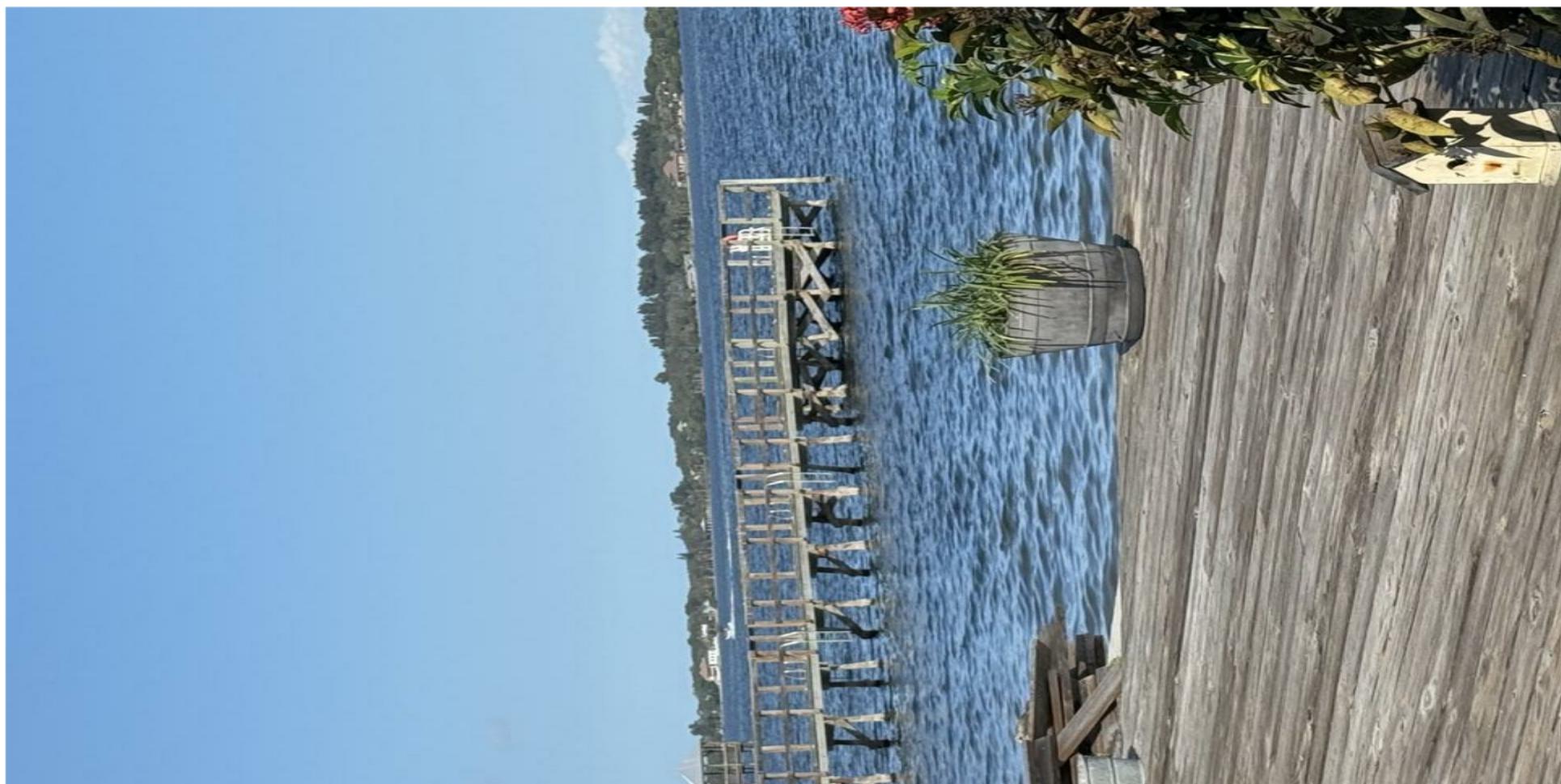


# ROCKLEDGE

6657 US1  
Rockledge, FL 32955



# INVESTMENT SUMMARY

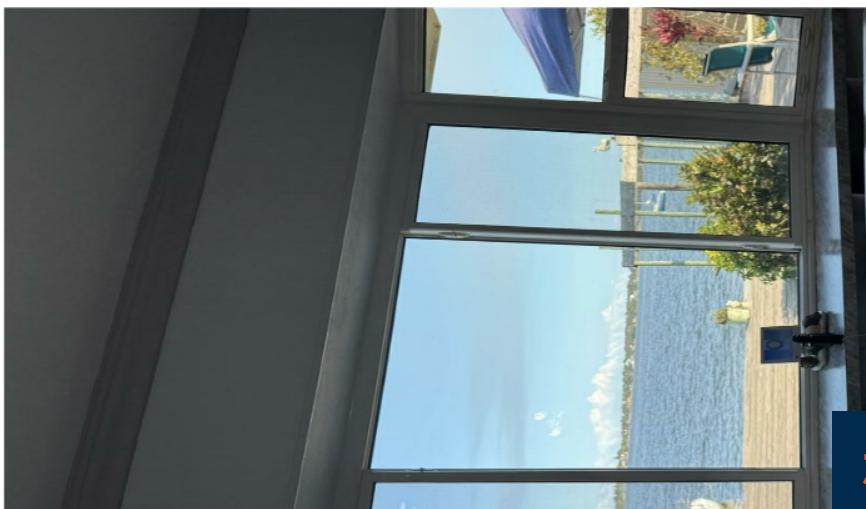
Waterfront opportunity in Rockledge along the highly visible US-1 corridor—ideal for a buyer looking for a unique homesite or a potential future business location. Situated on a 0.28-acre parcel with direct proximity to the Indian River Lagoon lifestyle, this property offers the rare combination of water-oriented living and main-road exposure. Existing improvements include a 2-bedroom, 