THREE MEADOWS PLAZA

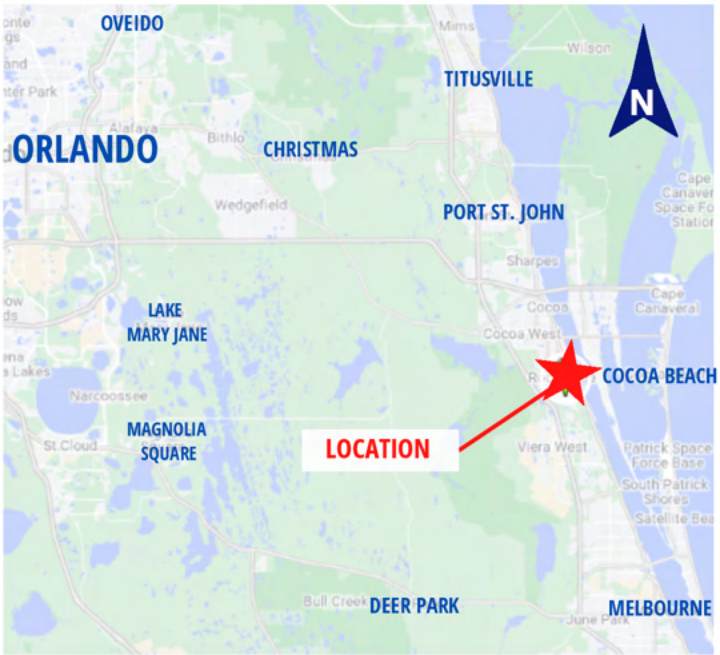
In-Line Spaces & Outparcel Opportunity

602-628 BARNES BOULEVARD, ROCKLEDGE, FLORIDA

HIGHLIGHTS

- **2,400 SF AVAILABLE | FORMER MUSIC SCHOOL**
- **1,200 SF AVAILABLE | FORMER DENTIST**
- **± 1 Acre Outparcel - For Sale or Ground Lease**
- Aldi-Anchored Shopping Center
  - Join Aldi, SkyZone, Hair Cuttery, Tropical Smoothie Cafe & more!
- $80K+ Household income in 1-mile radius
- 7% anticipated population growth in the next 5 years
- 0.5 miles from Viera—one of the nation's fastest selling master planned communities; with more units underway
- Easy access with entrances on both Barnes Blvd and Murrell Road 1.2 miles East of I-95
- **Competitive rates**- capture the Viera customer at a fraction of the price

MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,355	42,380	91,296
Households	4,412	17,653	38,601
Avg. HH Income	$141,575	$139,746	$137,027

*Source: Esri, 2025

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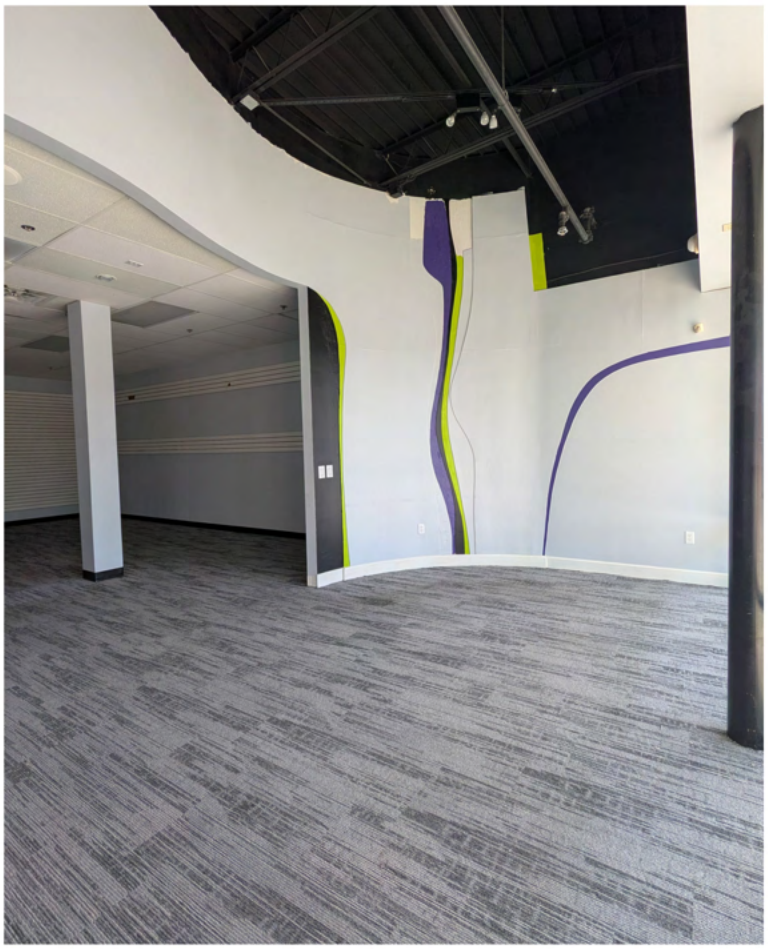

