

INDUSTRIAL LAND SALE: 1.73 ACRES WITH FLEXIBLE IND ZONING

151 EYSTER BLVD , ROCKLEDGE, FL 32955



LAND FOR SALE



PROPERTY DESCRIPTION

151 Eyster Blvd is a permitted industrial development site in the Space Coast corridor. The 1.73-acre property has full entitlements for a single flex building totaling 13,980 SF, with plans supporting up to 7 bays. All utilities are at the property line. Phase I environmental is clean. Zoning is IND, allowing a wide range of light industrial, trade, logistics, and flex uses.

Located 400 feet from US-1 and 3.5 miles from I-95, the site offers strong access for tenant operations. The small bay market remains tight, with national vacancy at 3.4% and local rents in the \$14–22/SF NNN range.

Ideal for small bay developers, industrial condo builders, or owner-users seeking flexibility and long-term value.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	447	2,197
Total Population	309	1,040	5,097
Average HH Income	\$101,978	\$99,466	\$95,233

CASSANDRA HARTFORD

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LOCATION DESCRIPTION

151 Eyster Blvd sits in Rockledge, Florida, with direct access to U.S. 1 and close proximity to I-95. The property is approximately 400 feet from U.S. 1, offering excellent visibility and ease of access. It's surrounded by a mix of industrial, commercial, and residential developments and provides quick access to Port Canaveral, Kennedy Space Center, and the Space Coast Regional Airport. The site benefits from strong visibility and accessibility, making it a practical location for a range of business uses.

