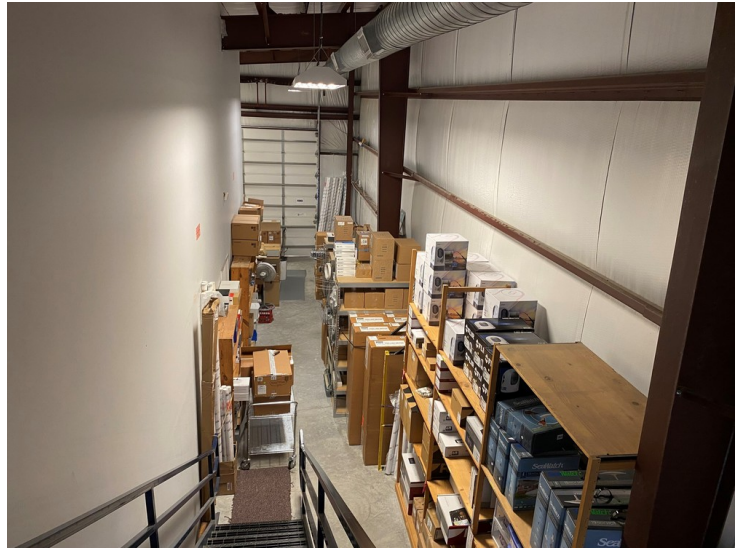
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## Warehouse & Exterior Photos



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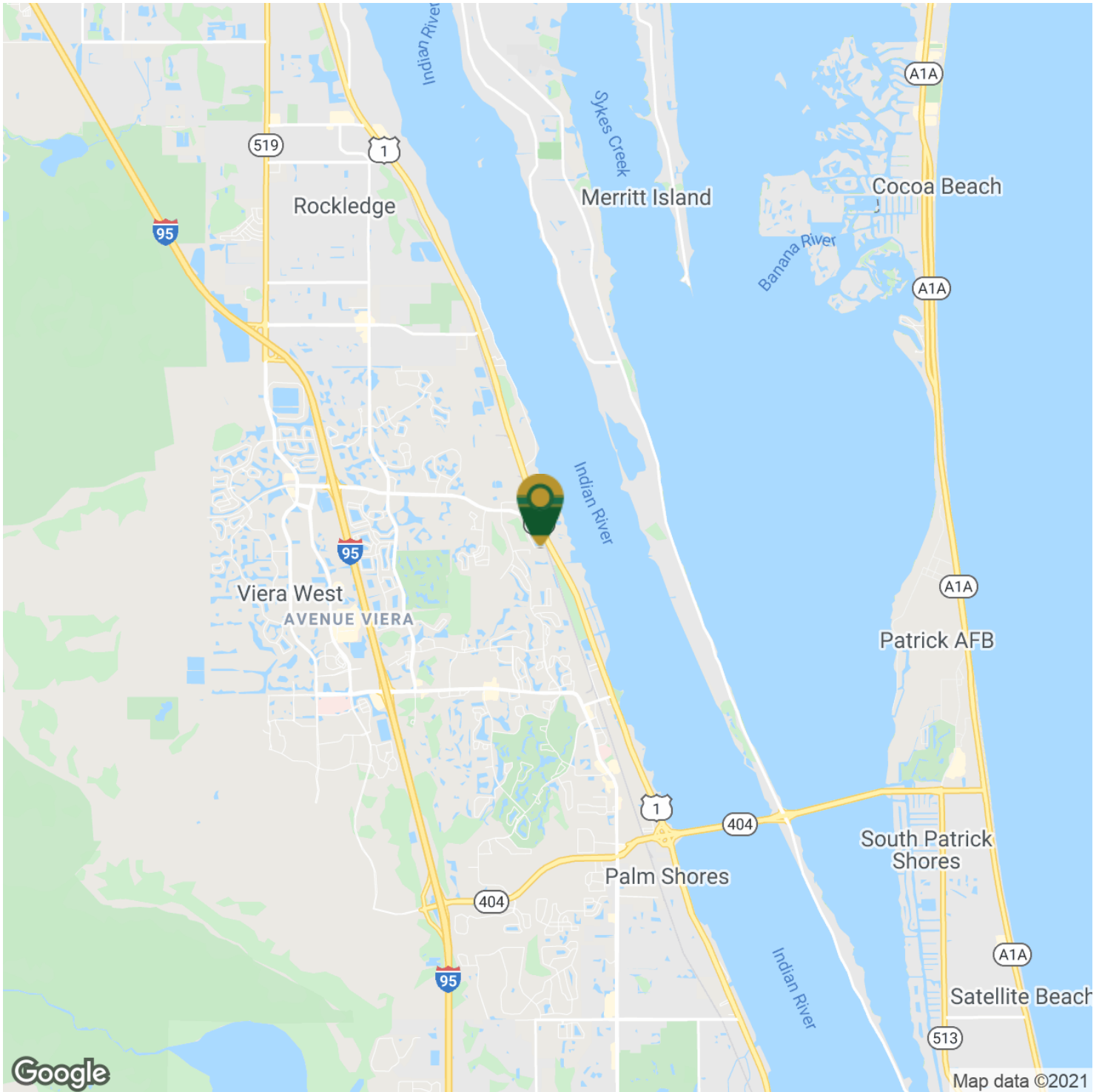


