

RETAIL FOR LEASE

Riverwalk Plaza • 1954 Rockledge Blvd., Rockledge, FL 32955



OFFERING SUMMARY

Available SF:	1,200 - 5,600 SF
Lease Rate:	
Lot Size:	1.44 Acres
Year Built:	2008
Building Size:	12,600 SF
Zoning:	C2
Market:	Central Brevard
Submarket:	Rockledge
Traffic Count:	33,610

PROPERTY OVERVIEW

High traffic location on the corner of Eyster Blvd. and U.S. Hwy 1 with prominent property signage. Ample parking.

Tenants Include:

- Kelsey's Pizzeria
- Rahal Chiropractic
- Hale Hand Center
- Florida Healthcare Plan Pharmacy

LOCATION OVERVIEW

Located on the SE corner of US Hwy 1 and Eyster Blvd.

US Hwy 1 is one of the busiest north/south corridors in the State.

Nick N. Rahal, Broker
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--Information herein deemed accurate but not guaranteed.

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1269 US Hwy 1
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ADDITIONAL PHOTOS

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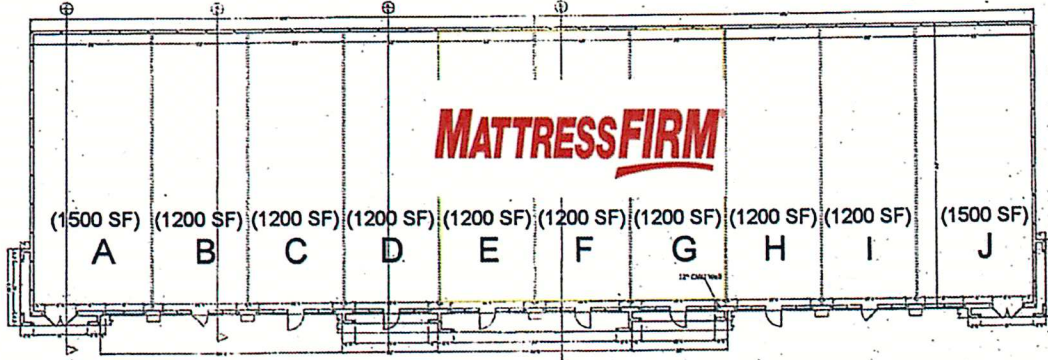
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SITE PLAN

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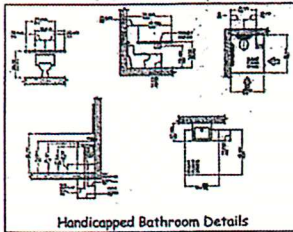


Floor Plan 1/8" = 1'-0"

All double doors are 2-3080 storefront.
All single doors are 3080 storefront.
All windows are 3080 storefront.

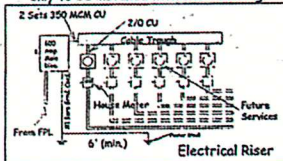
In every construction, a memory shall be provided within the accessible toilet stall.
The memory shall not be a mark, but the required clear floor space for the toilet shall be marked in the center of the stall.
The toilet shall be located in the center of the stall.
The toilet shall not be set into the required clear floor space for any fixture.
Flush valves shall comply with FBC Section 411.3.3.

H/V Bath details not applicable to shell building.



Handicapped Bathroom Details

600 Amp Main, Trough and House Meter only to be installed with shell building.



Electrical Riser

All 2" x 2" wood bulk shall be fastened to the framing using 2" x 3/16" masonry screws. Screws shall be 2" x 2" at the header, sill and sash. The aluminum frames shall then be anchored to the 2" x 2" masonry screws through the wood bulk, not the 2" x 2" framing. When horizontal glass is installed into framing, the aluminum track over the horizontal glass shall be fastened to the framing with 2" x 3/16" masonry screws, one screw at corner.

Butted/ Fixed Glass Fastening Method

Opening	Wind Zone 4	Wind Zone 3
A	+35.9	+33.9
(B-3)	-37.9	-35.9
B	+35.9	+33.9
(B-4)	-37.9	-35.9
C	+33.9	+31.9
(C-3)	-35.9	-33.9
D	+31.9	+29.9
(D-3)	-33.9	-31.9

All window and door pressures are 4B (+35.9/-37.9)

Unit	Tenant	Sq. Ft.
101	Kelsey's Pizzeria	2700
105	Available	1200
107	Florida Health Care Plans Pharmacy	1200
109	Available	1200
111	Available	1200
113	Available	1200
115	Rahal Chiropractic and Massage	1200
117	Available	800
119	Hale Hand Center	1900

