

2111 Rockledge Boulevard

Rockledge, FL 32955

Stand-Alone CBS Office / Flex / Warehouse with Cleared Yard



OFFERING SUMMARY

Sale Price: \$325,000

Acreage: 0.46 Acres

Facility SF: 1,440 SF

Zoning: City of Rockledge Light Industrial and Warehousing (M2)

PROPERTY OVERVIEW

Est. 456 SF HVAC Office + 984 SF Warehouse = 1,440 SF Total.
 Concrete Flooring Throughout. 11' 6" +/- Clear Ceiling Height in Warehouse.
 2 Grade Level Doors: (8' Wide x 9' Tall +/-) and (7' 7" Wide x 7' Tall +/-).
 Zoning: Warehousing, Manufacturing & Assembly, Automotive, & More!
 Open Storage Yards are Permitted with Special Exception.
 Traffic Count Approximately 32,500 VPD on US1.
 Brevard County Water & Sewer. Duke Energy. Natural Gas.
 Deed Restricted: Future User CANNOT be Funeral Home/Crematorium.

LOCATION OVERVIEW

Located in the heart of Rockledge approximately halfway between Viera Boulevard & State Road 520. Easy access to the rest of Brevard County via US1, Interstate 95, or Murrell Road. Close proximity to Viera, Historic Cocoa Village, and all of the beaches, shopping, dining, and entertainment that the area has to offer. Make this the future home for your business today!



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Zachary Ullian

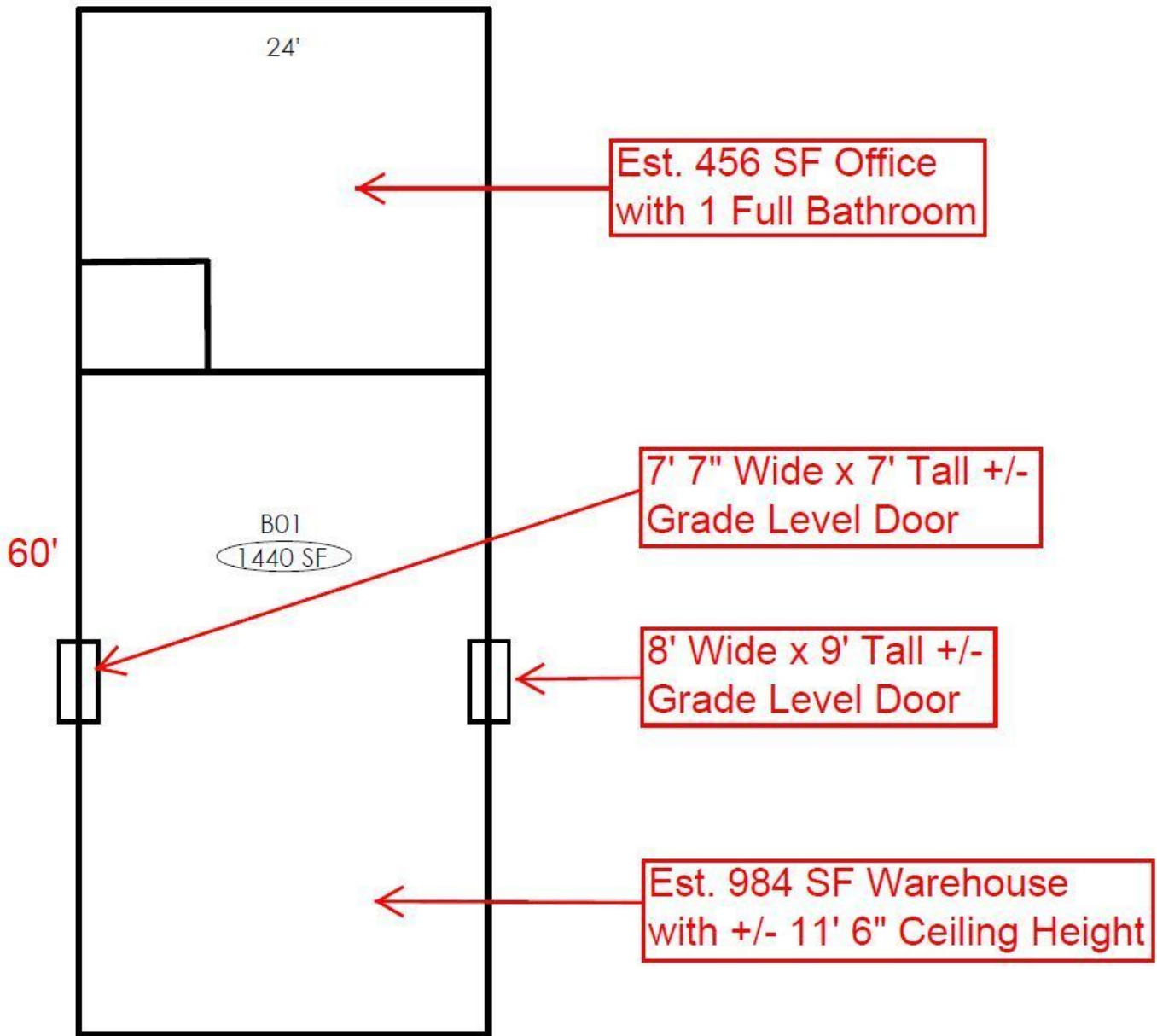
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Floor Plan (Dimensions/Measurements and Wall Locations are Estimated)



