

FOR LEASE

VIERA CORNER COMMONS

RETAIL SPACE & OUTPARCELS AVAILABLE AT
ENTRANCE TO VIERA

B | W
PARTNERS



NEW RETAIL AVAILABLE FOR LEASE

Viera Corner Commons sits at the main northern entrance to Viera directly at the I-95 & Stadium Pkwy interchange. The project serves one of the most dynamic markets in Brevard County including the city of Rockledge and the community of Viera.

Viera is consistently ranked as one of the best master-planned communities in the country and contains some of the best population and income demographics in the region.



AAADT 99,000



AAADT 22,225

276'



885' FRONTAGE ON STADIUM PARKWAY

276'

VIERA CORNER COMMONS



- MULTIPLE CUSTOM-SIZED OUTPARCELS & RETAIL SPACE AVAILABLE
- CURRENTLY PAD-READY W/ UTILITIES IN PLACE



- OFF-SITE, MASTER RETENTION IN PLACE
- ALL RETAIL & OFFICE USES AVAILABLE, INCLUDING DRIVE-THRU AND GAS/C-STORE



- PARCELS ARE 276' DEEP WITH FLEXIBLE FRONTAGE WIDTHS
- 70' MAX BUILDING HEIGHT



- PART OF MASTER DEVELOPMENT CONTAINING 796 NEW ROOFTOPS
- INTERCHANGE COMPONENT WITH HIGHWAY VISIBILITY AND IMMEDIATE ACCESS



DEVELOPMENT FLEXIBILITY

PUD ZONING

1.0 FAR,
70' HEIGHT
244,827 SF
MAXIMUM
BUILDABLE

PHASING

SEQUENTIAL
OR
SIMULTANEOUS
CONSTRUCTION

STRUCTURE

GROUND LEASE,
BUILD-TO-SUIT,
OR
IN-LINE / END-
CAP SPACE

SEEKING

GAS, C-STORE,
RETAIL, QSR,
RESTAURANT,
URGENT
CARE/MEDICAL



VIERA CORNER COMMONS



RETAIL



SPACE COAST
ICEPLEX
SKATING • FUN • HOCKEY



DUNKIN'

**DISCOUNT
TIRE**



DOLLAR TREE

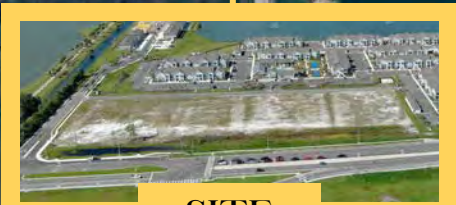


PNC BANK

Wendy's Walgreens

SKY ZONE

*Advance
Auto Parts*



SITE



CIRCLE K



REGIONS'

AutoZone

RALPH M WILLIAMS JR
ELEMENTARY SCHOOL



**CVS
pharmacy**

DUNKIN'

Wawa

**ACE
Hardware**

**Hilton
Garden Inn**



**MILLER'S
ALE HOUSE**



DEMOGRAPHICS

1M, 3M, 5M



2025 POPULATION

7,543 | 38,424 | 84,913



AVG HH INCOME

\$119,640 | \$116,064 | \$114,223



MEDIAN AGE

45.4 | 44.6 | 46.1



[CLICK HERE TO VIEW
MASTER VIERA PLAN](#)

RESIDENTIAL AT A GLANCE



Adelaide
AVG Home Price \$2.4MM

Phillips Landing
AVG Home Price \$450K

Brackenwood
AVG Home Price \$500K

Summer Lakes
AVG Home Price \$1.7MM

Sonoma at Viera
AVG Home Price \$750K

Colflax Landing
AVG Home Price \$850K

Terramore
AVG Home Price \$800K

Fairway Lakes
AVG Home Price \$1.0MM

Modern Duran
AVG Home Price \$900K



AREA OF GROWTH, AFFLUENCE, AND DEMOGRAPHICS

**796 NEW
HOUSEHOLDS**

WITHIN MASTER
DEVELOPMENT
1900+ RESIDENTS WITH FRSH
SPENDING PATTERNS

10.5% INCREASE

ROCKLEDGE
GROWTH SINCE 2020

\$450K-\$650K

WITHIN MASTER
DEVELOPMENT HOME PRICES
ESTABLISHED FINANCIAL
CAPACITY

60,000+
AEROSPACE WORKERS
EARNING \$80K-\$150K
SALARIES

**23% POPULATION
GROWTH**

BREVARD COUNTY
POPULATION GROWTH
SINCE 2010

\$116,064
HIGHLY AFFLUENT
3-MILE HOUSEHOLD
INCOME

SPENDING POWER

HIGH-INCOME PROFESSIONALS, YOUNG FAMILIES, AND RETIREES CREATE A DIVERSE CUSTOMER
BASE THAT POSSESSES DISPOSABLE INCOME.

