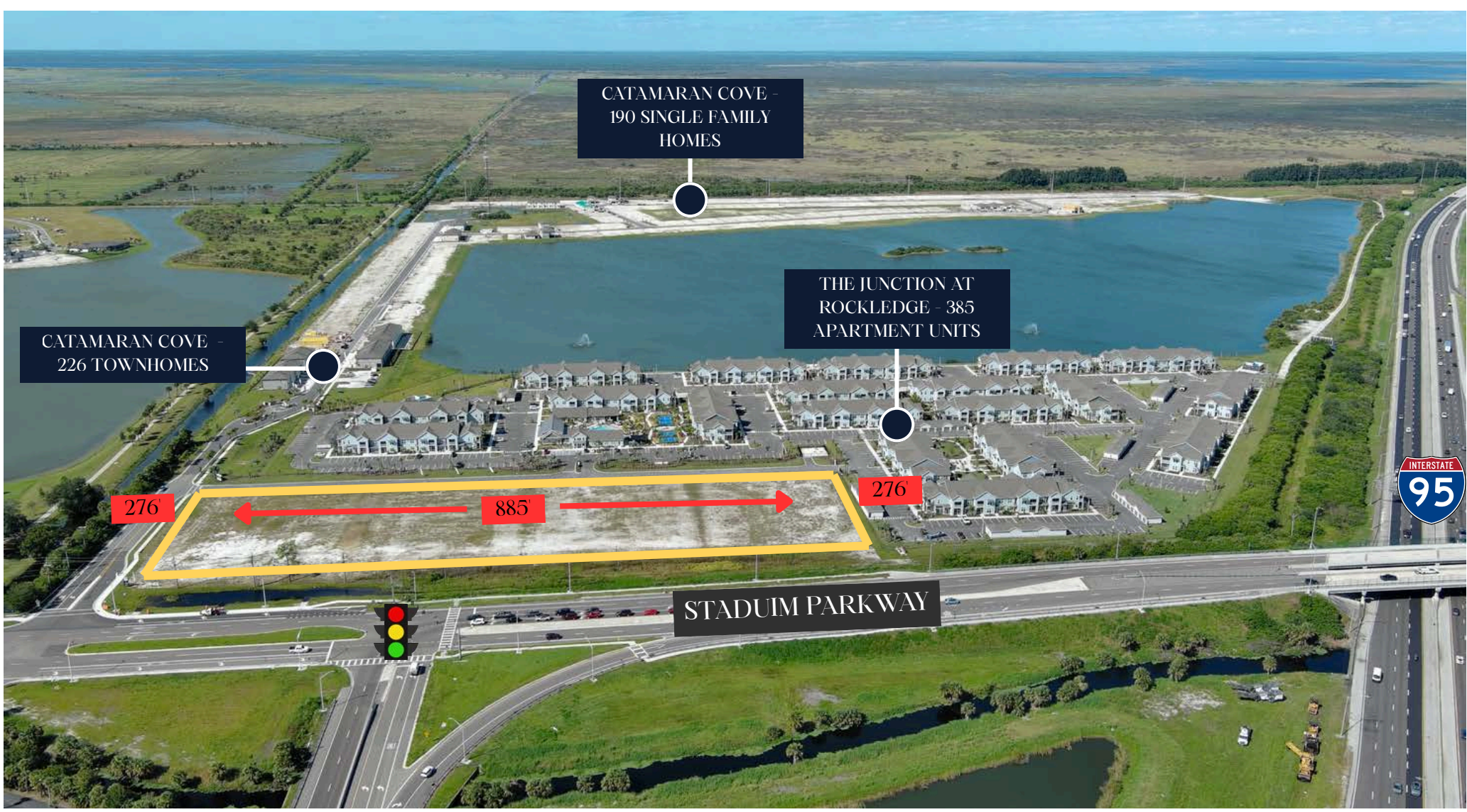


FOR LEASE

TREELINE SHOPPES

RETAIL SPACE & OUTPARCELS AVAILABLE AT  
ENTRANCE TO VIERA

B | W  
PARTNERS



## NEW RETAIL AVAILABLE FOR LEASE

Treeline Shoppes 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'

