

Brand New Modern Office/Warehouse

Rockledge, Florida

WATSON
COMMERCIAL
REAL ESTATE, INC.

FOR LEASE

Climate Controlled!



ADDRESS

SIZE

TYPE

ZONING

Lease

PRICE

**564 International Pl
Rockledge, FL 32955**

**4,298
SQ. FT.**

**BLDG
Mixed-Use**

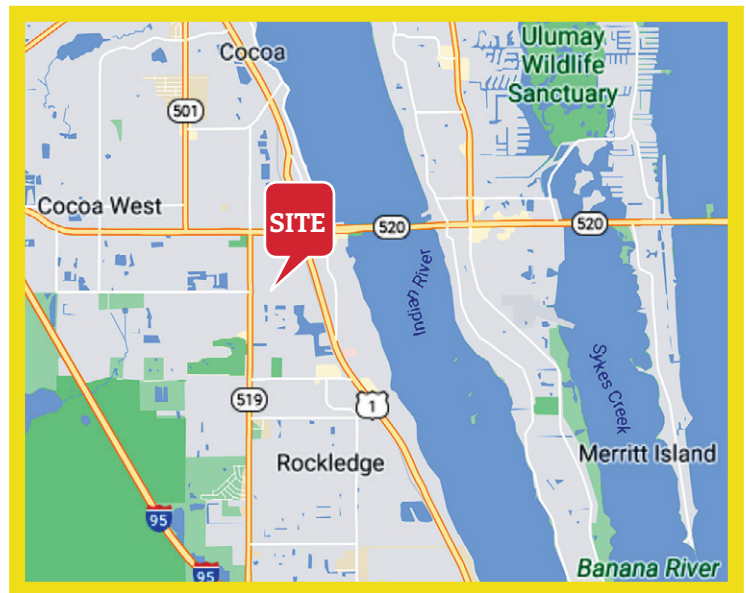
**C-1
Commercial**

**\$17.00 SF
\$4 CAM**

Property Highlights:

Brand-New Construction with Modern Amenities:

- ✔ **Office Space:** 1,383 sq. ft. of air-conditioned comfort, featuring a fully equipped kitchen/breakroom with a dishwasher, microwave, and refrigerator. Separate women's and men's bathrooms and energy-efficient LED lighting throughout.
- ✔ **Warehouse:** 2,915 sq. ft. spread across two levels, complete with sturdy pallet racks and a large 14 ft roll-up door for easy loading and unloading.
- ✔ This versatile space is ideal for businesses needing both office and warehouse facilities under one roof.



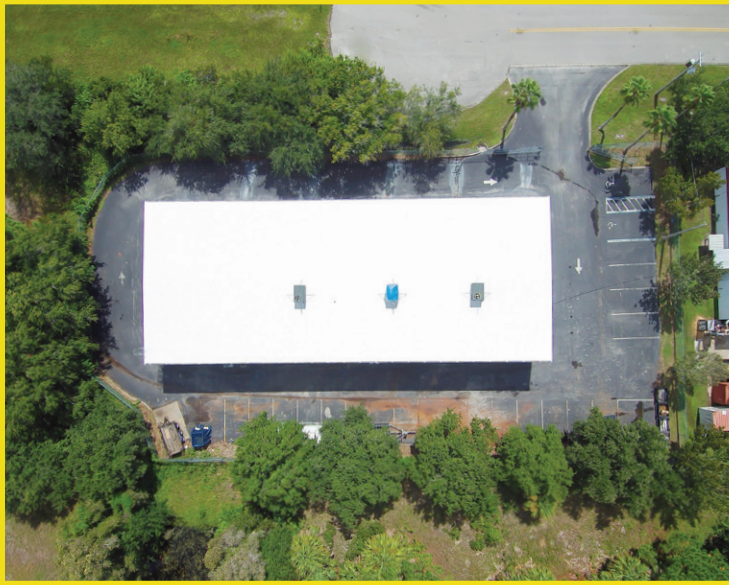
Duane A. Watson

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335 S. Plumosa Street Merritt Island, FL 32952