1-bath residence with 851 SF (built 1978), making it a strong candidate for renovation, redevelopment, or hold-for-future-use.

"Commercial corridor potential: property is located along US-1 with predominantly commercial surrounding uses; buyers may explore rezoning/alternative use possibilities through the City of Rockledge (buyer to verify zoning, uses, and approvals)."

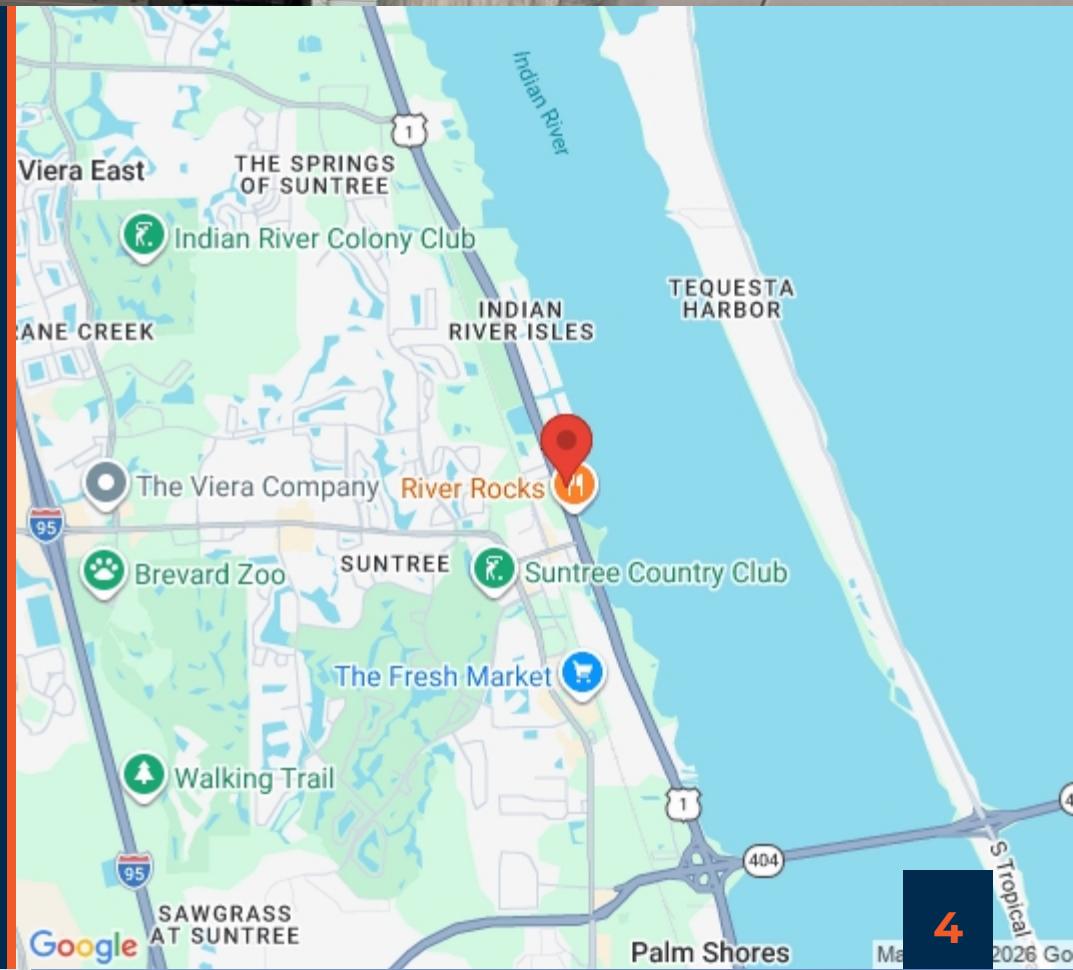


# PROPERTY SUMMARY

Offering Price	\$1,300,000
Building SqFt	0 SqFt
Frontage	0.00 Ft
Coordinates	28.233456, -80.6741658