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Outparcel Opportunity

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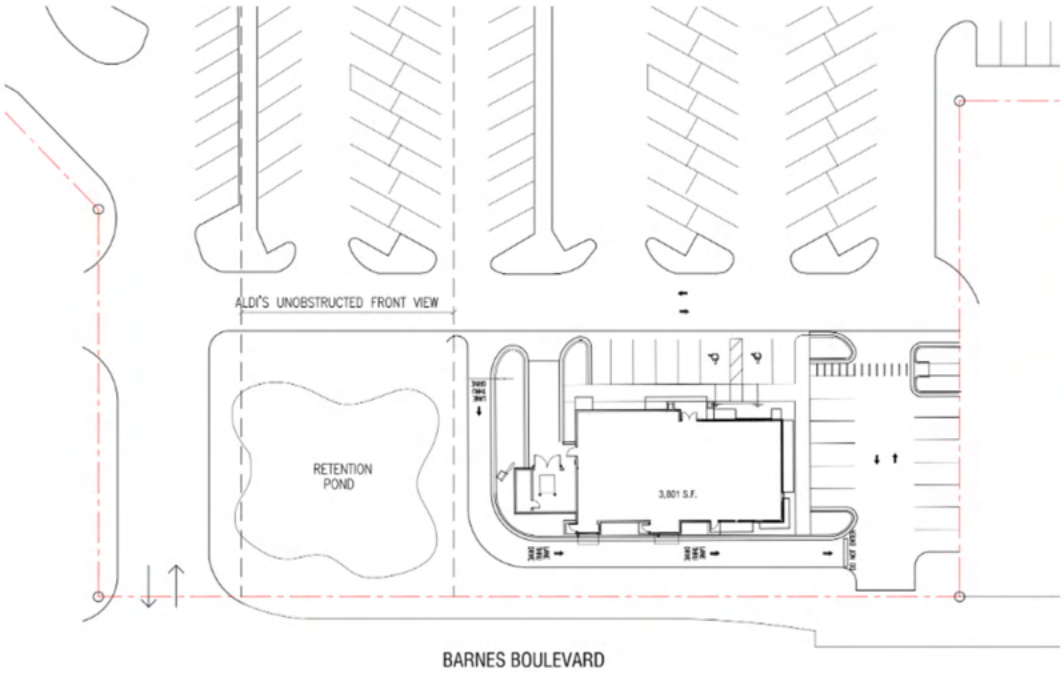
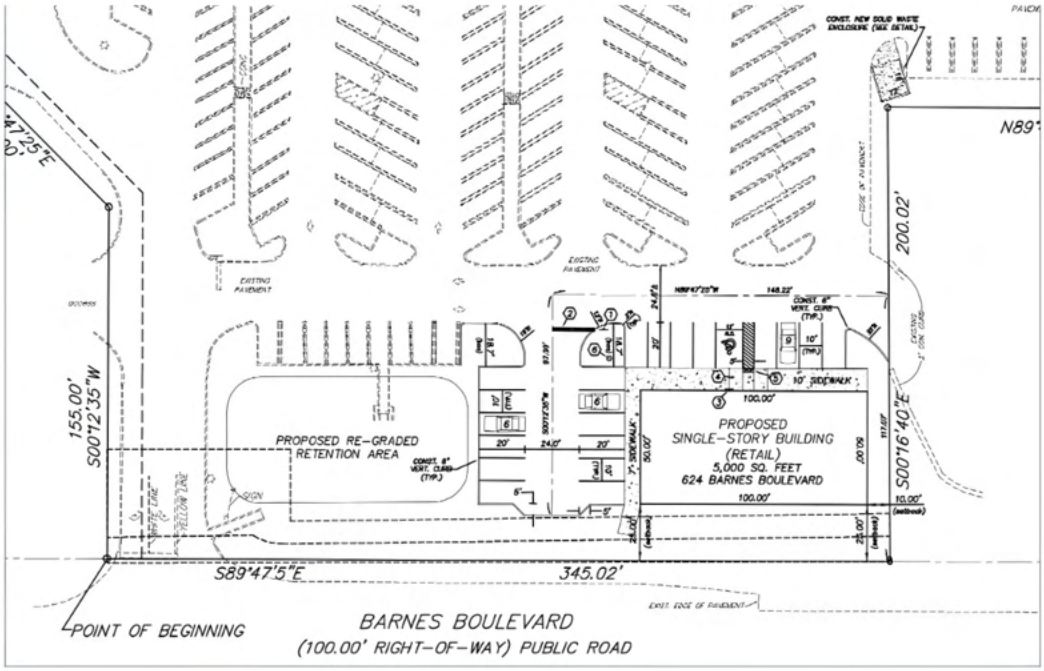


POTENTIAL PLAN:

QSR WITH DRIVE THRU

POTENTIAL PLAN:

MULTI-TENANT BUILDING



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