

SLOW & LOW

5490 Stadium Pkwy,
Rockledge, FL 32955



PROPERTY HIGHLIGHTS

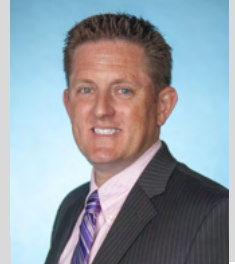
- Fully outfitted and operational BBQ Restaurant
- Close proximity to I95, US1, Beaches, and USSSA Stadium
- High Traffic Area with over 32k vehicles per day
- Highest average household income and growth rates in Brevard County
- Booming Development due to increase traffic and visitors

RETAIL SPACE FOR SALE



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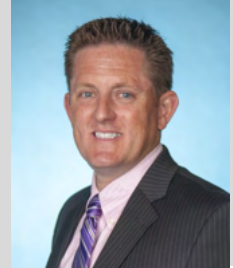
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OVERVIEW - SLOW & LOW

Slow N Low presented by Ellingson Commercial Properties is a popular barbecue restaurant situated in the heart of Viera, Florida. Known for its authentic Southern-style barbecue, Slow N Low offers a variety of smoked meats such as pulled pork, brisket, ribs, and chicken, along with classic sides.

Slow N Low BBQ has been serving the community with a variety of comfort foods for over 14 years. Loyal customers return not only for the delicious food but excellent service.

Slow n Low BBQ in Viera, Florida, is a go-to spot for barbecue enthusiasts seeking delicious, authentic Southern-style barbecue in a casual, welcoming, family-friendly atmosphere. It's location to I95, US1, and the beaches make it an accessible dinner spot from nearly any direction.