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## Location Map



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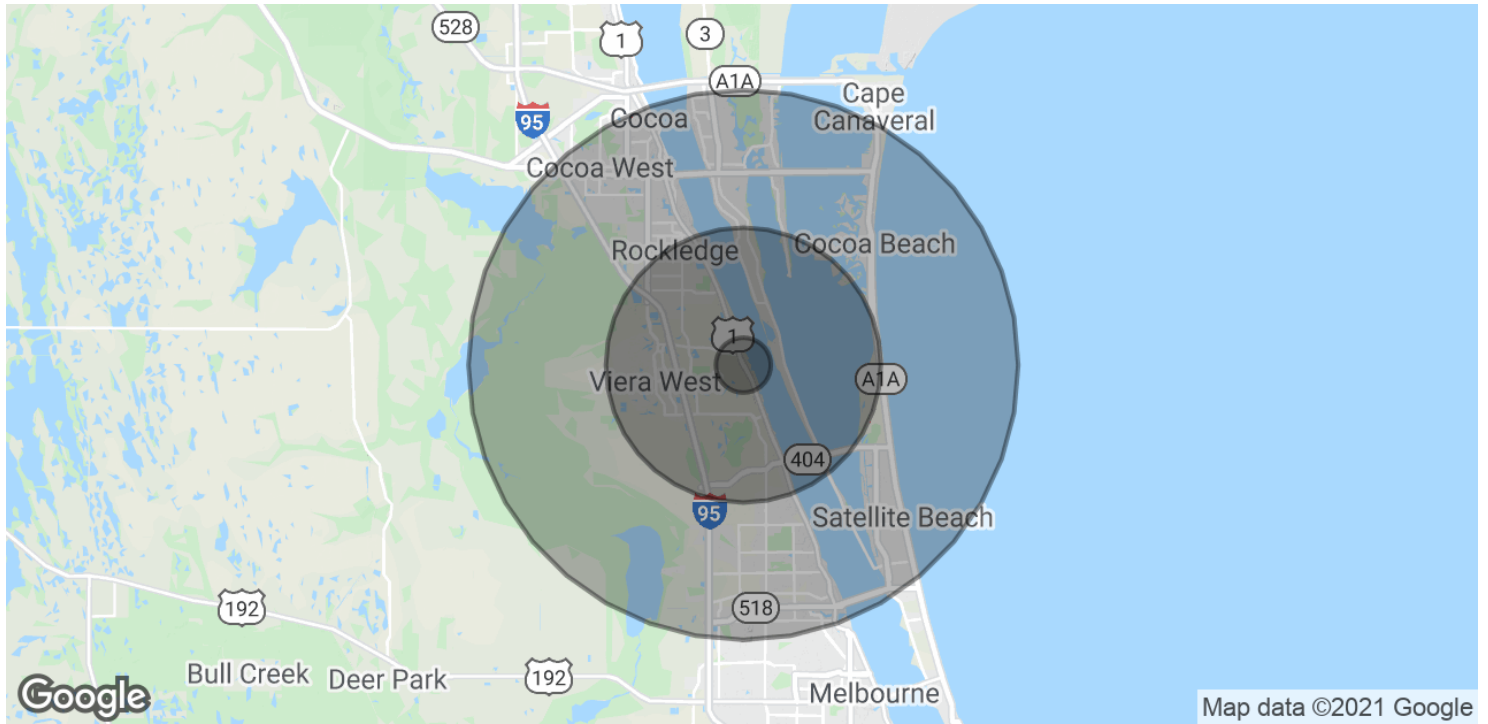


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,740	63,410	224,323
Average age	50.9	45.6	45.0
Average age (Male)	49.4	45.5	44.1
Average age (Female)	52.2	45.6	45.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,684	25,262	94,051
# of persons per HH	2.2	2.5	2.4
Average HH income	\$80,056	\$87,529	\$71,549
Average house value	\$239,317	\$293,604	\$271,163

\* Demographic data derived from 2010 US Census



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