# TREELINE SHOPPES



- 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

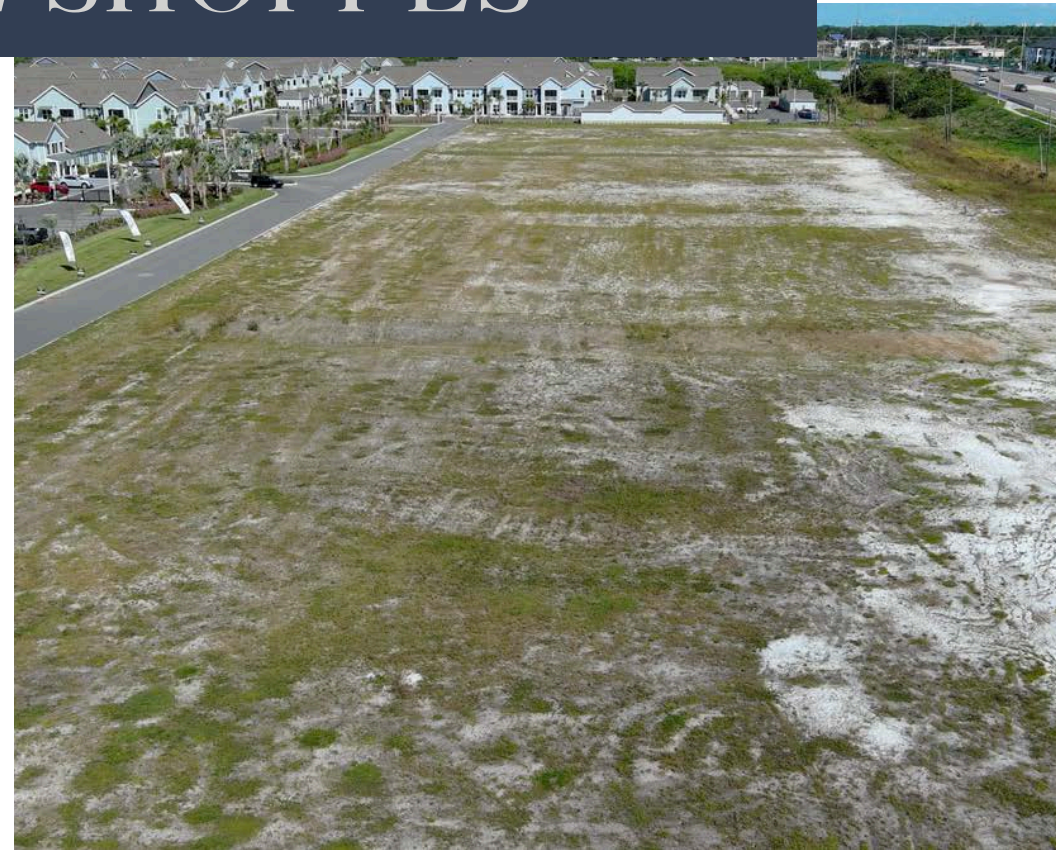
GROUND LEASE,  
BUILD-TO-SUIT,  
OR  
IN-LINE / END-  
CAP SPACE

### SEEKING

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



# TREELINE SHOPPES



# RETAIL

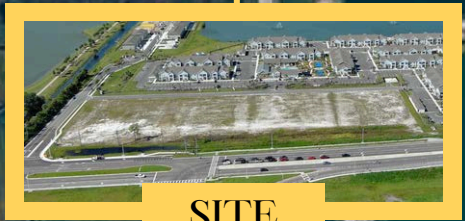


SPACE COAST  
**ICEPLEX**  
SKATING • FUN • HOCKEY

**LOWE'S** **7-ELEVEN**  
**DUNKIN'**  
**DISCOUNT TIRE** **Ruby Tuesday**

**DOLLAR TREE**  
**O'Reilly**  
AUTO PARTS

**Wendy's** **PNC BANK**  
**Walgreens**  
**SKY ZONE** **marco's Pizza**  
**Advance Auto Parts**



**SITE**

**Publix** **TACO BELL** **CIRCLE K**  
**Starbucks** **McDonald's** **REGIONS**  
**CHASE** **AutoZone**

RALPH M WILLIAMS JR  
ELEMENTARY SCHOOL



**Chick-fil-A** **CVS pharmacy**  
**DUNKIN'**  
**Wawa** **ACE Hardware**  
**Hilton Garden Inn**

**Publix** **Starbucks** **McDonald's**

**WHOLE FOODS MARKET** **THE HOME DEPOT**  
**MILLER'S ALE-HOUSE**  
**PANDA EXPRESS CHINESE KITCHEN** **goodwill**

# DEMOGRAPHICS

1M, 3M, 5M



2025 POPULATION

7,543 | 38,424 | 84,913

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AVG HH INCOME

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

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MEDIAN AGE

45.4 | 44.6 | 46.1



# RESIDENTIAL AT A GLANCE



Adelaide  
AVG Home Price \$2.4MM

Summer Lakes  
AVG Home Price \$1.7MM

Colflax Landing  
AVG Home Price \$850K

Terramore  
AVG Home Price \$800K

Fairway Lakes  
AVG Home Price \$1.0MM

Phillips Landing  
AVG Home Price \$450K

Brackenwood  
AVG Home Price \$500K

Sonoma at Viera  
AVG Home Price \$750K

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.

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# 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

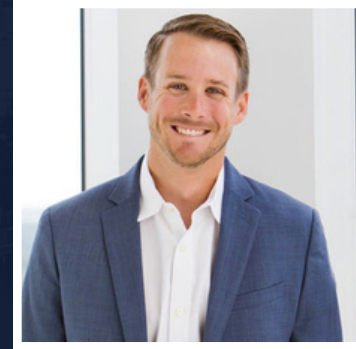
# MEET THE TEAM

## 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 two daughters.

## Colton Bishop Associate



Colton Bishop 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, he 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.

## Tanner Bishop Associate



Tanner Bishop is the newest member of BWP, joining the team fresh from Auburn University where he graduated Summa Cum Laude from the Harbert College of Business with a Bachelor of Science in Business Administration. During his time at Auburn, he studied international business in Barcelona, Spain, gaining a broader perspective on global markets and cross-cultural thinking. He brings an analytical mindset, a strong work ethic, and a genuine passion for building relationships and creating value for clients. Outside of work, Tanner is an avid outdoorsman and can often be found in the field with his bird dog, River.

# TREELINE SHOPPES

EXCLUSIVELY LISTED BY:  
BISHOP WOOD PARTNERS



## FOR NEXT STEPS:

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Mobile: 407.468.6507

### **KYLE WOOD**

Principal

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Mobile: 386.314.7547

### **COLTON BISHOP**

Associate

[Colton@BishopWoodPartners.com](mailto:Colton@BishopWoodPartners.com)

Mobile: 407.404.0175

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