# THREE MEADOWS PLAZA

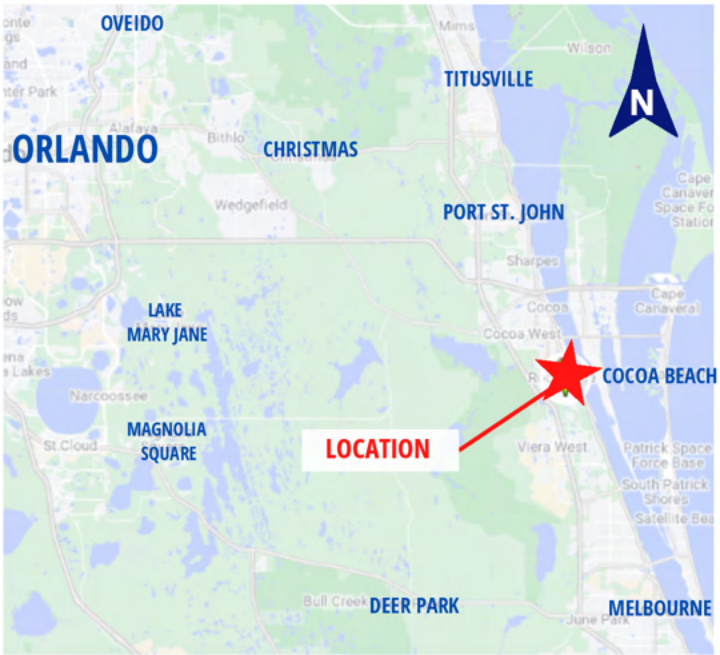
## Final In-Line Space & Outparcel Opportunity

602-628 BARNES BOULEVARD, ROCKLEDGE, FLORIDA

## HIGHLIGHTS

- **2,400 SF AVAILABLE | FORMER MUSIC SCHOOL**
- **± 1 Acre Outparcel - For Sale or Ground Lease**
- Aldi-Anchored Shopping Center
  - Join Aldi, SkyZone, Hair Cuttery, Tropical Smoothie Cafe & more!
- $80K+ Household income in 1-mile radius
- 7% anticipated population growth in the next 5 years
- 0.5 miles from Viera—one of the nation's fastest selling master planned communities; with more units underway
- Easy access with entrances on both Barnes Blvd and Murrell Road 1.2 miles East of I-95
- **Competitive rates**- capture the Viera customer at a fraction of the price

## MAP




## DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 10,355 | 42,380 | 91,296 |
| Households | 4,412 | 17,653 | 38,601 |
| Avg. HH Income | $141,575 | $139,746 | $137,027 |

*Source: Esri, 2025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## Final In-Line Space - Former Music School

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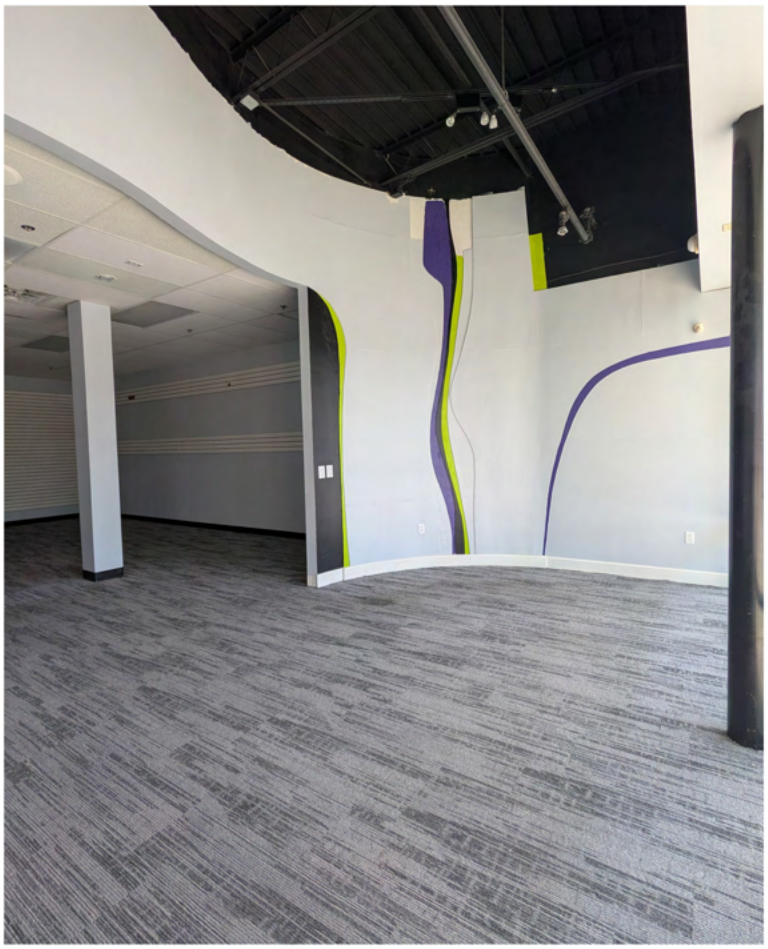