Owner: 1954 Rockledge Boulevard, Rockledge, FL 32955
 Design Firm: Rahal Development Inc., 1269 US Highway 1, Rockledge, FL 32955, 321-631-0511
 SHEET: 2

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RETAILER MAP

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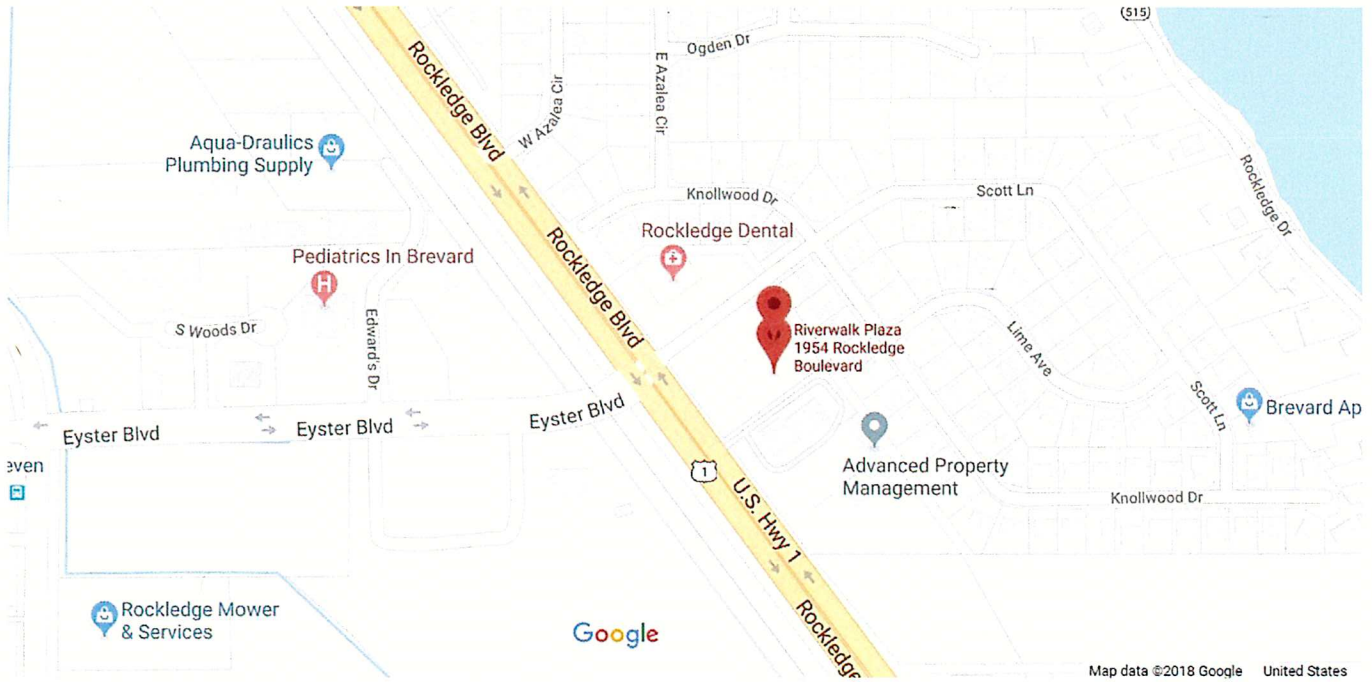
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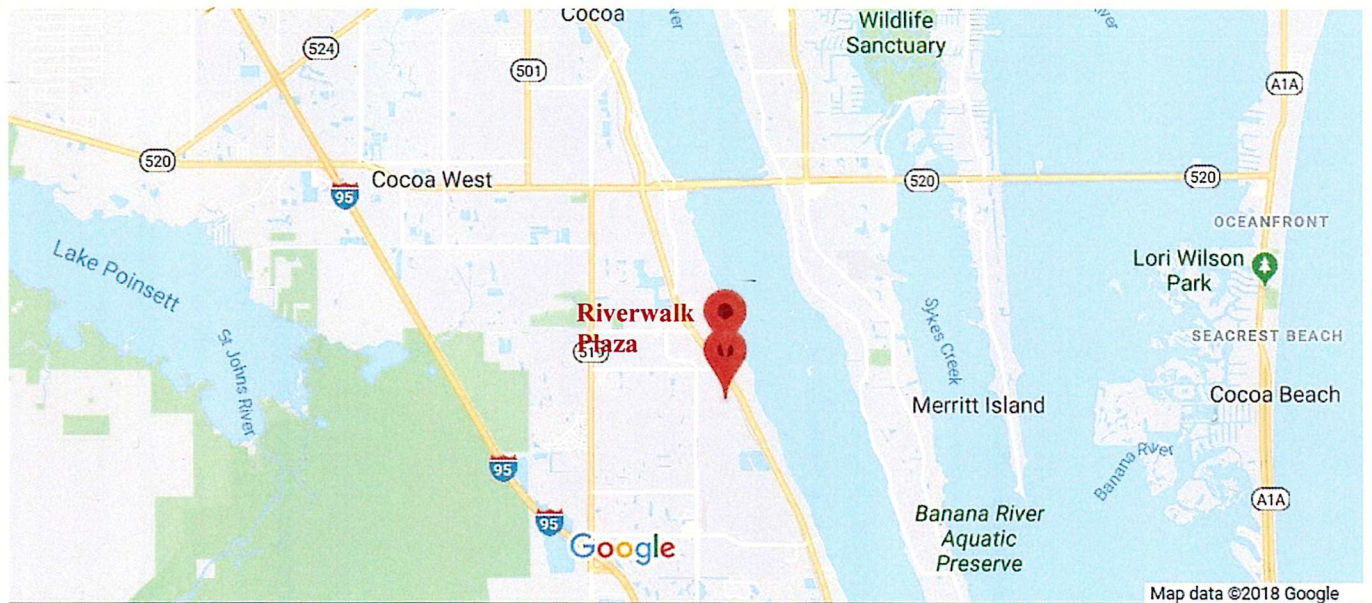


