



ROCKLEDGE PLAZA

1227-1253 Florida Ave. S, Rockledge, FL 32955

Retail / Office Building For Sale

\$2,040,000

Offered For Sale

11,850 SF

Building Size

6.5% CAP

CAP Rate

97%

Occupancy

PROPERTY HIGHLIGHTS

- 11,850 SF Retail & Office Building
- Fully Renovated - New Electrical & Plumbing
- 12 Suites: 810 SF to 2,400 SF
- C2 - General Commercial Zoning
- 97% Occupancy Over Last Three Years
- 6.5% CAP Rate
- Located on Florida Ave to Cocoa Village
- Cocoa Village - Popular Tourist Destination
- Well-Balanced Tenant Mix
- New Lighting, Flooring, Paint & Drywall
- Stable Income-Producing Investment
- Offered at \$2,040,000

LOCATION OVERVIEW

Located on Florida Avenue in Rockledge with direct access to Cocoa Village, a popular destination for shopping, dining, and entertainment, surrounded by established residential and commercial development.

Nicole Reed | Broker Associate | JM Real Estate, Inc.

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DEMOGRAPHIC PROFILE

Demographic	1 Mile	3 Mile	5 Mile
2026 Est. Population	6,500	38,000	75,000
Projected 2031 Pop.	6,900	40,800	81,000
5-Year Growth	+5.5%	+7.5%	+8.5%
Avg. Household Income	\$95,000	\$105,000	\$115,000
Median HH Income	\$75,000	\$85,000	\$95,000
Median Age	48 Yrs	49 Yrs	48 Yrs
Total Households	2,800	16,000	32,000
Avg. Household Size	2.3	2.4	2.4

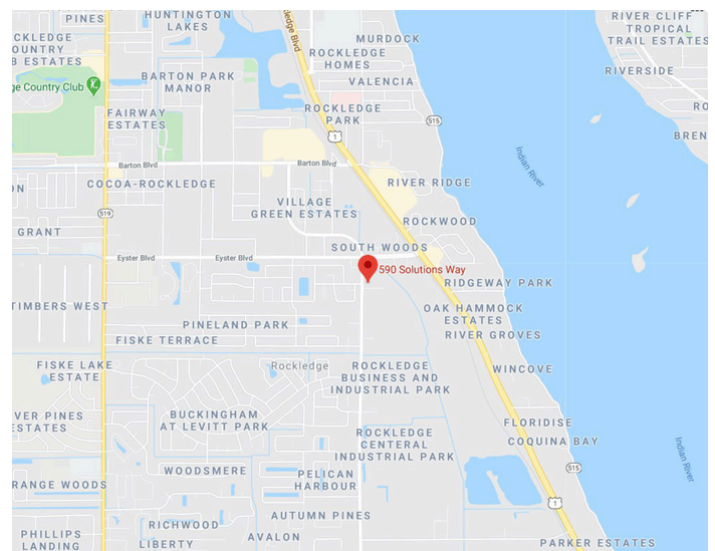


INVESTMENT INFORMATION

11,850 SF retail and office investment property with strong occupancy history and a diverse tenant mix. Fully renovated and strategically located on Florida Avenue with direct access to Cocoa Village.

Rockledge Plaza: 11,850 SF Retail & Office Investment Property
\$2,040,000 Purchase Price
6.5% CAP Rate
97% Occupied

LOCATION MAP



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CONTACT INFORMATION



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