BISHOP WOOD PARTNERS

BROKERAGE | DEVELOPMENT | ADVISORY

ABOUT US

Bishop Wood Partners is a dedicated team of professionals fueled by a passion for promoting business growth and transforming the commercial real estate landscape.

With a collective 65 years of experience and an in-depth knowledge of the industry, we provide customized services designed to deliver measurable outcomes. Our approach is rooted in understanding the unique needs of each client, enabling us to tailor strategies that align with their specific goals. Whether it's navigating complex transactions, optimizing asset performance, or identifying lucrative investment opportunities, we are committed to delivering excellence at every step.

At Bishop Wood Partners, we believe in the power of collaboration and innovation. Our team is constantly evolving, staying ahead of market trends and leveraging cutting-edge technology to provide our clients with a competitive edge. We take pride in building long-lasting relationships based on trust, integrity, and mutual success. By partnering with us, clients gain access to a wealth of expertise and a dedicated ally in their journey towards business growth and success. Together, we can achieve remarkable results and redefine the future of commercial real estate.

OUR SERVICES:



Commercial Sales & Leasing



Investment Sales



Tenant Representation



Land Entitlement & Development



Portfolio Strategy & Financial Advisory

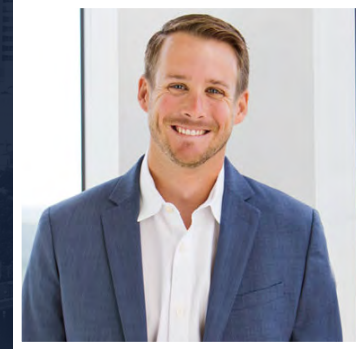
MEET OUR TEAM

Billy Bishop, Principal



William D. Bishop III, known as Billy, is a Central Florida entrepreneur and philanthropist with a Bachelor of Science in Business from the University of Florida. He has over thirty years of experience in commercial real estate, particularly in acquisitions and land development. He founded The Heritage Club in 2015, a 35,000-acre members-only sanctuary reflecting his love for nature. Billy actively supports various charities in Central Florida and promotes safe hunting and fishing practices to youth. He enjoys spending time with his wife, Jen, their three children, and his dog, Cricket.

Kyle Wood, MSRE, Principal



Kyle Wood has been in the commercial real estate world for the last decade and a half with diverse experience in investment sales, capital markets, leasing, tenant representation, distressed assets, and land development. He has worked with numerous national and regional brands as well as spearheaded and executed projects for federal and state government entities. Kyle graduated from the University of Florida with a Bachelor's Degree in Finance and a Master's Degree in Real Estate (MSRE). Kyle is an avid outdoorsman and currently lives in Winter Park with his wife, Abby, and their daughters.

Colton Bishop, Associate



Colton Bishop is the newest member of BWP following in his father's footsteps. Colton recently graduated from Auburn University with a Bachelor's Degree in Agricultural Business and Economics. He brings a fresh perspective and a wealth of knowledge to the team. Known for his dedication and innovative thinking, Colton is excited to apply his academic background to real-world challenges. Outside of work, Colton is an avid outdoorsman and volunteers for Wounded Warrior Outdoors. Colton Bishop's arrival at BWP marks the beginning of a new chapter filled with potential and promise for the future.

Stefanie Sager, Executive Assistant



Stefanie Sager is a distinguished executive administrator with two decades of specialized experience in real estate, talent management, law, and finance. She has delivered comprehensive support to C-suite executives and directors across multiple industries, including commercial real estate and finance. Her expertise encompasses a robust proficiency in office operations, marketing, and human resources. Outside of her professional pursuits, Stefanie is a passionate Miami Hurricanes football fan and a devoted dog mom to her two rescue dogs.

VIERA CORNER COMMONS

EXCLUSIVELY LISTED BY:
BISHOP WOOD PARTNERS



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