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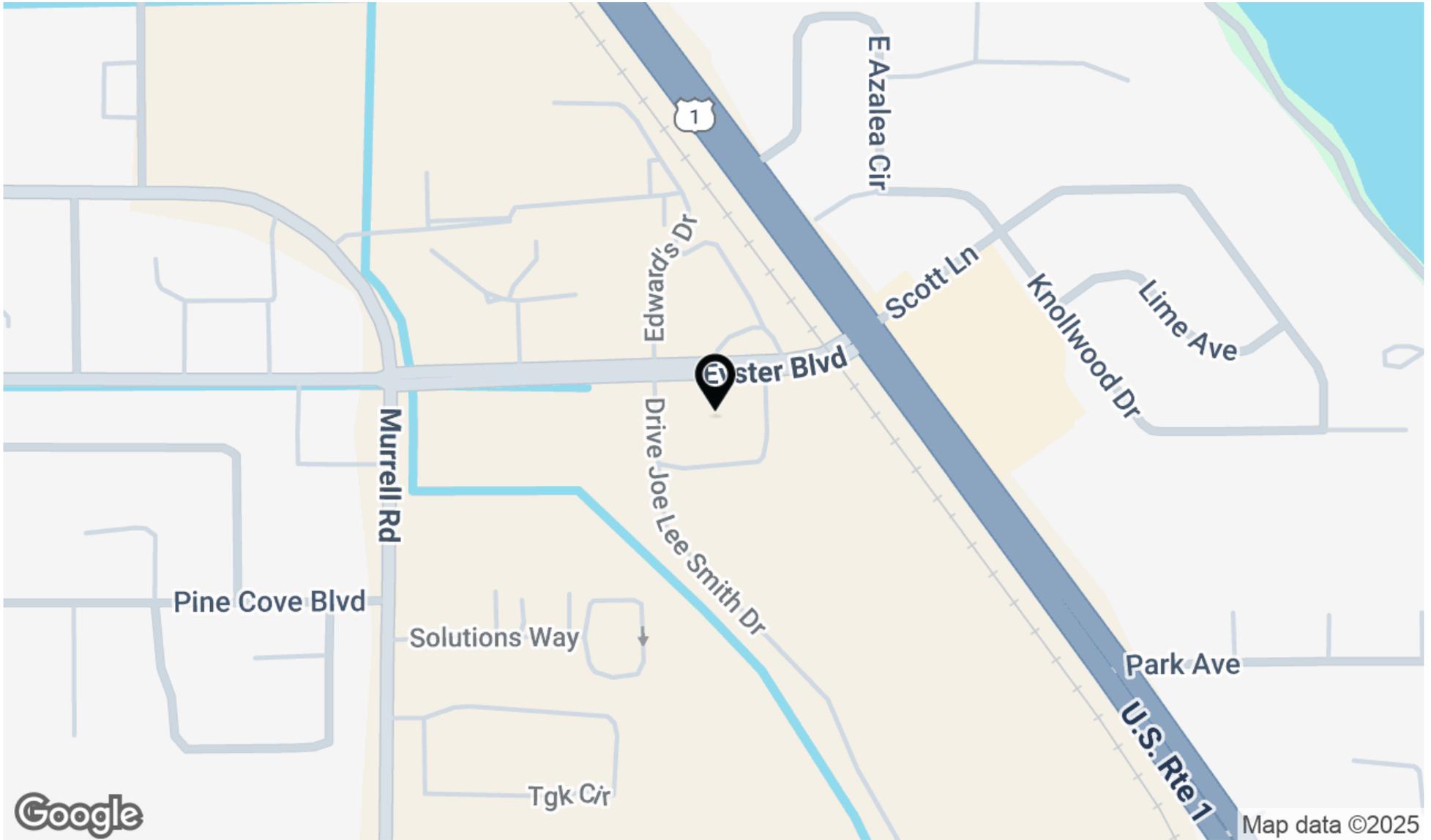
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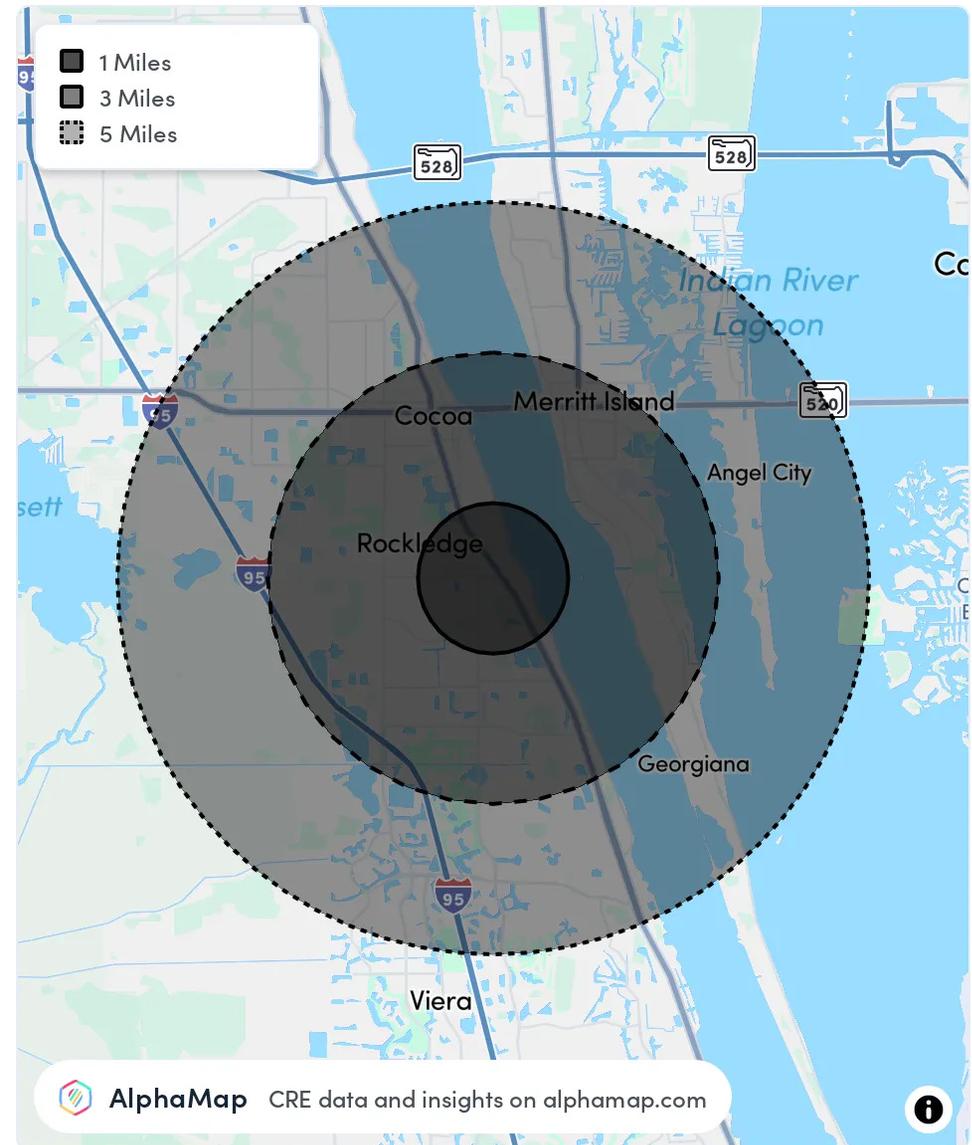
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,097	46,446	93,761
Average Age	46	46	46
Average Age (Male)	45	44	44
Average Age (Female)	47	47	47

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,197	19,520	39,417
Persons per HH	2.3	2.4	2.4
Average HH Income	\$95,233	\$104,506	\$101,458
Average House Value	\$366,573	\$378,955	\$384,247
Per Capita Income	\$41,405	\$43,544	\$42,274

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com

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