



OUTPARCEL FOR SALE

THREE MEADOWS PLAZA

602-628 BARNES BOULEVARD, ROCKLEDGE, FLORIDA



HIGHLIGHTS

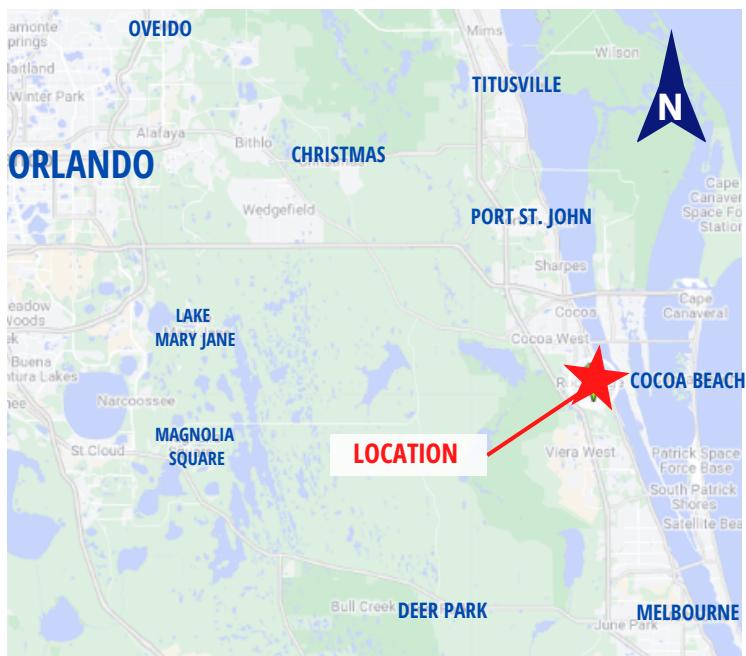
- **Fully Leased Aldi-Anchored Shopping Center**
- Available outparcel for sale or ground lease | +/- .75 Acres
- \$80K+ Household income in 1-mile radius
- 7% anticipated population growth in the next 5 years
- 0.5 miles from Viera—one of the nation's fastest selling master planned communities; with 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

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

MAP



Stephanie D'Amico
Vice President

(407) 627-1312
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CrossMarc Services, LLC
Licensed Real Estate Broker



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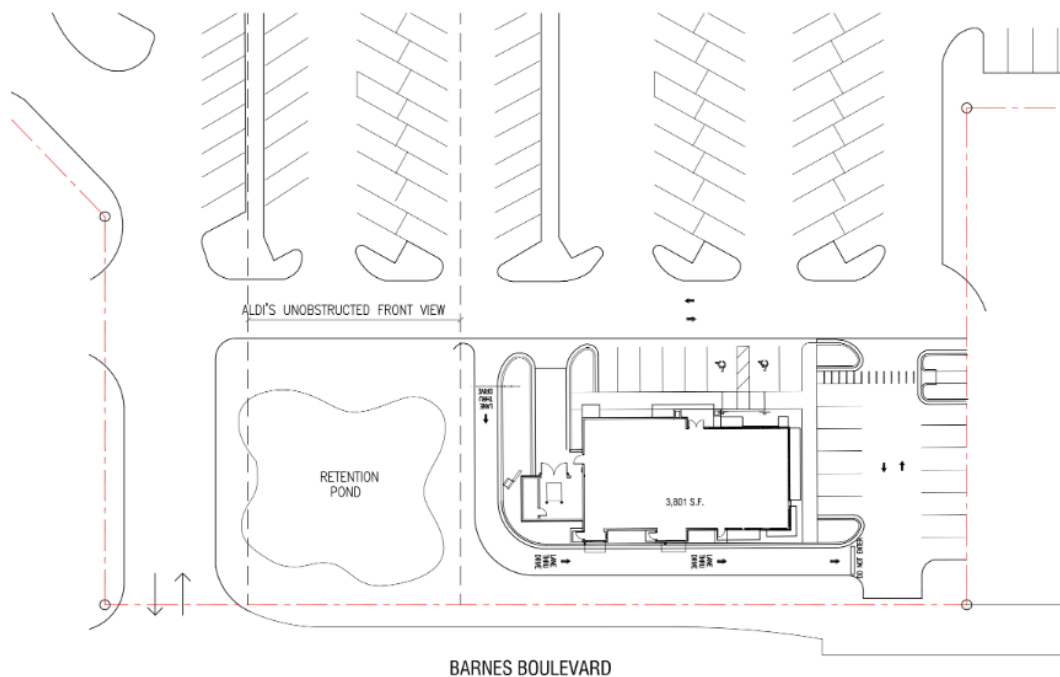
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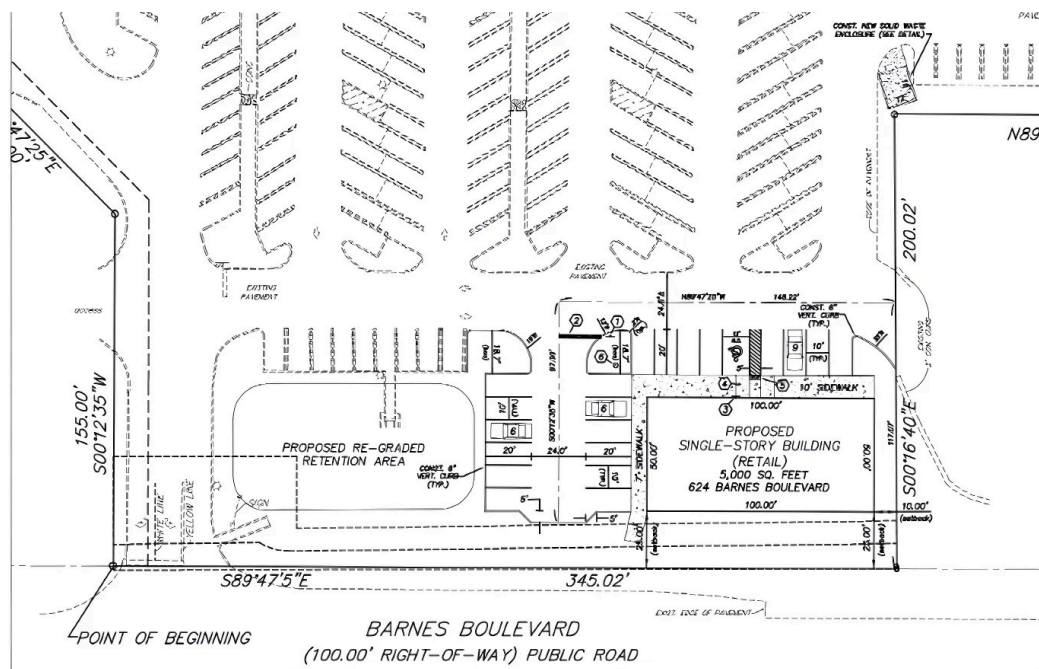
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POTENTIAL PLAN:
QSR WITH DRIVE THRU