## INVESTMENT HIGHLIGHTS





## LOCATION HIGHLIGHTS





## CITY OF ROCKLEDGE

COUNTY

INCORPORATED

8/6/1887

## AREA

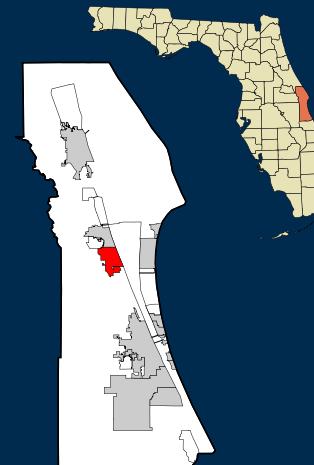
CITY	14.9 SQ MI
LAND	13.2 SQ MI
WATER	1.7 SQ MI
ELEVATION	23 FT

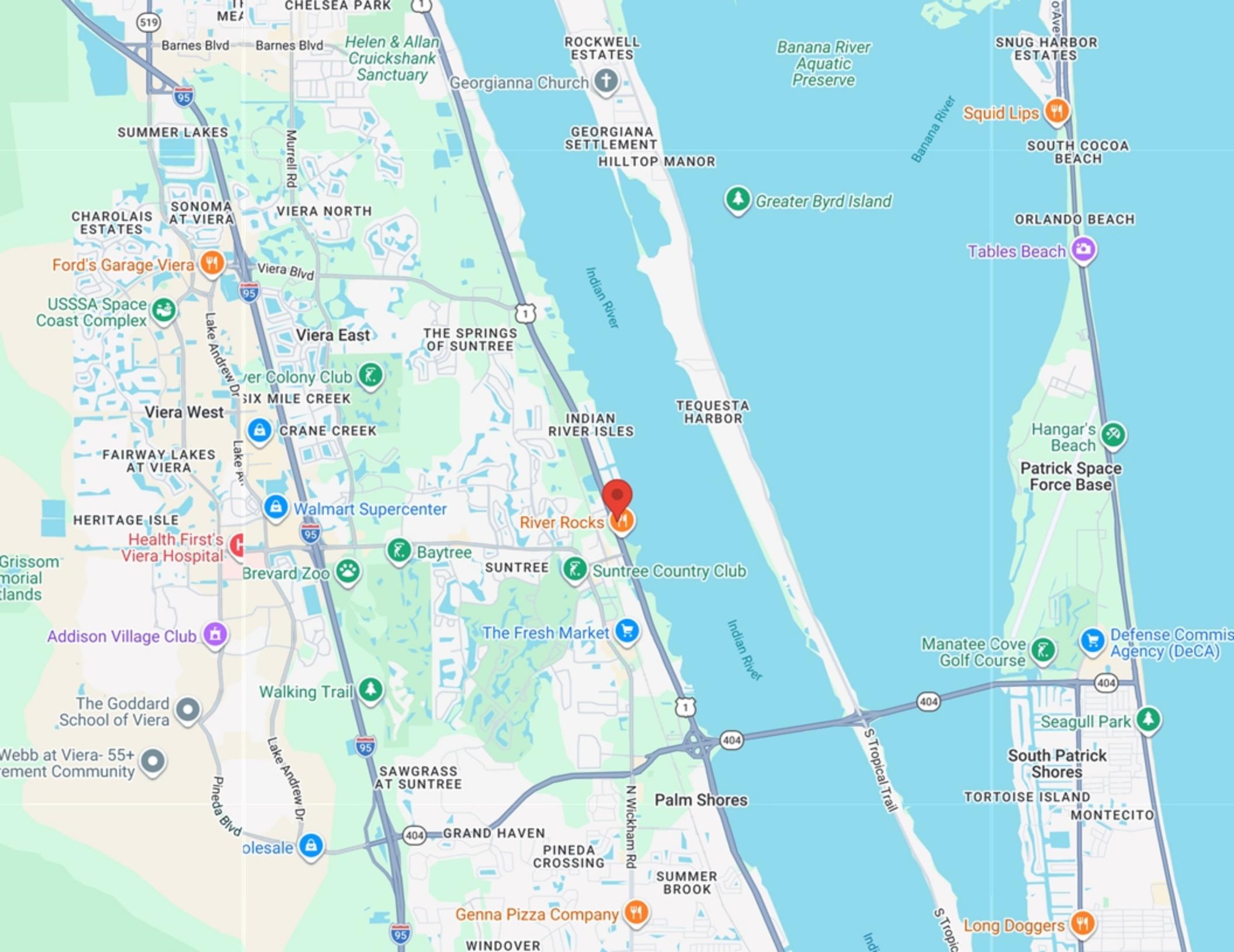
## POPULATION



## ABOUT ROCKLEDGE

Rockledge is the oldest city in Brevard County, Florida. The city's population was 27,678 at the 2020 Census, up from 24,926 at the 2010 United States census, and is part of the Palm Bay–Melbourne–Titusville Metropolitan Statistical Area.





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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS and it should not be made available to any other person or entity without the written consent of THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS has not verified, and will not verify, any of the information contained herein, nor has THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## EXCLUSIVELY PRESENTED BY:



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