564 International Pl, Rockledge, FL 32955



Summary

PRICE:	\$17.00 SF
TYPE:	Building
ZONING:	C-1
SIZE:	4,000 SF

Property Demographics

	2 MILE	3 MILE	5 MILE
2020 Total Population:	24,715	93,505	200,462
2020 Avg Household:	\$84,260	\$79,206	\$85,555
2020 Total Households:	9,958	38,729	84,997



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Demographic Summary Report

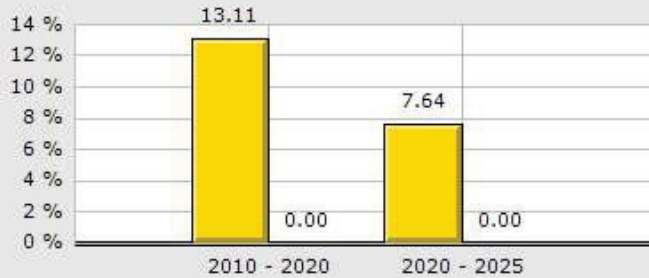
532 International Pl, Rockledge, FL 32955			
Building Type: Industrial	Warehse Avail: -		
RBA: 9,000 SF	Office Avail: -		
Land Area: 3.42 AC	% Leased: 100%		
Total Available: 0 SF	Rent/SF/Yr: -		
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	7,213	47,017	100,653
2020 Estimate	6,771	43,818	93,505
2010 Census	6,422	39,589	82,668
Growth 2020 - 2025	6.53%	7.30%	7.64%
Growth 2010 - 2020	5.43%	10.68%	13.11%
2020 Population by Hispanic Origin	542	3,834	9,901
2020 Population	6,771	43,818	93,505
White	5,574 82.32%	34,696 79.18%	72,528 77.57%
Black	770 11.37%	6,249 14.26%	14,854 15.89%
Am. Indian & Alaskan	20 0.30%	193 0.44%	451 0.48%
Asian	209 3.09%	1,344 3.07%	2,585 2.76%
Hawaiian & Pacific Island	7 0.10%	59 0.13%	312 0.33%
Other	190 2.81%	1,277 2.91%	2,775 2.97%
U.S. Armed Forces	31	158	229
Households			
2025 Projection	2,831	19,046	41,548
2020 Estimate	2,667	17,808	38,729
2010 Census	2,544	16,157	34,407
Growth 2020 - 2025	6.15%	6.95%	7.28%
Growth 2010 - 2020	4.83%	10.22%	12.56%
Owner Occupied	2,271 85.15%	13,383 75.15%	27,324 70.55%
Renter Occupied	396 14.85%	4,424 24.84%	11,406 29.45%
2020 Households by HH Income	2,665	17,808	38,730
Income: <\$25,000	363 13.62%	2,842 15.96%	8,092 20.89%
Income: \$25,000 - \$50,000	499 18.72%	3,408 19.14%	8,322 21.49%
Income: \$50,000 - \$75,000	494 18.54%	3,214 18.05%	6,434 16.61%
Income: \$75,000 - \$100,000	409 15.35%	2,915 16.37%	5,299 13.68%
Income: \$100,000 - \$125,000	477 17.90%	1,813 10.18%	3,292 8.50%
Income: \$125,000 - \$150,000	160 6.00%	1,302 7.31%	2,627 6.78%
Income: \$150,000 - \$200,000	160 6.00%	1,484 8.33%	2,893 7.47%
Income: \$200,000+	103 3.86%	830 4.66%	1,771 4.57%
2020 Avg Household Income	\$84,978	\$85,489	\$79,206
2020 Med Household Income	\$73,995	\$70,647	\$60,944

Demographic Market Comparison Report

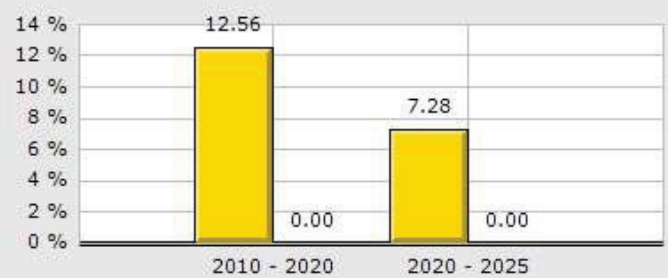
Type: **Industrial/Warehouse**
 County: **Brevard**

