



# OFFICE BUILDING FOR SALE IN ROCKLEDGE, FL

1033 FLORIDA AVENUE SOUTH, ROCKLEDGE, FL 32955

OFFICE BUILDING FOR SALE



**Location: The Heart of Rockledge** In real estate, location is everything, and this property is ideally situated. Rockledge is a city experiencing significant growth, and this office building is right in the middle of it all. With its close proximity to Downtown Cocoa Village, your business will benefit from the foot traffic and vibrancy of this charming district, which features over 100 businesses, including boutiques, restaurants, and entertainment venues.

**The Growing Appeal of Rockledge, FL** Rockledge, FL, is a thriving suburban community in Brevard County, known for its mix of residential and commercial areas. The city's proximity to the Rockledge Regional Medical Center adds another layer of appeal, especially for medical professionals. With nearby schools, parks, and shopping centers, the location offers a perfect blend of business and lifestyle benefits.

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	1
Lot Size:	0.72 Acres
Building Size:	7,258 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	589	2,587
Total Population	156	1,257	5,614
Average HH Income	\$97,967	\$92,660	\$90,927

### CASSANDRA HARTFORD

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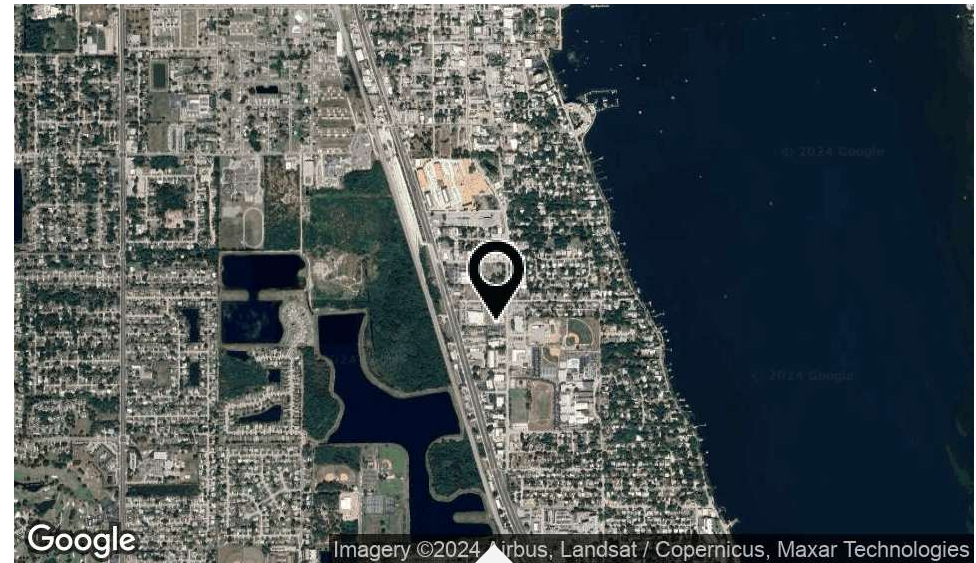
OFFICE BUILDING FOR SALE

Building Name	Office Building for Sale in Rockledge
Property Type	Office
Property Subtype	Office Building
Building Size	7,258 SF
Lot Size	0.72 Acres
Building Class	B
Year Built	1982
Year Last Renovated	2022

7,258 SF office building for sale in Rockledge, FL. Built in 1982 and completely updated in 2022, this single-story property includes 20 offices, 6 bathrooms, two separate lobbies suitable for dual business operations, a large conference room, and storage rooms with reinforced concrete construction. The building, previously used for radiation therapy, meets high construction standards.

Located one block from US 1 and less than a mile from Downtown Cocoa Village, the property is zoned C2 - General Commercial. It includes 45 parking spaces, plus a carport for private parking and is well-suited for professional or medical use.

