Property Summary



PROPERTY DESCRIPTION

Lightle Beckner Robison is pleased to present 1281 Florida Ave S, an 8,946 SF medical office building on 1.1 acres with direct frontage on US-1 in Rockledge. The building is 100% medical in tenancy, anchored by a periodontist, a family practice, and a mental health provider, with the remaining 3,000 SF suite positioned for an owner-user or local tenant.

Strategically positioned between Orlando Health's new Viera Hospital and Health First's new Merritt Island Hospital, this property benefits from exceptional visibility and patient accessibility. Surrounded by complementary medical office tenants, it features prominent monument signage, abundant parking, and strong patient draw. This asset presents a compelling opportunity for both investors seeking stable healthcare-anchored income and owner-users who can occupy the 3,000 SF suite while generating rental income from established medical tenants. In a supply-constrained medical office market, this property represents a rare opportunity to acquire a well- located, income-producing medical office building in Rockledge.

OFFERING SUMMARY

Sale Price:	$1,750,000
Lease Rate:	$22 SF/yr (Gross)
Available SF:	3,000 SF
Lot Size:	1.1 Acres
Building Size:	8,946 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,454	35,294	77,133
Total Population	3,623	86,273	186,772
Average HH Income	$69,911	$63,314	$69,664

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Lease Spaces

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3 & 4	Available	3,000 SF	Gross	$22.00 SF/yr	- Five (5) fully plumbed exam rooms. - Three (3) offices - Two (2) record rooms - Four (4) restrooms - Reception Area - Four (4) entry/exit doors

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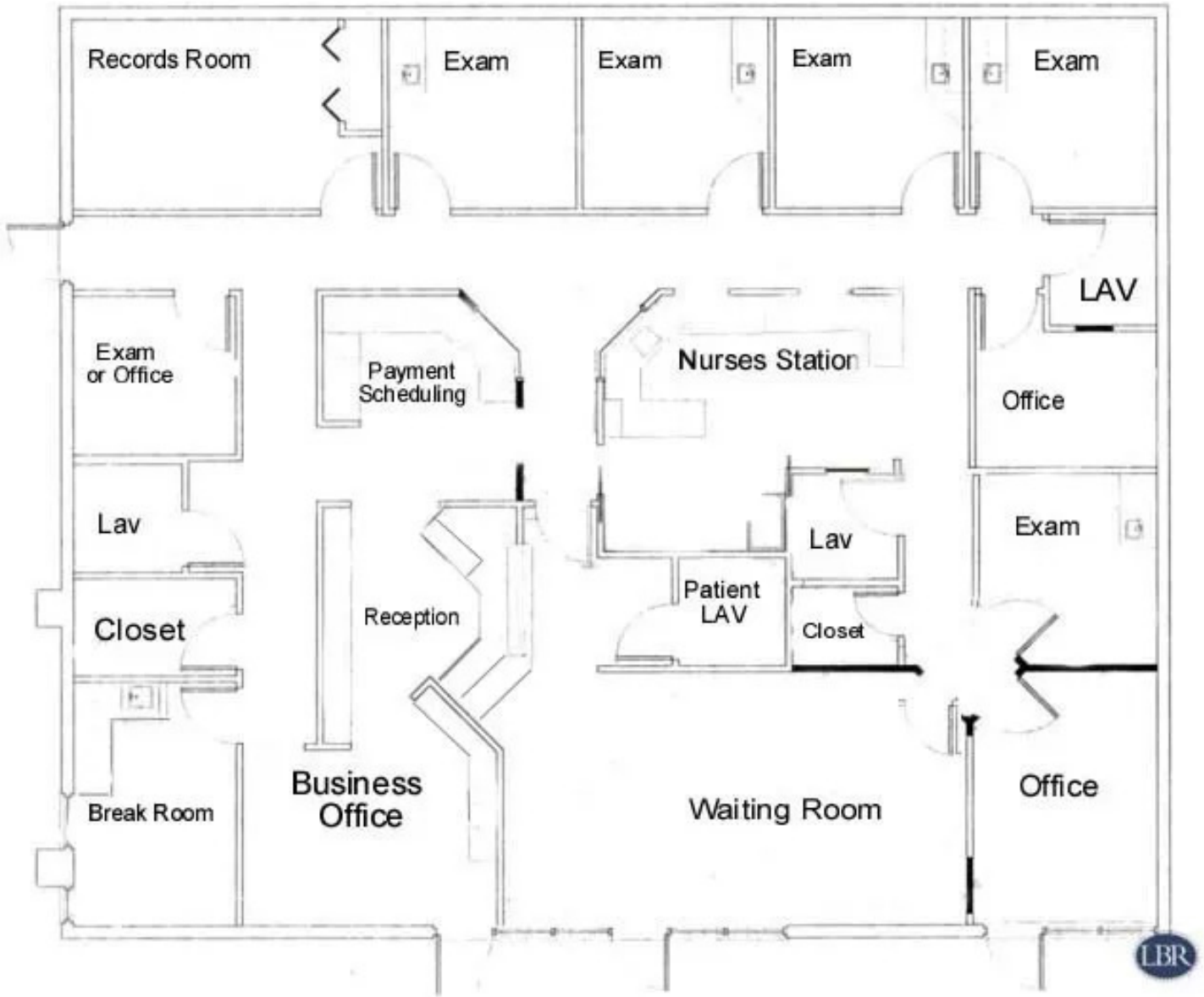
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Floor Plans



