

# Industrial Opportunity - 4+/- Acres/US 1 Frontage! FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

2273 Rockledge Blvd, Rockledge, FL 32955

Prior Victory Grove Facility - Rockledge, FL



Contact:



**Michael Dreyer, CCIM, ALC**

321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)



2273 Rockledge Blvd, Rockledge, FL 32955

# FOR SALE



## OFFERING SUMMARY

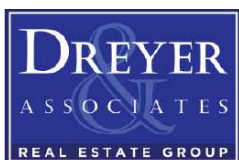
**Sale Price:** \$1,800,000.00**Lot Size:** 4 Acres**Traffic Count:** 26,240**Utilities:** Water-City of Cocoa  
Septic**Zoning:** M2 Light Industrial  
Rockledge

## PROPERTY HIGHLIGHTS

- This four-acre lot has over 530+/- ft of US Highway 1 frontage and approximately 300 ft Depth.
- Centrally located along bustling US Highway 1 in Rockledge, this property is positioned to grab a commanding view of the approximately 26,240 +/- cars passing daily along Route 1.
- Zoning is M2-Light Industrial through the City of Rockledge. This zoning designation allows (but is not limited to) the following approved uses: professional offices, enclosed warehousing, laboratories, bakeries. (Please note, all allowed uses under the M1 zoning designation are also permitted in M2 zoning).
- The former grove buildings are slated to be removed in 2020 with the exception of the 4-bay metal building.
- Parcel ID #: 25-36-15-03-00000.0-000W.00/ Tax Acct # 2508440
- **Florida's Space Coast-One Small Step for your Giant Leap in to our Market** - Kindly visit this link - <https://spacecoastedc.org/>
- Please click this Youtube link to view the property: [https://youtu.be/EQUix\\_byvGA](https://youtu.be/EQUix_byvGA)

## LOCATION OVERVIEW

The subject property is located in the City of Rockledge, Brevard County, Florida's Space Coast on US Highway 1 (Rockledge Blvd) north of Gus Hipp Boulevard, Rockledge. The subject property is 7 miles from I-95 Exit 201 at SR 520 with easy access to SR 528 (Beach Line Expressway) and I-95 Exit 195 at Barnes Blvd is 4 miles south. Site is 15 miles from Port Canaveral, 19 miles from Melbourne International Airport, and 47 miles from Orlando International Airport.



**Michael Dreyer, CCIM, ALC**  
321.773.1480  
[michael.e.dreyer@gmail.com](mailto:michael.e.dreyer@gmail.com)

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)



2273 Rockledge Blvd, Rockledge, FL 32955

# FOR SALE



**Michael Dreyer, CCIM, ALC**  
321.773.1480  
michael.e.dreyer@gmail.com

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)



2273 Rockledge Blvd, Rockledge, FL 32955

# FOR SALE



**Michael Dreyer, CCIM, ALC**  
321.773.1480  
michael.e.dreyer@gmail.com

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)



2273 Rockledge Blvd, Rockledge, FL 32955

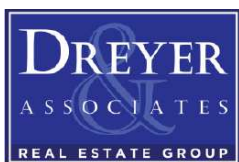
# FOR SALE



## COMMISSION ARRANGEMENT

There is no cooperating Broker Fee being offered and any Buyer Broker will need to be compensated by the Buyer. Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property and the purchase. The property is being sold on an "AS IS, WHERE IS" basis. Your complete inspection of the property is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors during an agreed upon inspection period. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.



