1281 Florida Ave S

ROCKLEDGE, FLORIDA

MEDICAL OFFICE | OWNER-USER or INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC

LBR LIGHTLE BECKNER ROBISON



Table of Contents

01 EXECUTIVE SUMMARY

02 PROPERTY INFORMATION

03 VACANCY

04 MARKET OVERVIEW

05 CONFIDENTIALITY & DISCLAIMER



01 Executive Summary

OVERVIEW

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.

$1,750,000 ASKING PRICE	**$146,444** PRO FORMA NOI
8.37% PRO FORMA CAP RATE	**3,000 SF Vacant** IMMEDIATE VALUE-ADD

02 Property Information

Address	1281 Florida Ave S, Rockledge, FL 32955
Asking Price	$1,750,000
Price / SF	$195.62
Building Size	8,946 SF
Lot Size	1.1 Acres
Year Built	1991
Roof	2018
Zoning	C-2
Parcel ID #	25-36-04-00-18
Lease Structure	Modified Gross

PROPERTY HIGHLIGHTS

- Direct frontage on Highway US-1
- Less than 1 mile to Rockledge Regional Medical Center
- Monument signage and abundant parking
- All-medical tenant mix creates referral synergy
- Tenants pay their own utilities
- Roof replaced in 2018



03 Suites 3 & 4 – 3,000 SF

OWNER-USER OR LEASE-UP OPPORTUNITY

Former medical space ready for an owner-user to occupy while collecting income from the existing tenants, or for an investor to lease to a credit tenant and maximize cash flow.

- Five (5) fully plumbed exam rooms
- Three (3) private offices
- Two (2) record rooms
- Four (4) restrooms
- Reception area
- Four (4) entry/exit doors



03 Property Photos











04 Market Overview

WHY CHOOSE THE SPACE COAST?

Florida's Space Coast, anchored by Brevard County, is a hub for aerospace, aviation, and advanced manufacturing, with added economic strength from Port Canaveral, which handles over 8.6 million cruise passengers annually. These drivers continue to fuel job growth, population growth, and demand for healthcare services across the county.

Rockledge sits in central Brevard with quick access to US-1, SR 520, and I-95. 1281 Florida Ave S is located on US-1 just 1.4 miles from SR 520, within an established medical corridor anchored by Rockledge Regional Medical Center, and near Rockledge High School, giving tenants strong visibility and a steady local patient base.

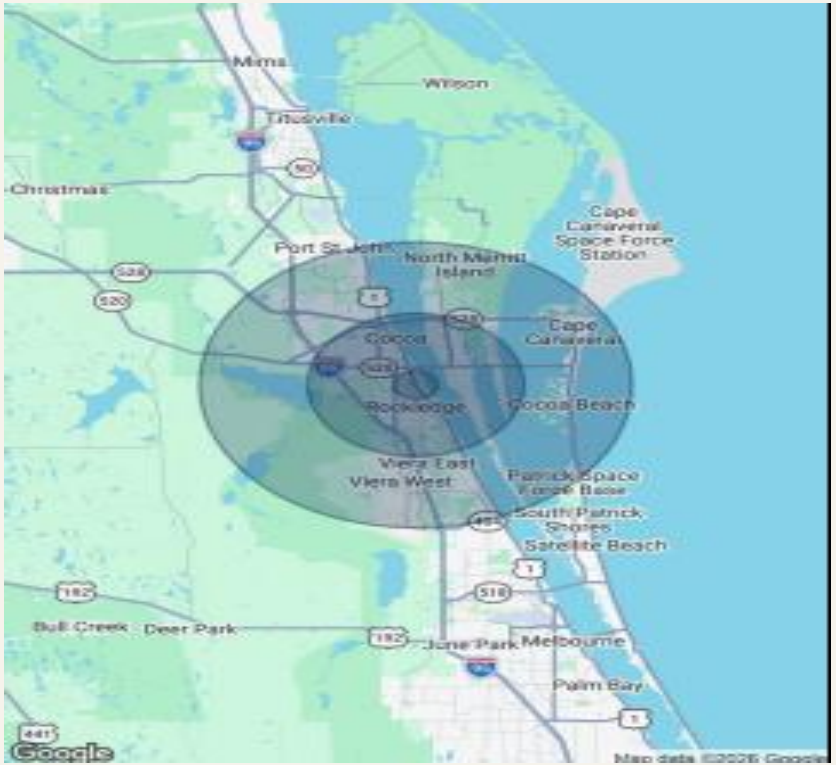
#1 Cruise Port Worldwide

#3 Wage Growth in the U.S.

#1 High-Tech Economy in FL

#1 Business Tax Climate

04 Location & Demographics



	1 Mile	5 Miles	10 Miles
Total Population	3,623	86,273	186,772
Total Households	1,454	35,294	77,133
Avg. HH Income	$69,911	$63,314	$69,664
Average Age	45.1	42.5	44.1
Persons per HH	2.5	2.4	2.4
Avg. House Value	$189,478	$241,476	$246,735

Source: 2020 American Community Survey (ACS)

1.4 miles to State Road 520

05 Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenants for real property located at 1281 Florida Ave S, Rockledge, Florida ("Property"). It may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information is confidential and furnished solely for review by a prospective purchaser of the Property, and may not be used for any other purpose or shared without the written consent of Seller or Lightle Beckner Robison, Inc. The material is unverified. Lightle Beckner Robison, Inc. makes no warranty or representation regarding square footage, income and expenses, future financial performance, future rent, market conditions, tenant financial condition, or tenants' plans to continue occupancy. Pro forma figures are estimates only. Prospective purchasers should conduct their own thorough due diligence with their accounting, construction, and legal professionals and form their own conclusions. All information contained herein is believed to be true but is not warranted.

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