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## Outparcel Opportunity

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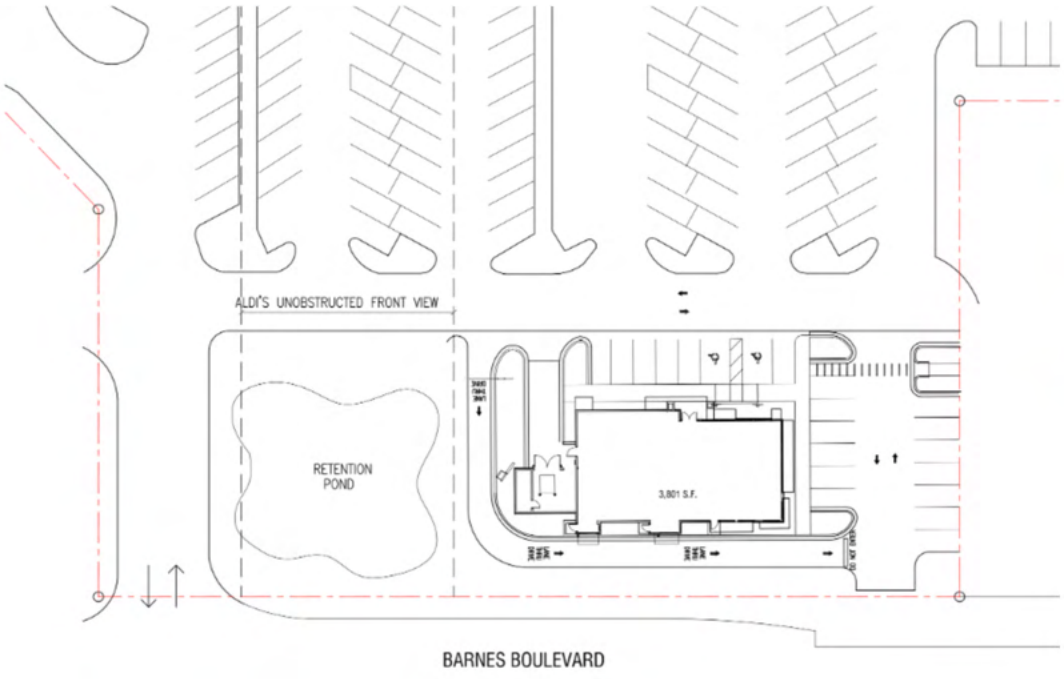
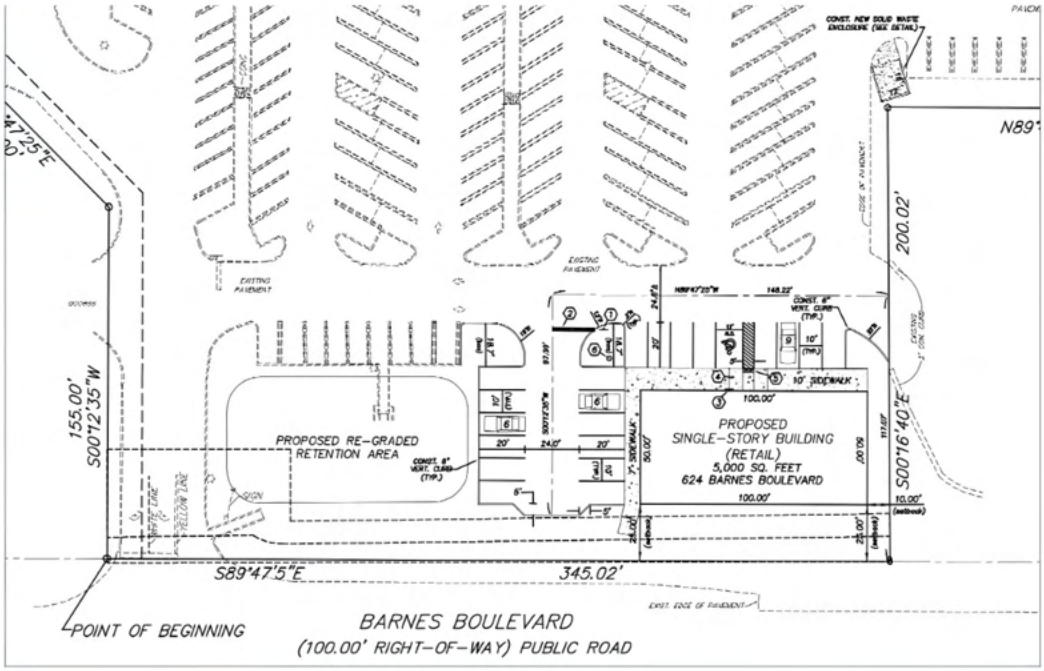



**POTENTIAL PLAN:**

QSR WITH DRIVE THRU

**POTENTIAL PLAN:**

MULTI-TENANT BUILDING

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