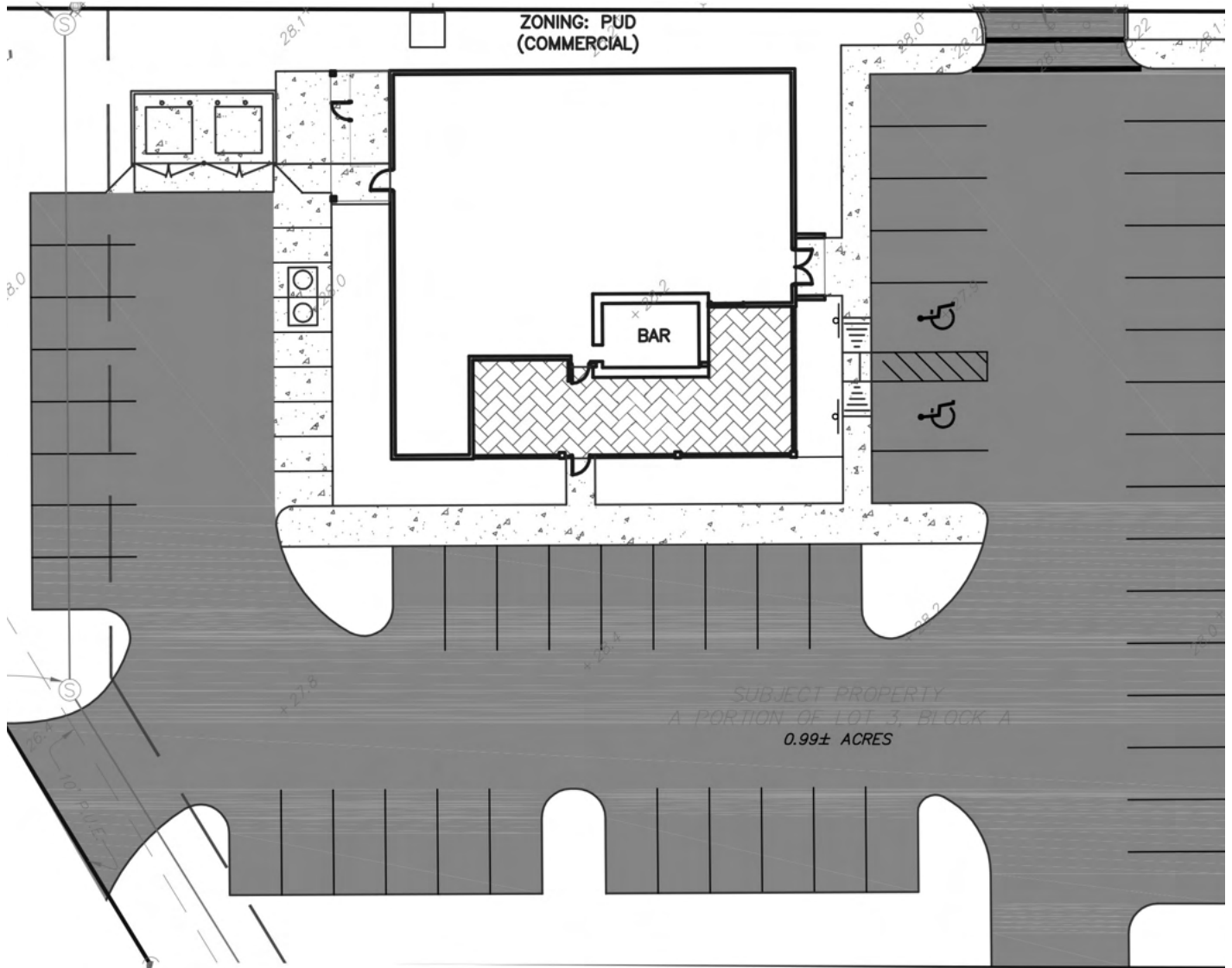


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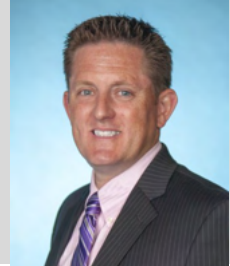


Total Building Size: 4690 SF
Parking Spaces: 52 Standard, 3 Handicap,
9 Golf Cart/Motorcycle
Total Property Area: 43,015 SF



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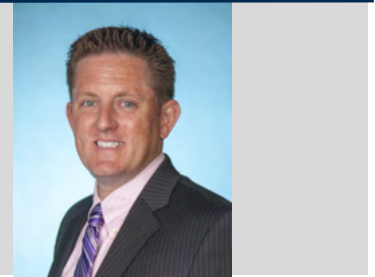


INTERIOR - 5490 Stadium Parkway, Rockledge



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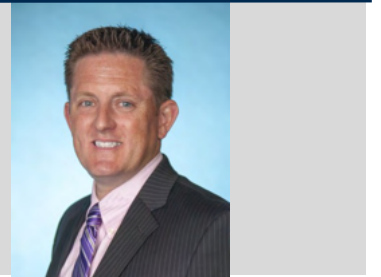
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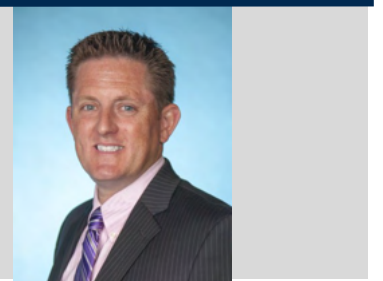
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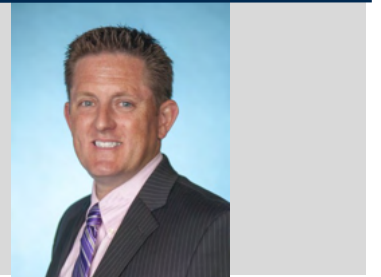
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AERIAL - 5490 Stadium Parkway, Rockledge



AREAS OF INTEREST with proximity to Slow & Low

- **Borrows West**—Approximately 115-acre mixed-use development featuring retail, office, and residential development—0.5 Mile from subject property
- **195 Interchange**—With over 90k cars per day the interchange provides accessibility for residents and visitors alike—0.8Miles
- **Addison Village Center**—Community center development—3.6 Miles
- **Viera Medical Park**—Multi-building medical campus—2.9 Miles



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AREAS OF INTEREST with proximity to Slow & Low

- **USSSA Space Coast Complex**—World’s largest multi-sport athletic organization with 15 fields and over 4 million participants worldwide—0.6 Miles from subject property
- **Viera Town Center**—Multi-use town center—1.9 Miles
- **Viera Master-Planned Community**—Subject property is located in the heart of #15 in US, Top master-planned communities, spanning 38k acres, 13k+ homes, 10600 employees, and over 3.5 million sq ft of commercial space