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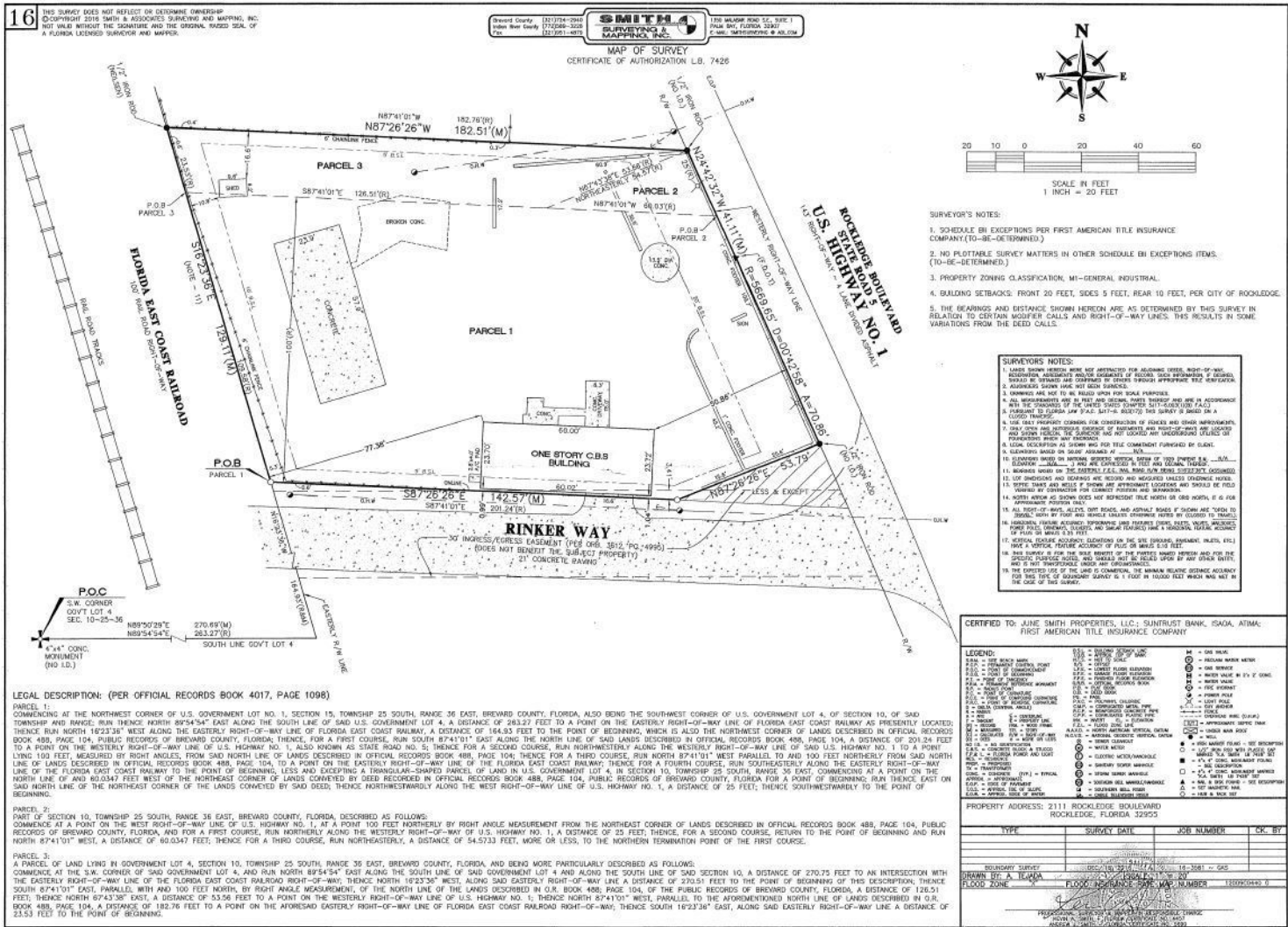
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Survey