The surrounding area is experiencing growth, with proximity to Downtown Cocoa Village and Rockledge Regional Medical Center adding to the property's appeal. The neighborhood offers a mix of residential and commercial environments, with nearby schools, parks, and shopping centers enhancing the location's convenience and attractiveness for businesses.



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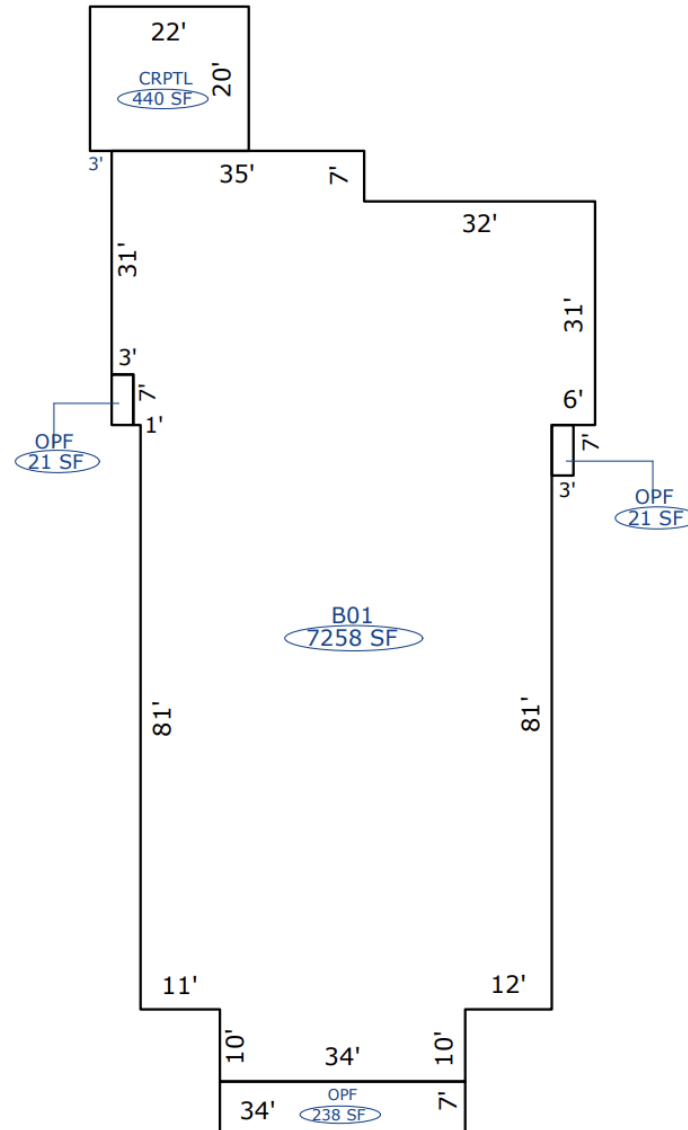
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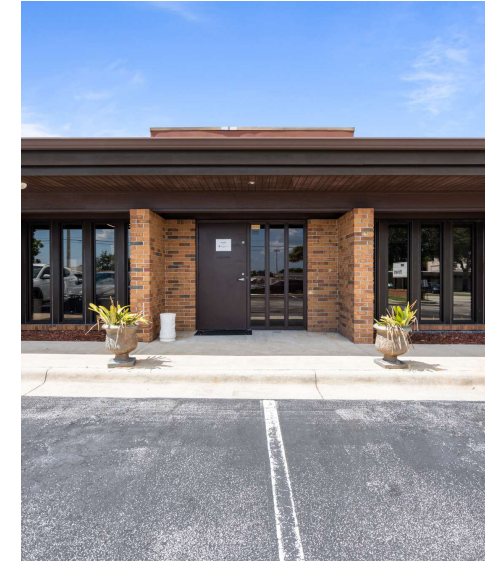