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Additional Photos

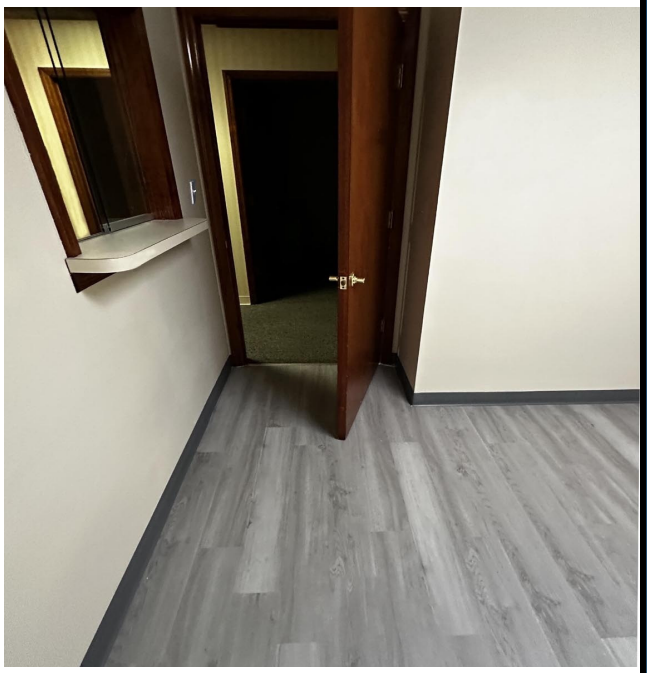












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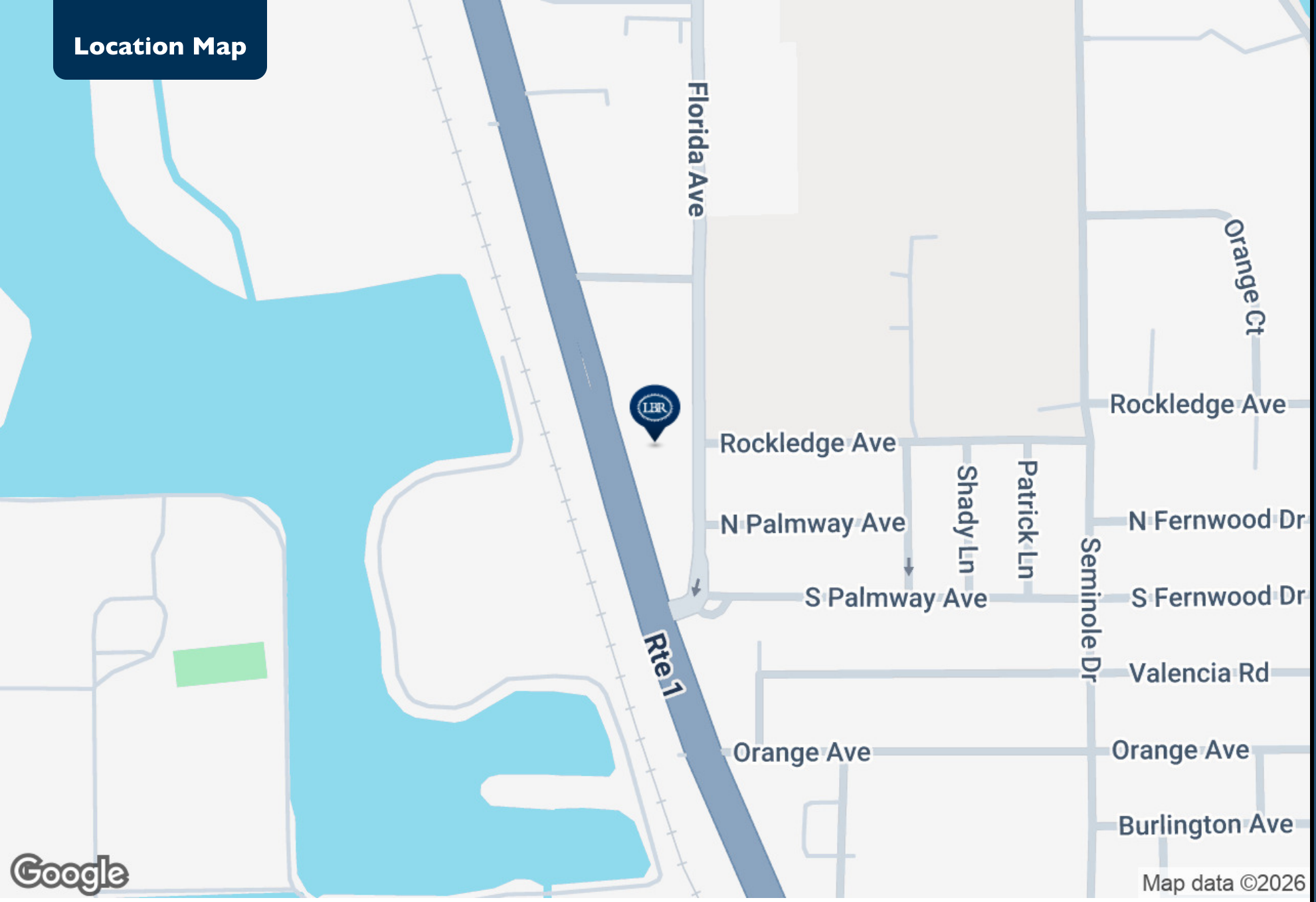
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Location Map