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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Interior Photos & Aerial View



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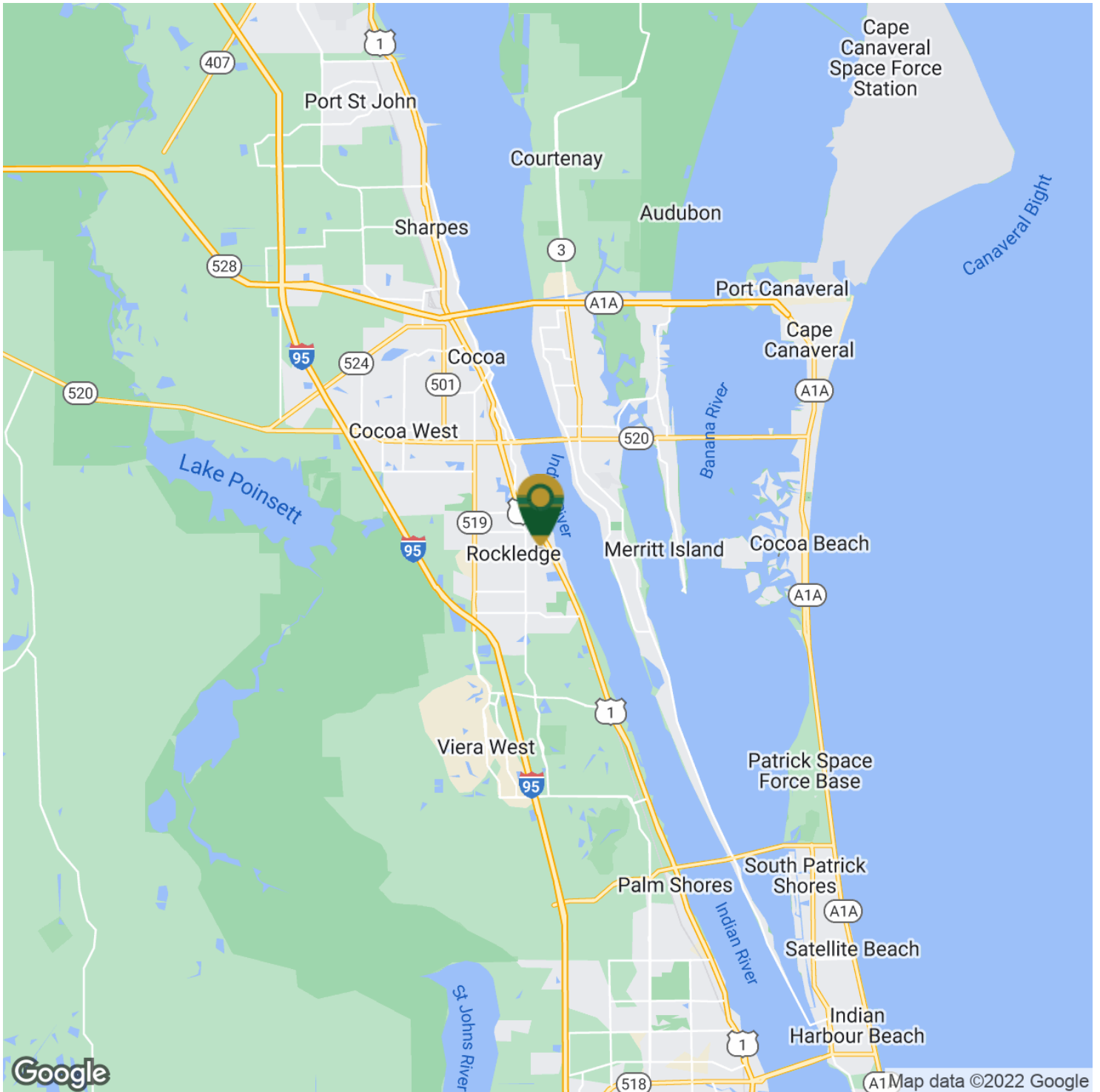