LOCATION MAPS

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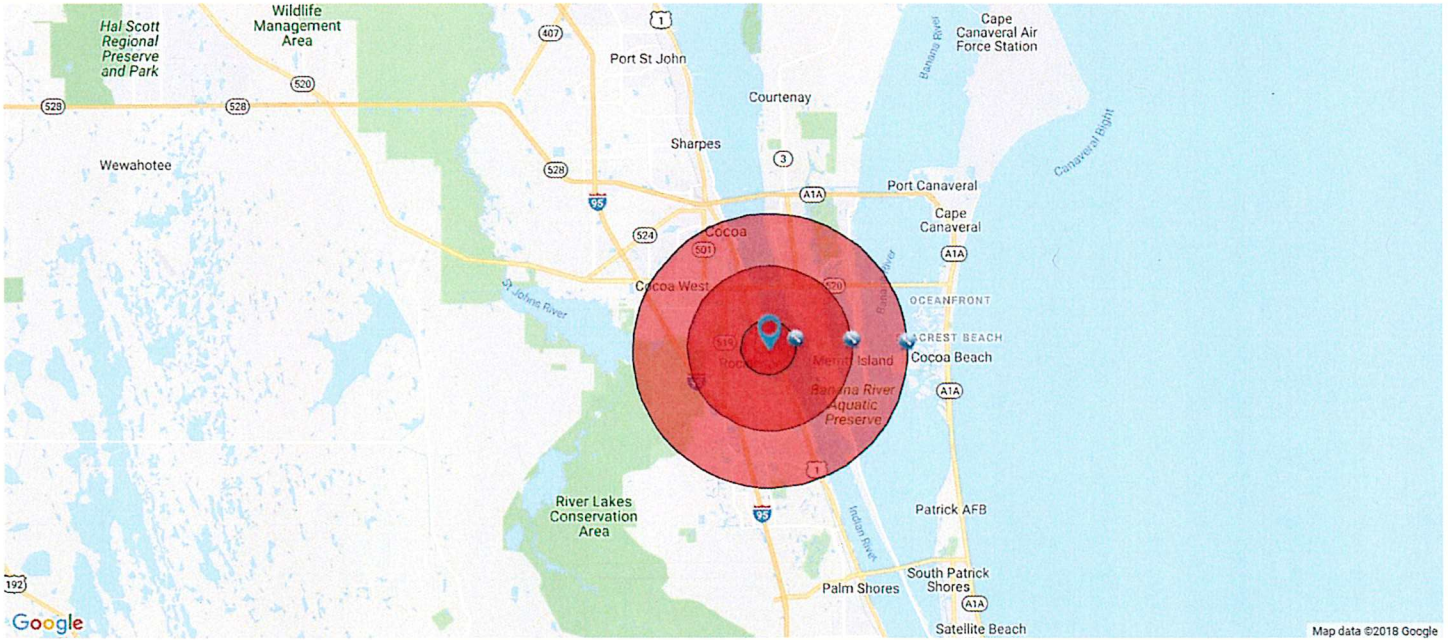
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DEMOGRAPHICS MAPS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,266	42,289	92,396
MALE POPULATION	48.1%	48.1%	48.3%
FEMALE POPULATION	51.9%	51.9%	51.7%
MEDIAN AGE	48.3	46.0	46.1

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,852	17,316	37,912
AVERAGE HH SIZE	2.30	2.42	2.42
AVERAGE HH INCOME	\$84,203	\$77,531	\$73,384

**Demographic data derived from 2010 US Census*

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