

1802 US Highway 1



Rockledge Square

Rockledge, Florida





**** Publix Anchored Center****
2 Spaces Available
Former Badcock Furniture
Space Available: 31,528 SF

Backfill Dollar Tree Space
Space Available: 12,800 SF

Site Plan





Welcome to *Rockledge*

Coastal City in Florida's Cocoa Beach region in Brevard County - Florida

- A suburb of Cocoa Beach and located 12 miles outside of Cape Canaveral and 51 Miles from Orlando with a population of 47,600 in a 3 mile radius
- Located directly on US Highway 1 and neighboring to many national neighboring businesses this location is prime for big box retail/co-anchor
- 32,400 VPD on US Highway 1



CURRENT CAPITAL
Real Estate Group

Current Neighbors

Space	Tenant	SQ. FT.	Space	Tenant	SQ. FT.
1834	Yong's Wigs	3,077	1846	Health First Medical Group	14,436
1850	Asia Nails & Spa	1,330	1852	Firehouse Subs	1,400
1854	The Health Bar	1,080	1856	Navy Recruiting	840
1858	Jackson Hewitt	1,010	1860	Lin's Wok	1,400
1862	U.S. Government	2,600	1866	Dragon Vape 2	960
1868A	Publix Liquors	1,400	1868B	Optimum Wellness & MedSpa	1,898
1868C	Great Clips	1,214	1880	Publix	46,234

Figures

Space Availables: 31,528 SF and 12,800 SF

Asking Rate: \$12.00 per SF (31,528 SF Space)

Asking Rate: \$15.00 per SF (12,800 SF Space)

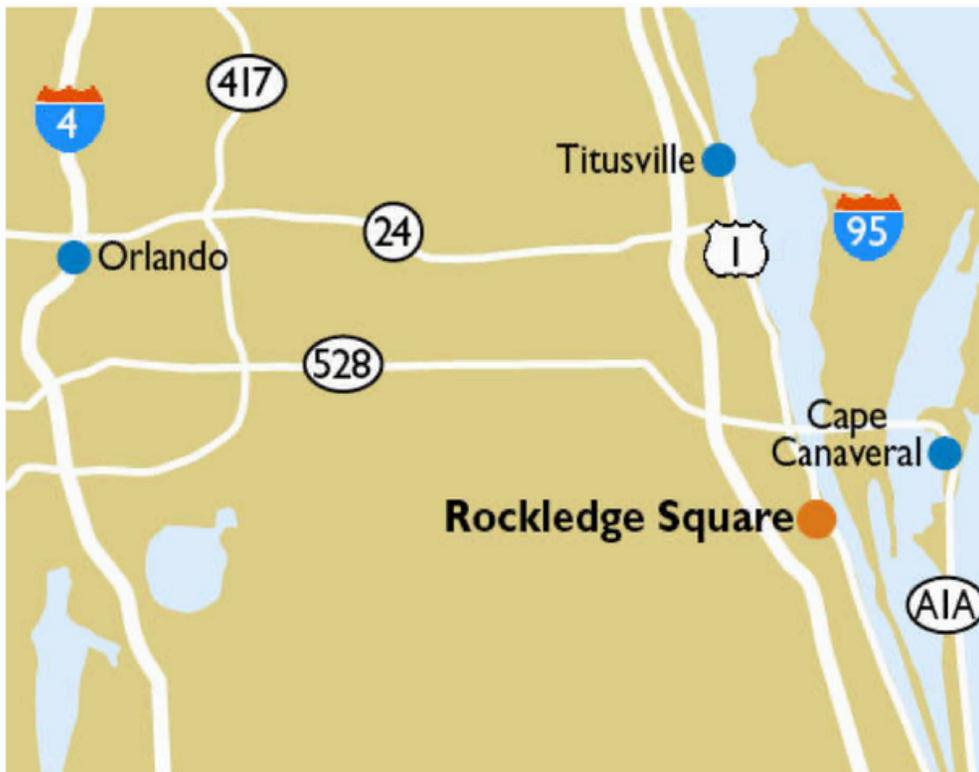
OPEX (Estimated): \$4.00 per SF

Space Dimensions: Approx 140 feet wide x 220 feet deep

A/C: 7 Units, 4 installed in 2020, 3 installed in 2017

Roof: Redone in 2015, presently on 15 Year warranty

Term: 5-10 Years Base term



Get in Touch

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