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Location Map



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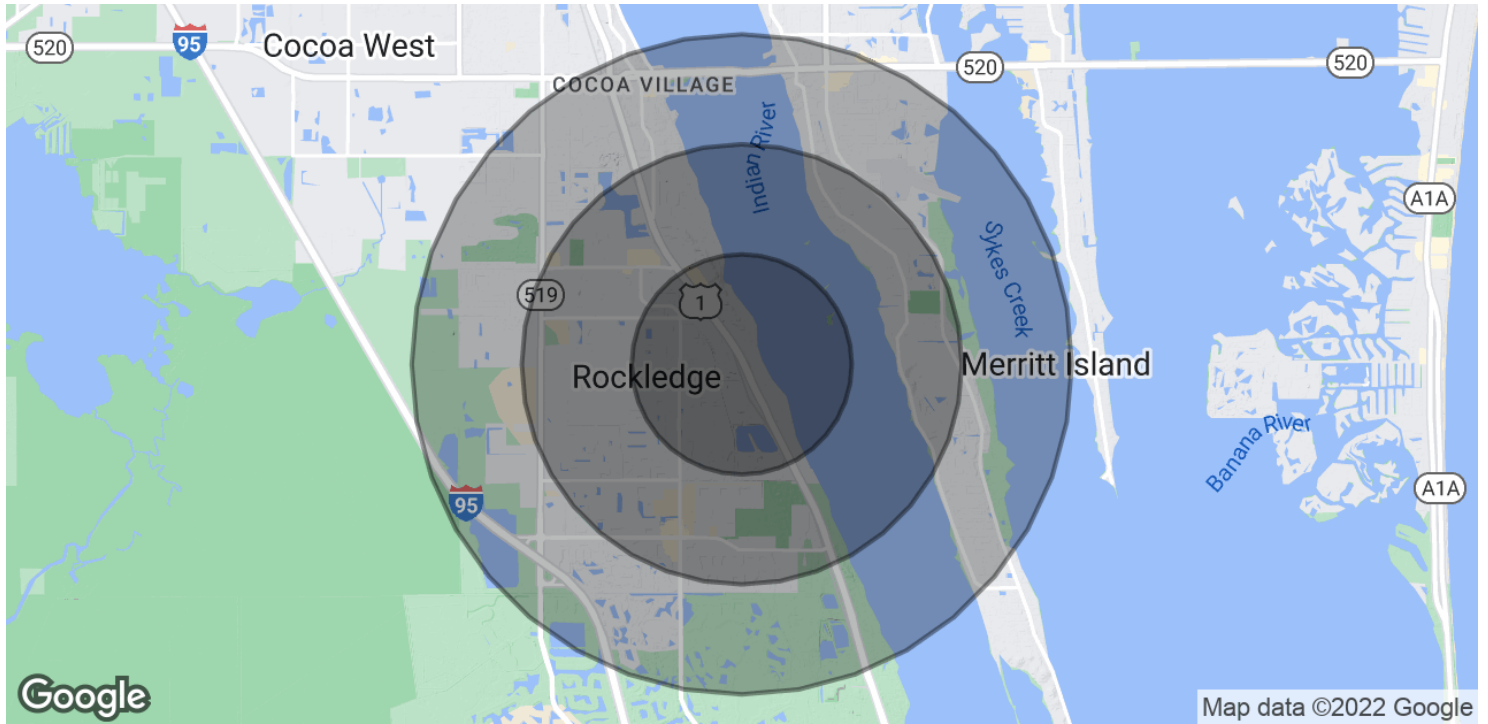


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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,106	20,589	38,579
Average Age	44.0	46.2	47.0
Average Age (Male)	42.3	44.0	45.8
Average Age (Female)	45.4	47.1	47.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,673	9,017	18,167
# of Persons per HH	2.5	2.3	2.1
Average HH Income	\$79,729	\$75,227	\$75,192
Average House Value	\$274,949	\$256,824	\$263,604

* Demographic data derived from 2020 ACS - US Census



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