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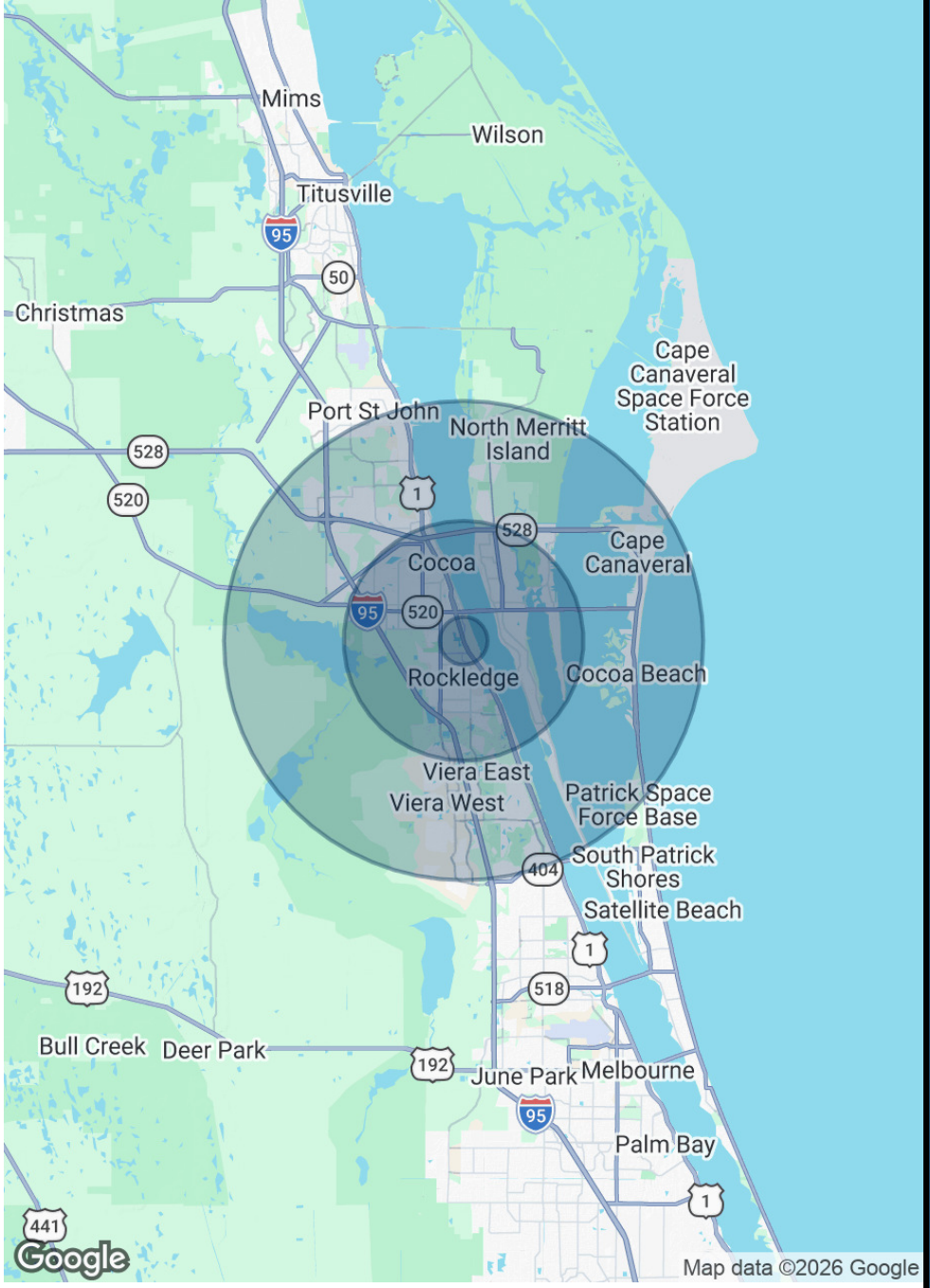
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,623	86,273	186,772
Average Age	45.1	42.5	44.1
Average Age (Male)	44.4	41.7	43.4
Average Age (Female)	45.5	42.9	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,454	35,294	77,133
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$69,911	$63,314	$69,664
Average House Value	$189,478	$241,476	$246,735

2020 American Community Survey (ACS)



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