

High-traffic Corner Investment Gem

1.25± Acre Industrial/Commercial Opportunity in Viera, FL

WATSON
COMMERCIAL
REAL ESTATE, INC



ADDRESS	TYPE	LOT SIZE	ZONING	PRICE
Schenck Ave & Viera Blvd Rockledge, FL 32955	Land Vacant Land	1.25 AC Acres	PIP Commercial	\$1,100,000

Property Highlights:

- ✓ NE Corner of Schenck Ave & Viera Blvd
- ✓ 1.25± Acres – Vacant industrial land
- ✓ Zoning: PIP – Planned Industrial/Commercial Park
- ✓ High Traffic Exposure: 21,000 AADT – Viera Blvd
42,000 AADT – US-1
- ✓ Excellent Access : Minutes to I-95
- ✓ Located in the Viera commercial corridor
- ✓ Prime corner development site



Duane A. Watson
Broker
Office: (321) 459-0000
Cell: (321) 223-8845



Jay Pope, MBA
Sales Associate
Office: (321) 459-0000
Cell: (407) 617-1223

Schenck Ave & Viera Blvd Rockledge, FL 32955



Summary

PRICE:	\$1,100,000
TYPE:	Vacant Land
LOT SIZE:	1.25 Acres
Zoning:	PIP

Property Demographics

	2 MILE	5 MILE	10 MILE
2030 Population Projection:	17,203	87,946	278,461
Avg Household Income:	\$137,097	\$133,516	\$113,299
2030 Household Projection:	7,326	36,093	120,086



Schenck Ave & Viera Blvd Rockledge, FL 32955

Demographic Summary Report

Viera Blvd @ Schenk Rd, Melbourne, FL 32940

Building Type: **Land** Total Available: 1.25 Acres
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile		5 Mile		10 Mile	
Population						
2030 Projection	17,203		87,946		278,461	
2025 Estimate	16,341		81,950		258,385	
2020 Census	16,849		76,574		235,884	
Growth 2025 - 2030	5.28%		7.32%		7.77%	
Growth 2020 - 2025	-3.02%		7.02%		9.54%	
2025 Population by Hispanic Origin	1,778		9,332		30,757	
2025 Population	16,341		81,950		258,385	
White	12,879	78.81%	62,452	76.21%	192,372	74.45%
Black	622	3.81%	4,451	5.43%	20,868	8.08%
Am. Indian & Alaskan	26	0.16%	156	0.19%	639	0.25%
Asian	599	3.67%	3,519	4.29%	7,838	3.03%
Hawaiian & Pacific Island	10	0.06%	70	0.09%	281	0.11%
Other	2,206	13.50%	11,304	13.79%	36,387	14.08%
U.S. Armed Forces	190		732		2,497	
Households						
2030 Projection	7,326		36,093		120,086	
2025 Estimate	6,979		33,762		111,667	
2020 Census	7,247		31,960		102,345	
Growth 2025 - 2030	4.97%		6.90%		7.54%	
Growth 2020 - 2025	-3.70%		5.64%		9.11%	
Owner Occupied	5,948	85.23%	27,257	80.73%	78,646	70.43%
Renter Occupied	1,030	14.76%	6,505	19.27%	33,021	29.57%
2025 Households by HH Income						
Income: <\$25,000	613	8.78%	2,747	8.14%	13,973	12.51%
Income: \$25,000 - \$50,000	939	13.45%	3,994	11.83%	19,268	17.26%
Income: \$50,000 - \$75,000	604	8.65%	3,423	10.14%	14,020	12.56%
Income: \$75,000 - \$100,000	952	13.64%	5,647	16.73%	15,995	14.32%
Income: \$100,000 - \$125,000	852	12.20%	4,250	12.59%	12,559	11.25%
Income: \$125,000 - \$150,000	661	9.47%	3,128	9.26%	8,861	7.94%
Income: \$150,000 - \$200,000	942	13.49%	4,278	12.67%	11,442	10.25%
Income: \$200,000+	1,418	20.31%	6,295	18.65%	15,547	13.92%
2025 Avg Household Income	\$137,097		\$133,516		\$113,299	
2025 Med Household Income	\$111,223		\$106,294		\$88,397	

