



PROPERTY DESCRIPTION

This sale includes 4087 Highway. There is 3,600 sf vacant which can be used by an Owner/User or can be leased for additional income. This meticulously maintained 4,800 SF building houses 5 units, offering ample space for a range of office configurations. Built in 2004 and recently renovated in 2020, this property is primed for modern business needs. Zoned BU-1 General Retail Commercial, it presents an attractive prospect in the flourishing Viera/Rockledge area. Don't miss out on this turnkey opportunity in a thriving commercial hub. 1,200 sf in Suite 101 is leased for \$1,500/mth. The remaining 3,600 sf is leased month to month so it can be occupied by the buyer or the existing tenant can remain in place.

PROPERTY HIGHLIGHTS

- 1,200 sf tenant in place paying \$1,500/mth
- Remaining 3,600 sf can be owner occupied or leased

OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	4
Lot Size:	0.53 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	123	855
Total Population	168	284	2,209
Average HH Income	\$145,313	\$139,223	\$134,447

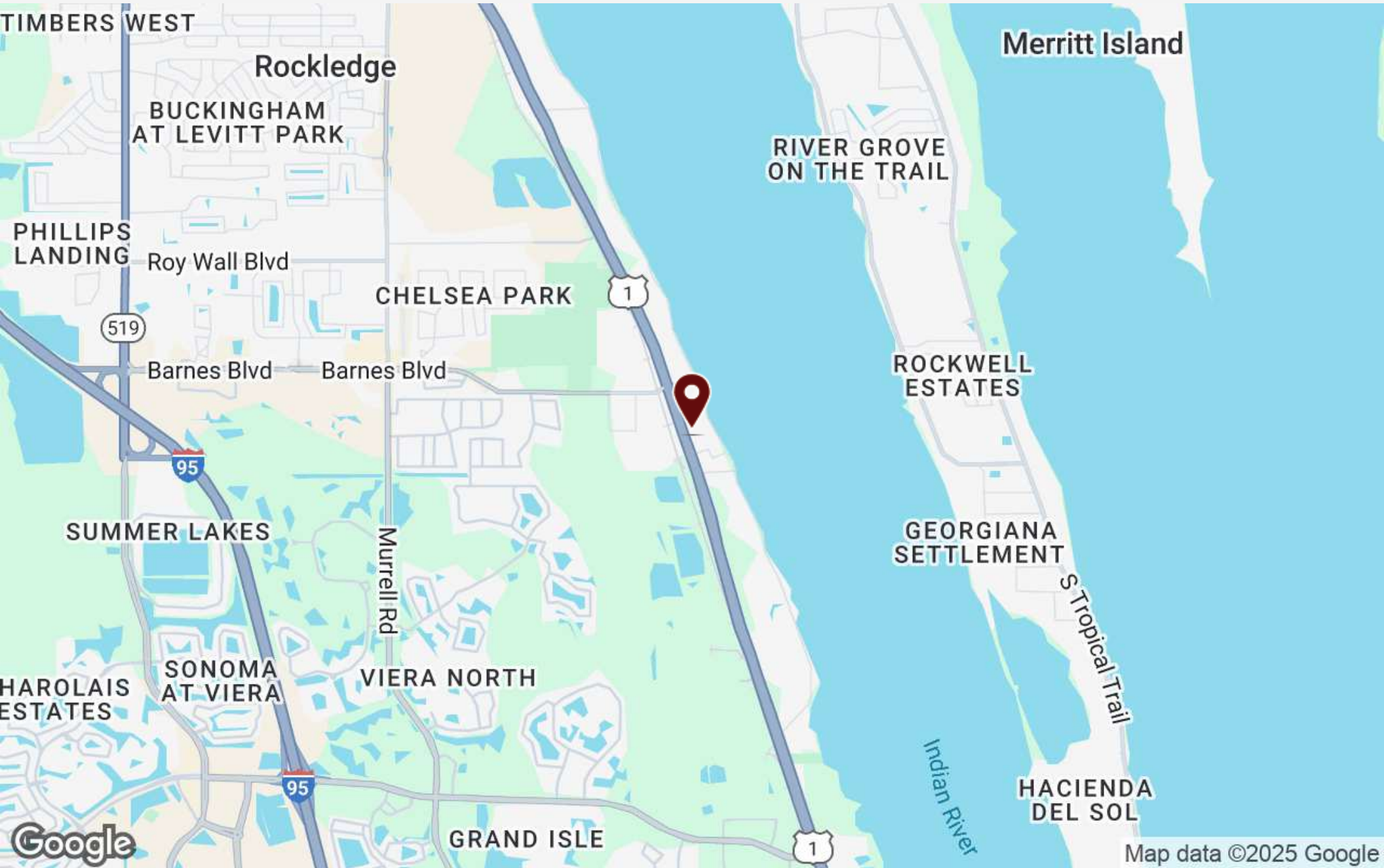
ADAM RATHBUN, CCIM, SIOR

321.266.9200

arathbun@southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





Map data ©2025 Google

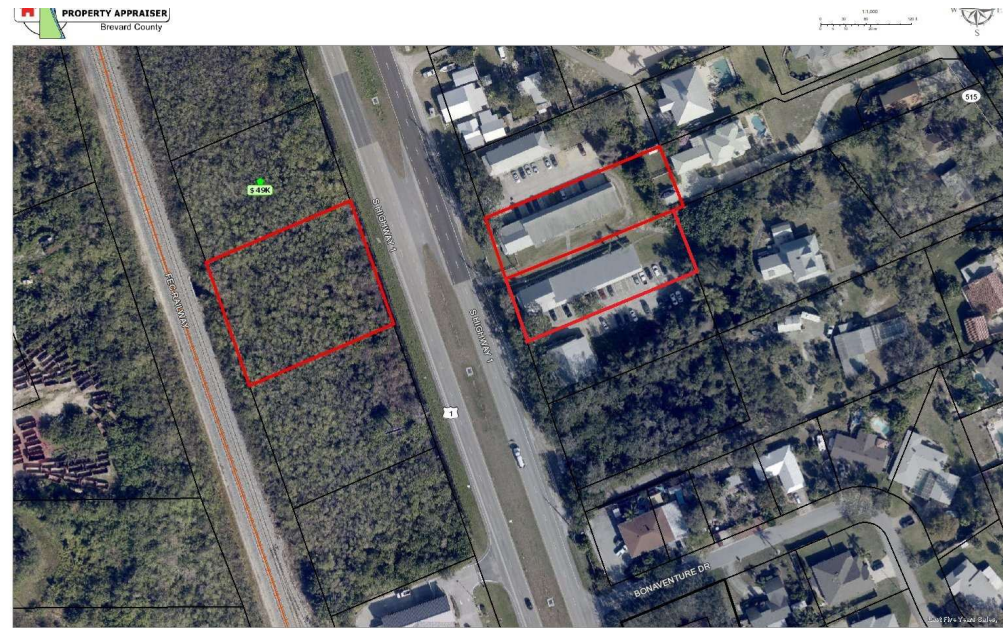
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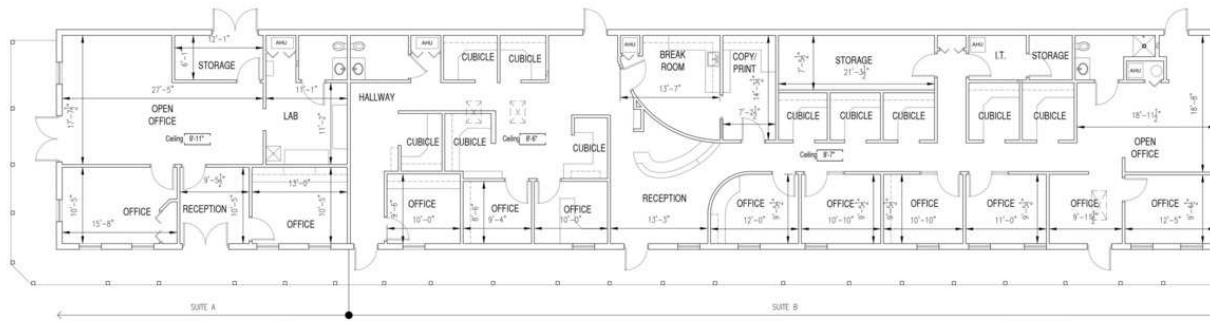
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TSARK
ARCHITECTURE

Tsark Architecture, LLC
1990 W. New Haven Ave., Suite 306
Melbourne, FL 32904
(321) 241-6378
License No.: AA2600779