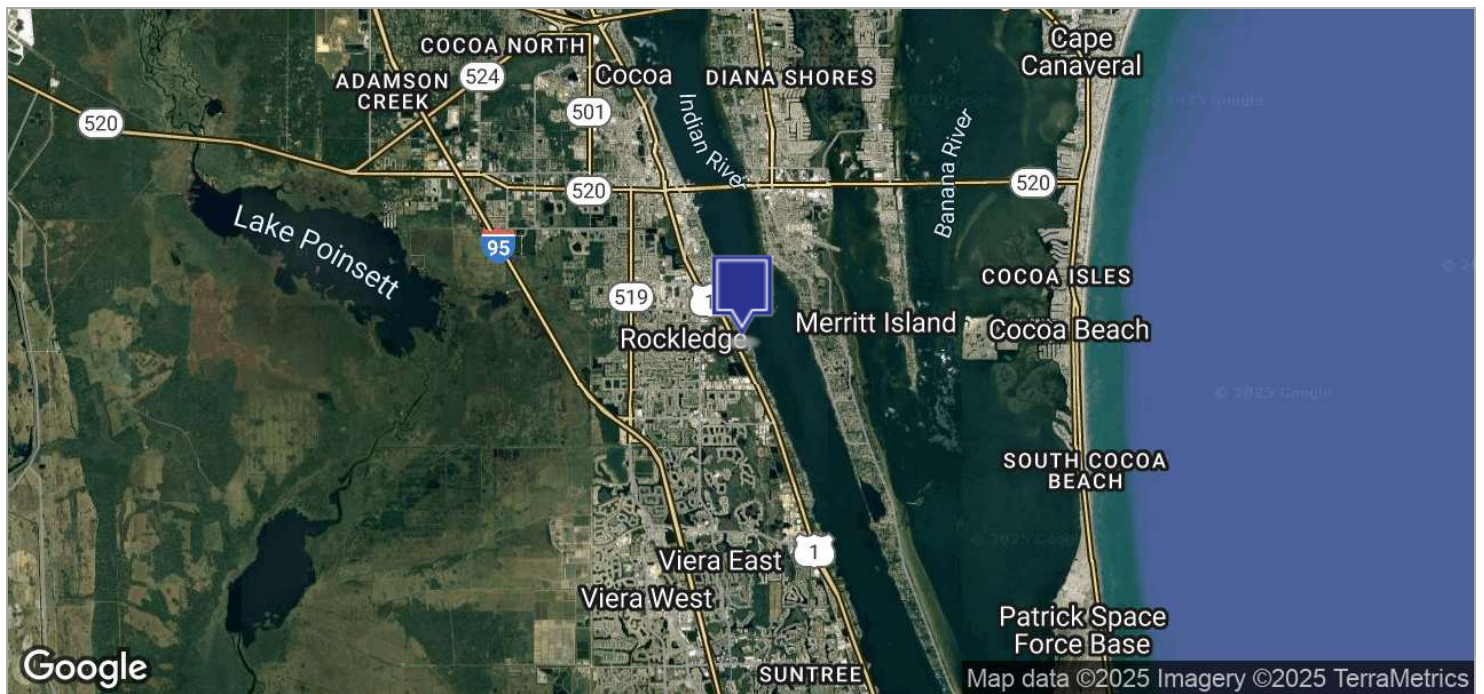
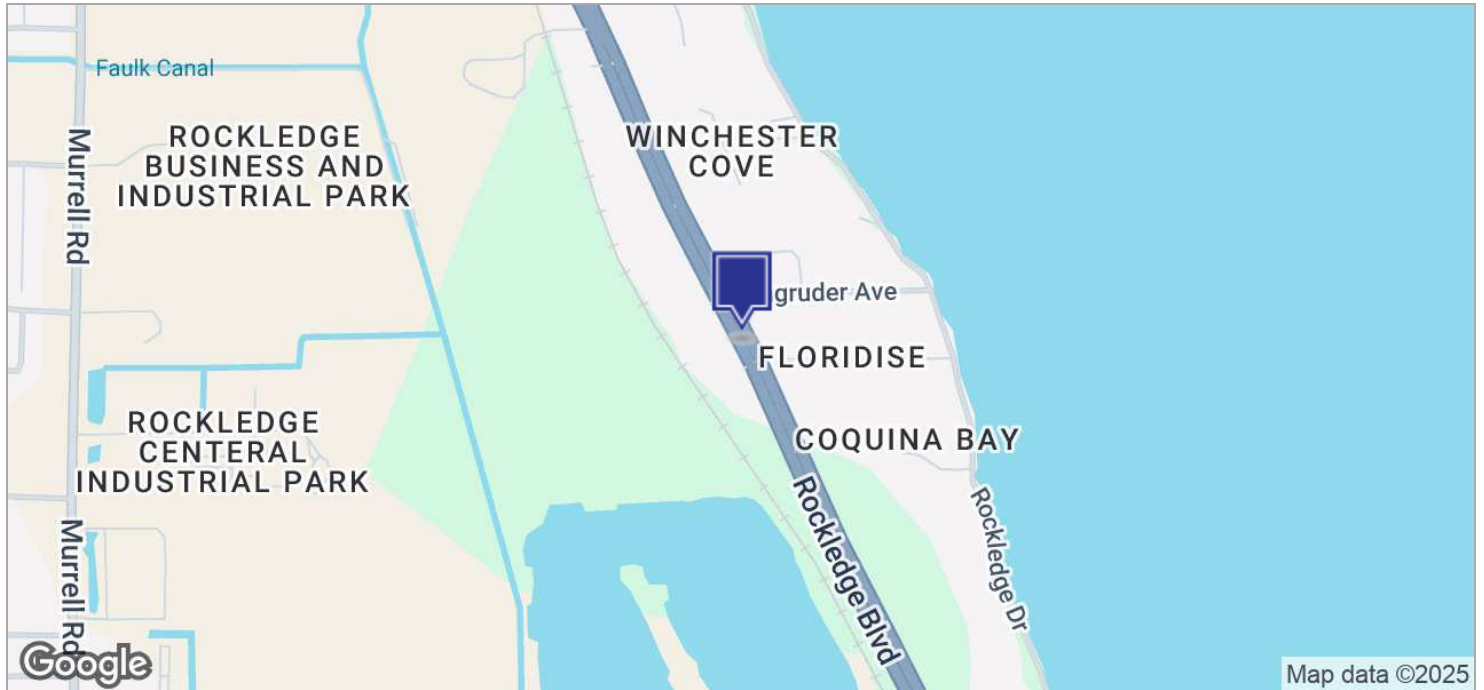
**Michael Dreyer, CCIM, ALC**  
321.773.1480  
michael.e.dreyer@gmail.com