Schenck Ave & Viera Blvd Rockledge, FL 32955

Demographic Market Comparison Report

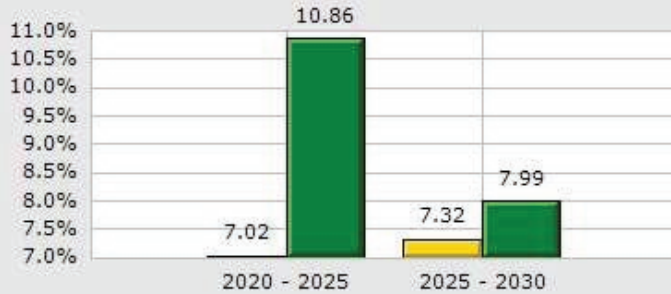
5 mile radius

Viera Blvd @ Schenk Rd, Melbourne, FL 32940

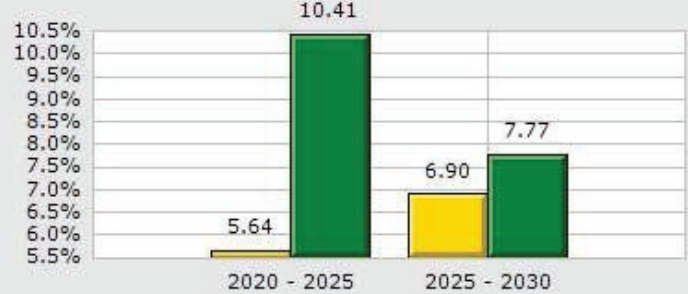
Type: **Land**
County: **Brevard**

5 Mile
County

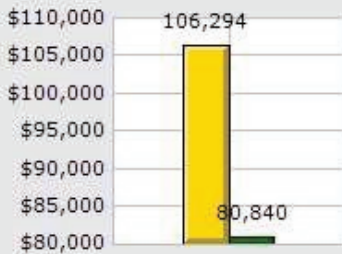
Population Growth



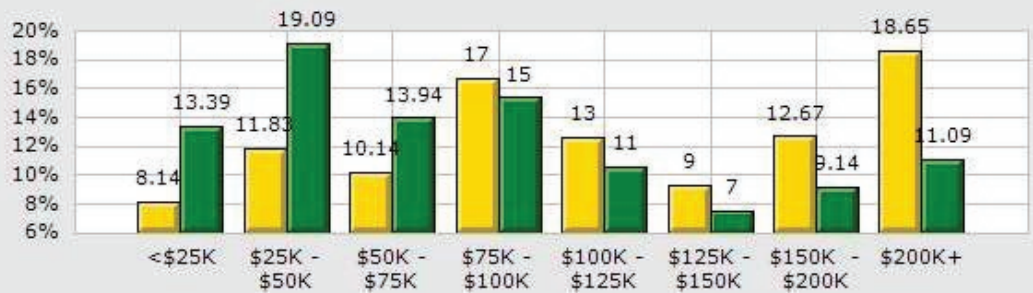
Household Growth



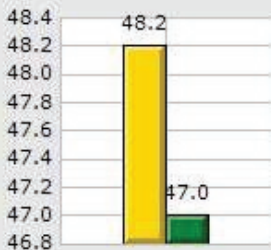
2025 Med Household Inc



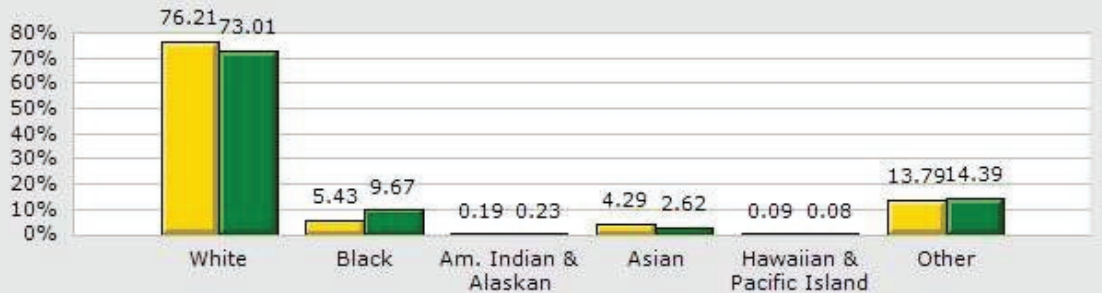
2025 Households by Household Income



2025 Median Age



2025 Population by Race



2025 Renter vs. Owner



2025 Employed vs. Unemployed

