

EXECUTIVE SUMMARY

• 1027 Pathfinder Way Rockledge, FL 32955



OFFERING SUMMARY

Sale Price: \$925,000

Price / SF: \$169.44

Lot Size: 0.74 Acres

Year Built: 2008

Building Size: 5,459 SF

Zoning: M1

APN#: 25-36-09-00-71

PROPERTY OVERVIEW

Located in Arbor Place, this great Rockledge office location offers 7 (seven) multiple sized units. Currently occupied by 5 tenants - generating estimated gross income of \$82,000/yr. Well-maintained building and is minutes from US 1.

LOCATION OVERVIEW

Arbor Place is a complex of office buildings situated between Murrell Rd and Eyster Blvd in Rockledge, FL.

Minutes from US Hwy 1 and a short distance to SR 520 and I-95

ROB BECKNER, SIOR

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CHARLES DUVAL

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ADDITIONAL PHOTOS

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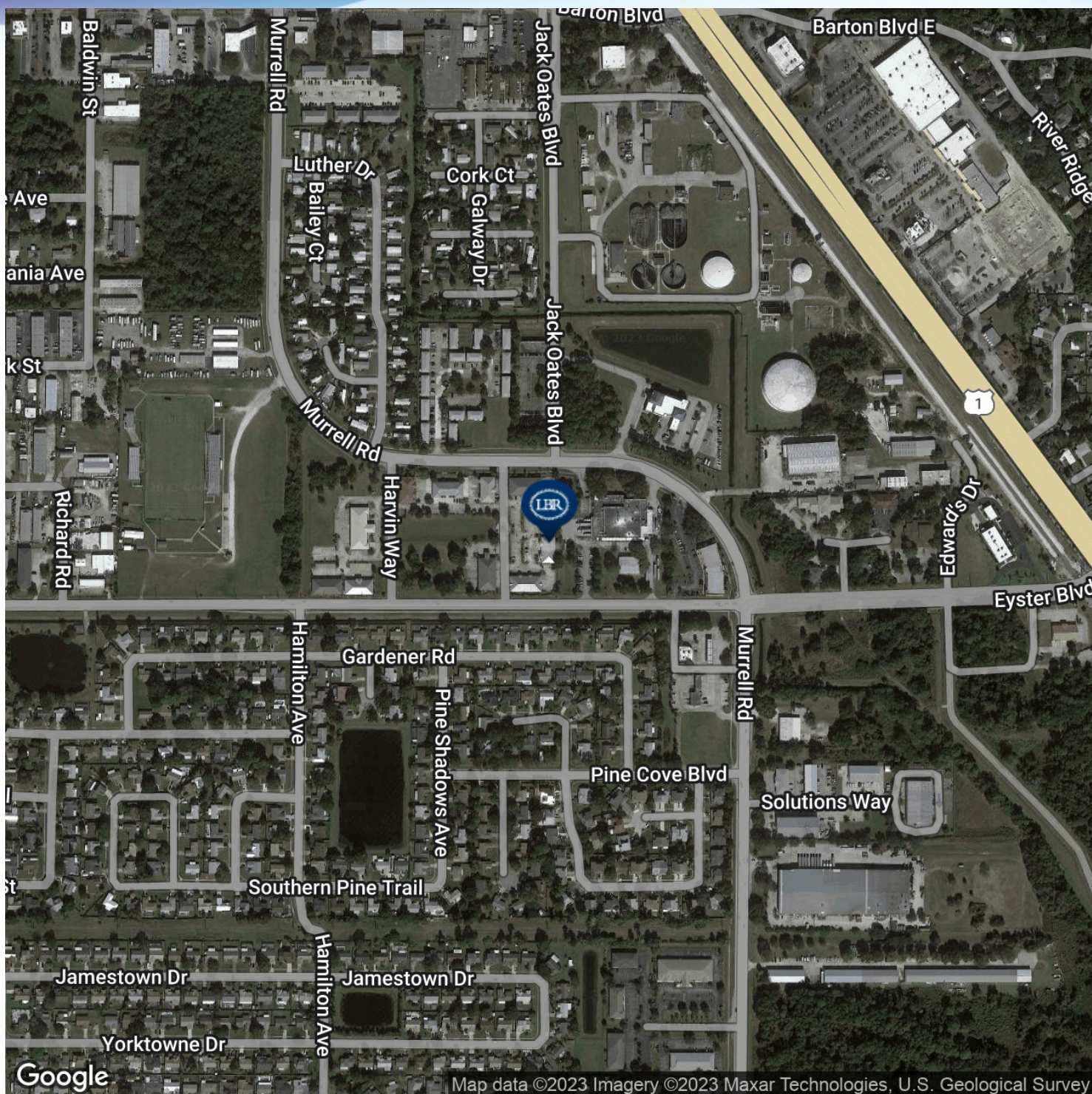
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LOCATION MAP