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)



2273 Rockledge Blvd, Rockledge, FL 32955

# FOR SALE

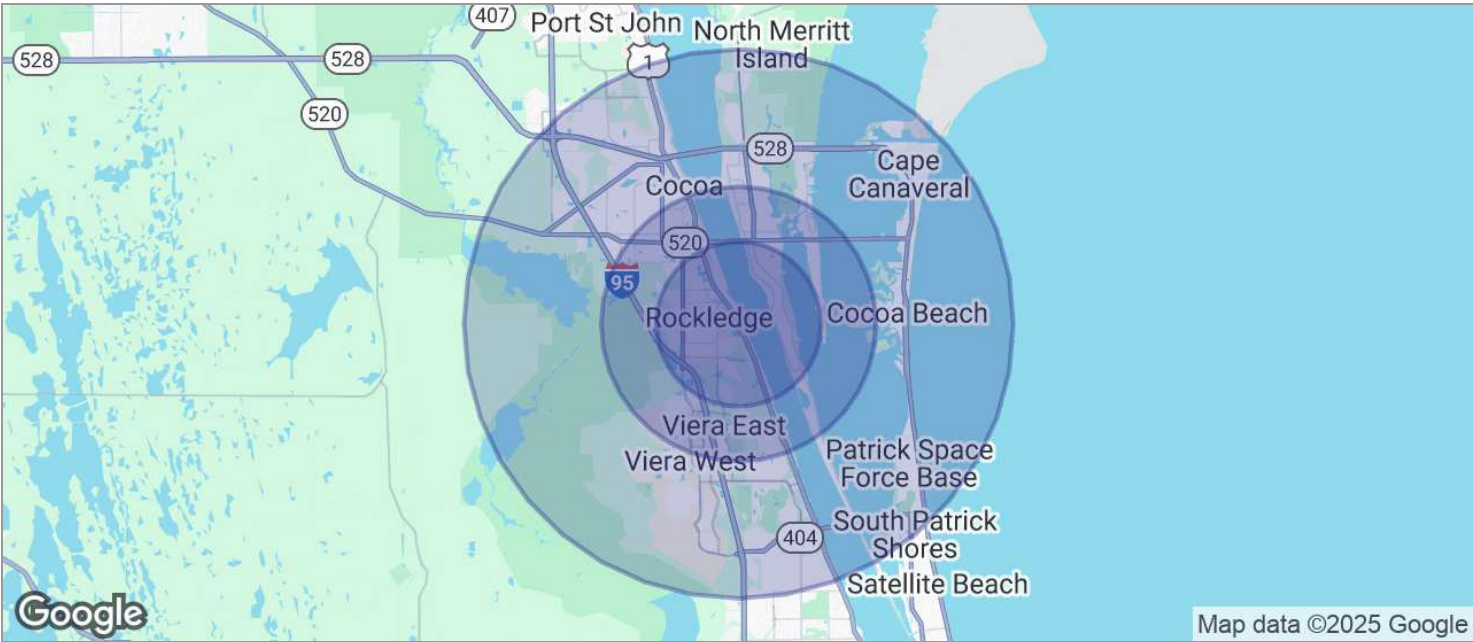


**Michael Dreyer, CCIM, ALC**  
 321.773.1480  
[michael.e.dreyer@gmail.com](mailto:michael.e.dreyer@gmail.com)

Dreyer & Associates  
 1924 South Patrick Drive  
 Indian Harbour Beach, FL 32937  
[www.dreyercommercial.com](http://www.dreyercommercial.com)

2273 Rockledge Blvd, Rockledge, FL 32955

FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	37,651	95,098	201,027
MEDIAN AGE	47.4	45.1	48.0
MEDIAN AGE (MALE)	46.4	43.7	46.9
MEDIAN AGE (FEMALE)	48.0	45.8	48.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	17,459	44,360	101,348
# OF PERSONS PER HH	2.2	2.1	2.0
AVERAGE HH INCOME	\$78,057	\$72,045	\$73,965
AVERAGE HOUSE VALUE	\$268,840	\$262,699	\$279,177

\* Demographic data derived from 2020 ACS - US Census



Michael Dreyer, CCIM, ALC  
321.773.1480  
michael.e.dreyer@gmail.com

Dreyer & Associates  
1924 South Patrick Drive  
Indian Harbour Beach, FL 32937  
www.dreyercommercial.com