POTENTIAL PLAN:
MULTI-TENANT BUILDING



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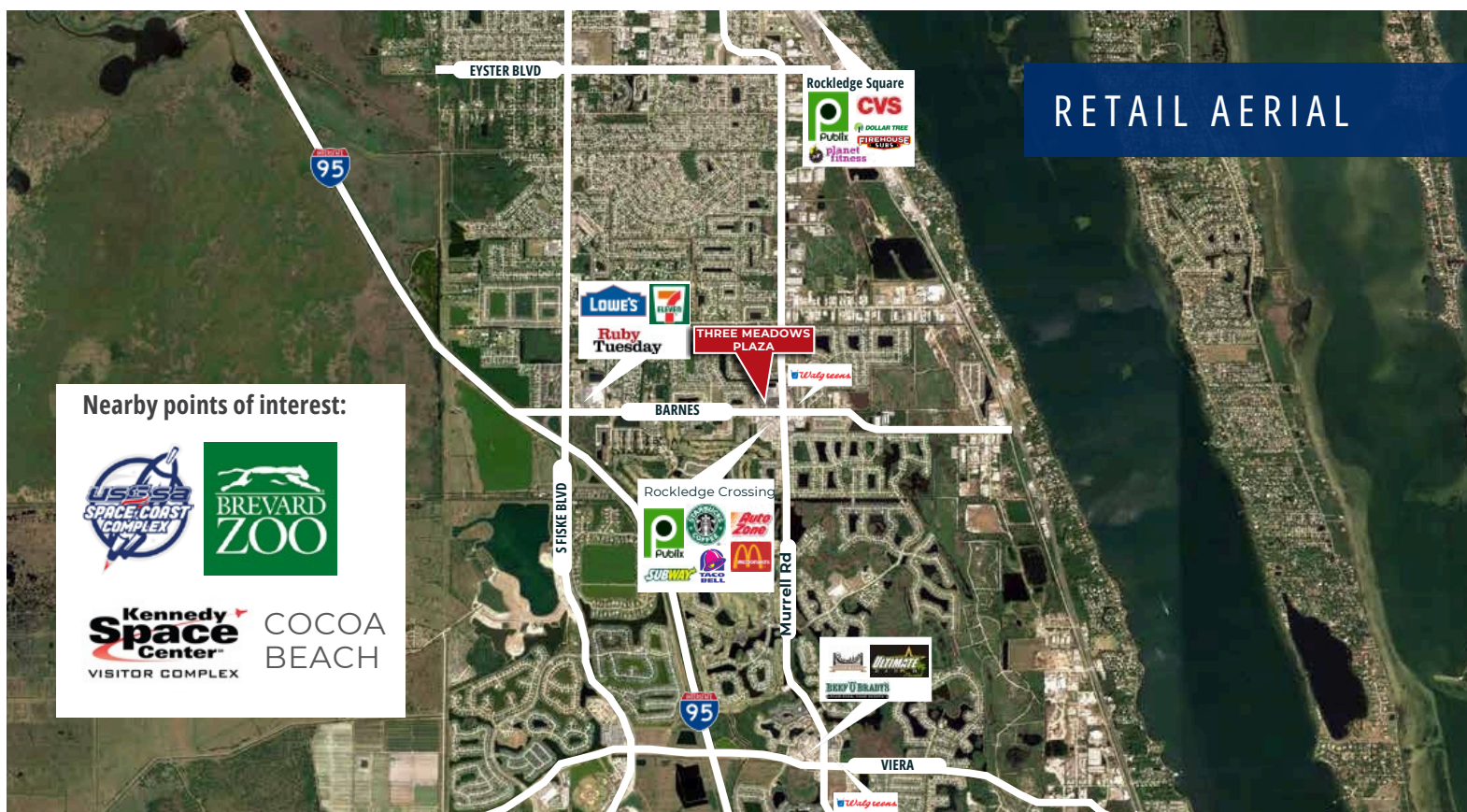
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RETAIL AERIAL

Nearby points of interest:



COCOA BEACH



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