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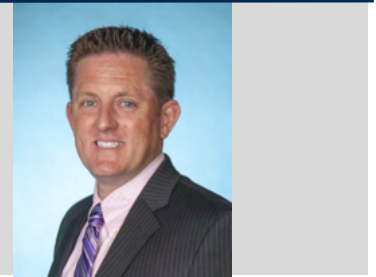
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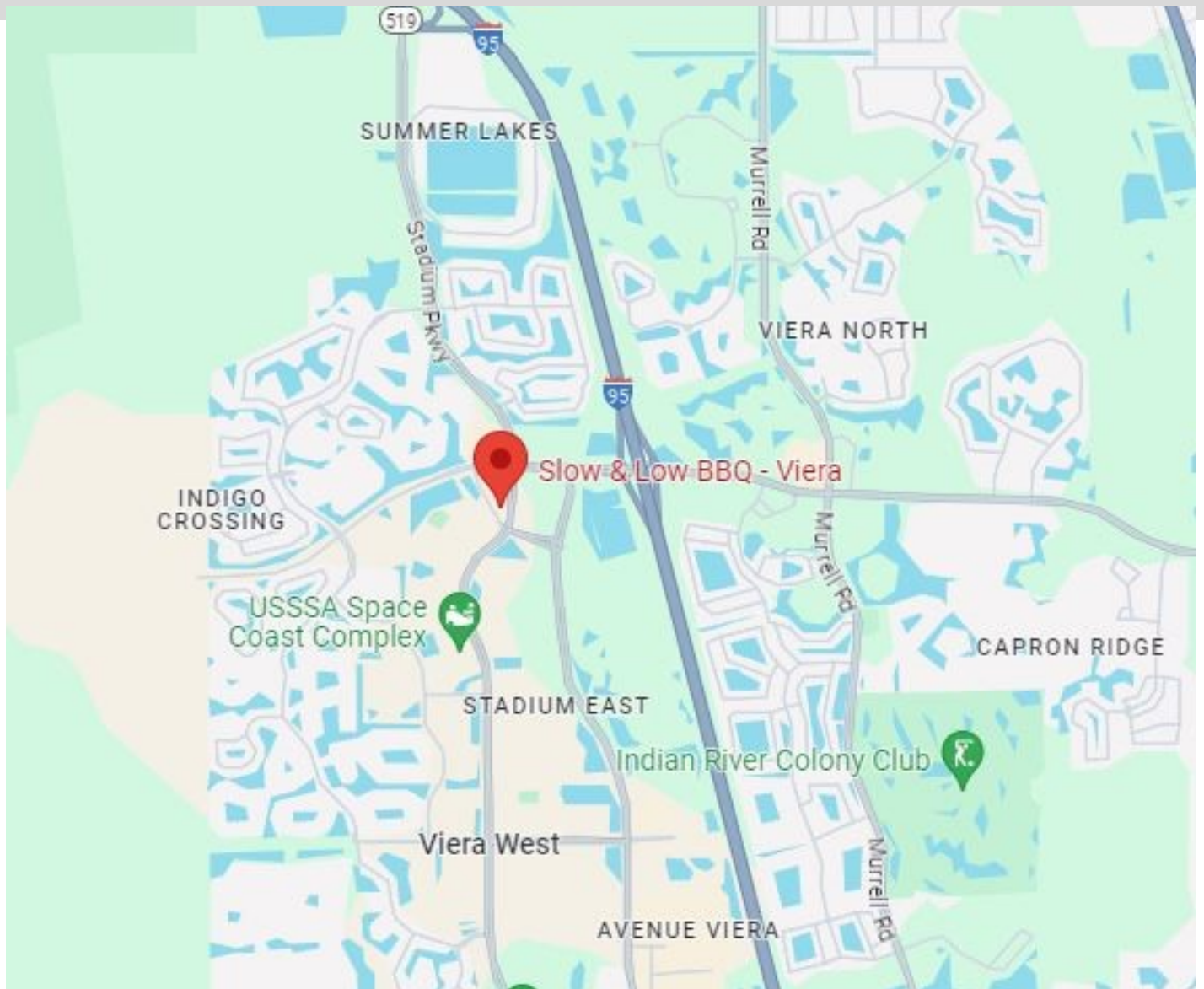




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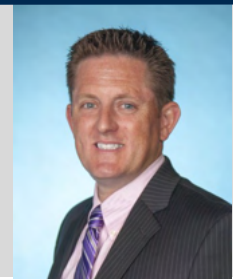


Located directly on Stadium Parkway, it's conveniently situated near major highways, I95 and US1. This accessibility facilitates an easy commute from all nearby cities, Melbourne, Rockledge, and Cocoa Beach. Viera is a growing regional hub with a diverse economy and major development. This is a prime location near the USSSA Space Coast Complex, Avenues of Viera, Viera Medical Park, and newly constructed Borrows West. The area is set to continue to expand with future corporate, residential, and commercial developments over the next several years.



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32940 Census Data

 <p>Populations and People Total Population 44,869 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$100,792 <i>S1901 2022 American Community Survey 5-Year Estimates</i></p>
 <p>Employment Employment Rate 51.4% <i>DP03 2022 American Community Survey 5-Year Estimates</i></p>	 <p>Housing Total Housing Units 20,310 <i>H1 2020 Decennial Census</i></p>
 <p>Business and Economy Total Employer Establishments 1,212 <i>CB2100CBP 2021 Economic Surveys Business Patterns</i></p>	 <p>Families and Living Arrangements Total Households 19,248 <i>DP02 2022 American Community Survey 5-Year Estimates</i></p>

32955 Census Data

 <p>Populations and People Total Population 40,275 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$82,969 <i>S1901 2022 American Community Survey 5-Year Estimates</i></p>
 <p>Employment Employment Rate 58.9% <i>DP03 2022 American Community Survey 5-Year Estimates</i></p>	 <p>Housing Total Housing Units 17,870 <i>H1 2020 Decennial Census</i></p>
 <p>Business and Economy Total Employer Establishments 1,058 <i>CB2100CBP 2021 Economic Surveys Business Patterns</i></p>	 <p>Families and Living Arrangements Total Households 15,799 <i>DP02 2022 American Community Survey 5-Year Estimates</i></p>



32k CPD

at Intersection of
Pky Blvd & Viera Blvd



\$92k

Average Median
Household Income of
32940/32955 Area



90k CPD

on I95



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