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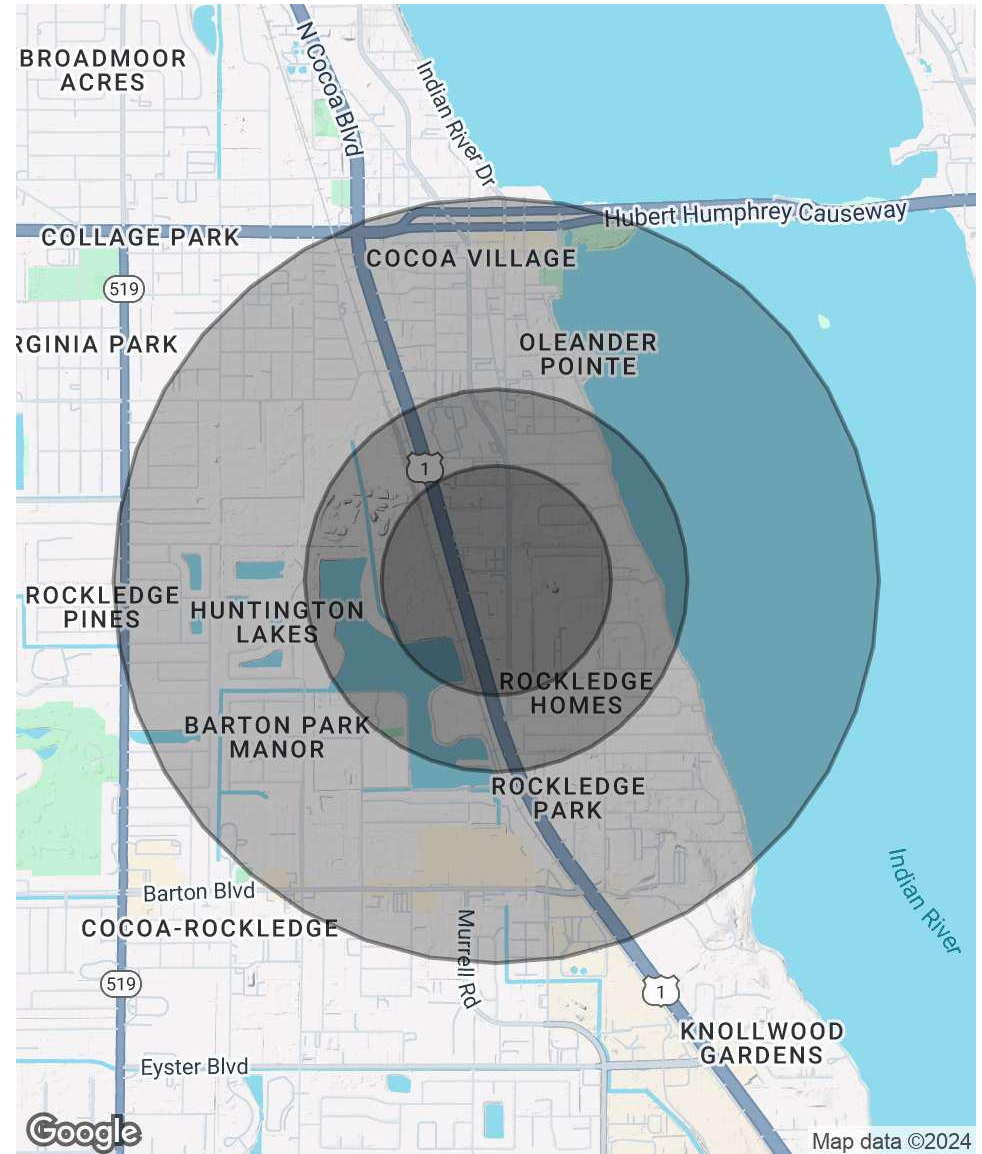
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	156	1,257	5,614
Average Age	50	51	47
Average Age (Male)	49	49	46
Average Age (Female)	51	52	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	589	2,587
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$97,967	\$92,660	\$90,927
Average House Value	\$501,382	\$475,811	\$374,454

Demographics data derived from AlphaMap



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