BUILDING AREA: 4,768 SF
SUITE A: 1,197 SF
SUITE B: 3,572 SF

4087 Highway US 1 As-Built

4087 Highway US 1, Rockledge, FL 32955
Project No.: 20217

SHEET TITLE:	
DATE:	8/26/2020
DRAWN BY:	GIT
REVISION:	

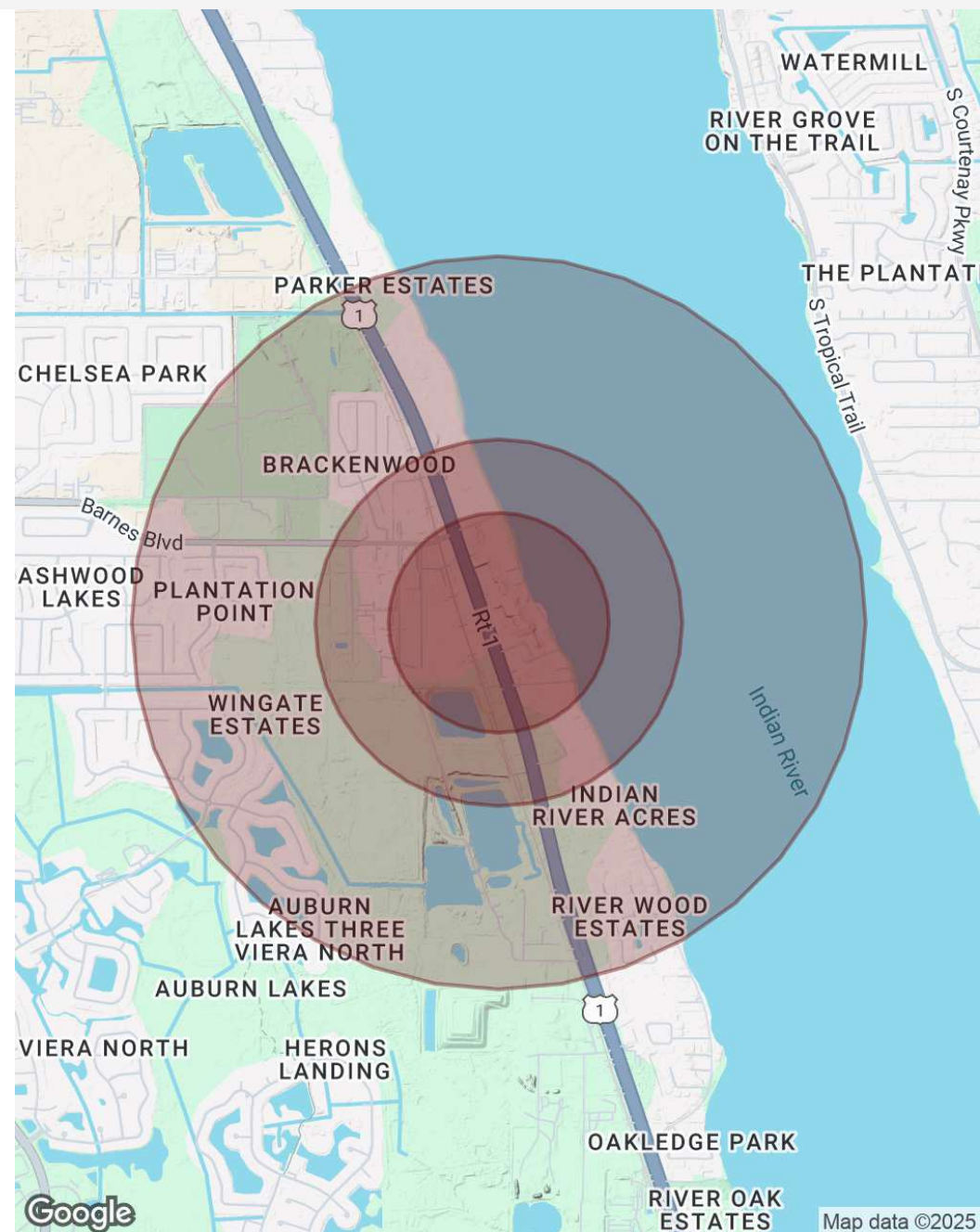
G101

Gregory J. Tsark, Architect
AIA 03060



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	284	2,209
Average Age	54	52	45
Average Age (Male)	54	51	45
Average Age (Female)	54	52	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	123	855
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$145,313	\$139,223	\$134,447
Average House Value	\$595,793	\$561,475	\$470,448

Demographics data derived from AlphaMap



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