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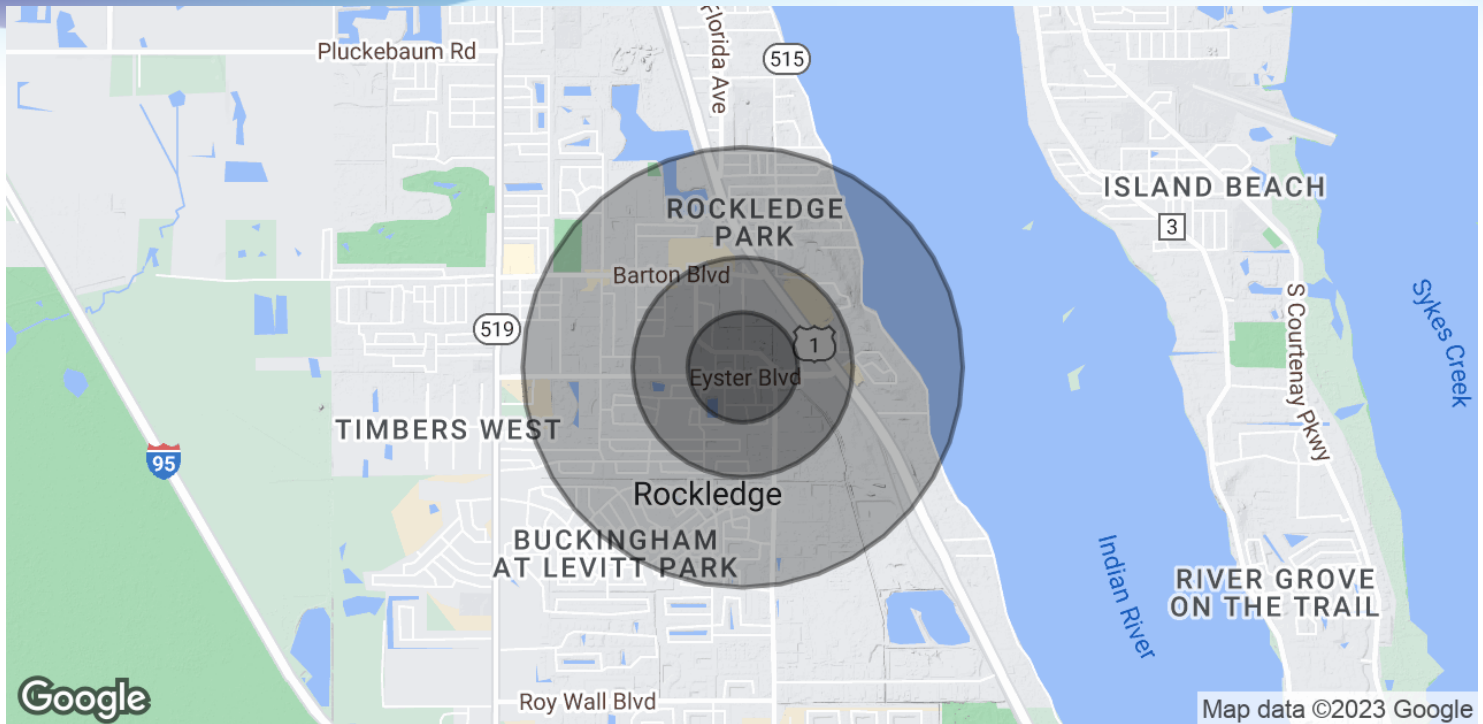
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	556	2,012	8,039
Average Age	37.8	38.6	44.1
Average Age (Male)	36.8	37.6	41.4
Average Age (Female)	39.2	40.1	45.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	788	3,309
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$66,590	\$66,029	\$66,182
Average House Value	\$218,920	\$224,619	\$241,397

* Demographic data derived from 2020 ACS - US Census

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