5 Mile
County

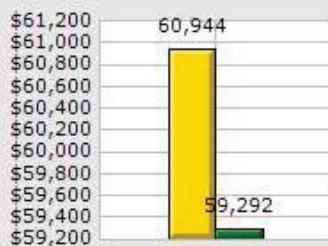
Population Growth



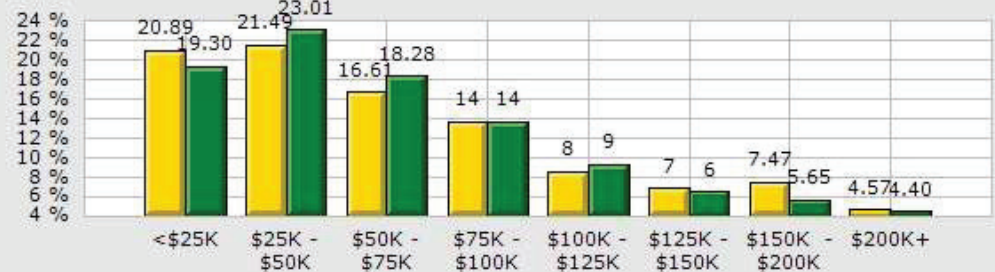
Household Growth



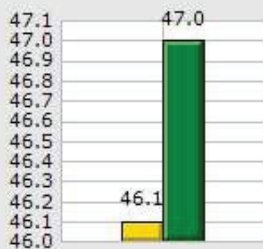
2020 Med Household Inc



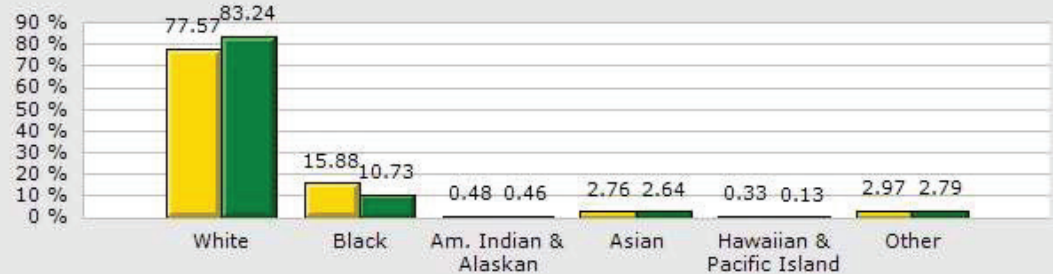
2020 Households by Household Income



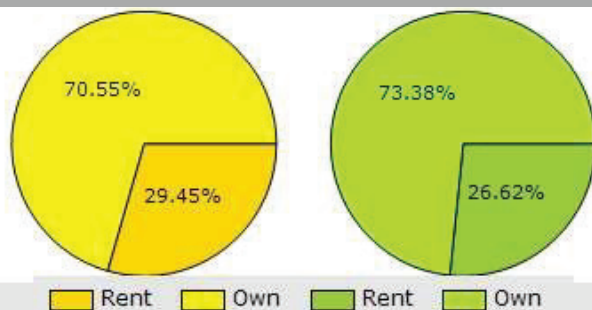
2020 Median Age



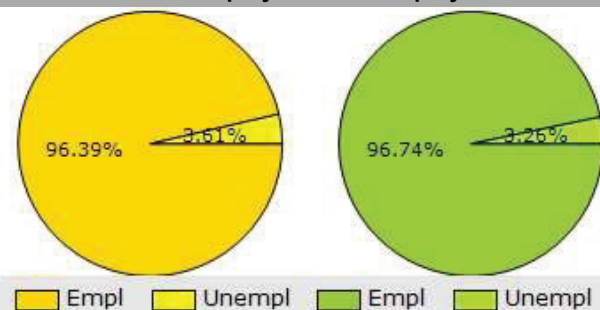
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



Traffic Count

