

For Sale

2.8 ACRES AVAILABLE FOR SALE
871 BARNES BLVD • ROCKLEDGE, FL 32955

2.8 ACRES AVAILABLE

Rockledge Retail Pads

871 Barnes Blvd • Rockledge, FL



DESCRIPTION

Located at the signalized intersection of Barnes Blvd and Fiske Blvd in Rockledge, FL, this 2.8-acre C-2 zoned parcel offers excellent visibility and access with over 530 feet of frontage and direct connectivity to I-95. Positioned as an outparcel to the 240-unit Class A Discovery at Space Coast community, the site is ideal for retail, medical, or commercial development. Surrounded by national retailers and supported by strong demographics this property offers a prime opportunity in a rapidly growing corridor. A monument sign is in place, and a future traffic light is possible, enhancing long-term value and access.

PROPERTY OVERVIEW

AVAILABLE	2.8 Acres
PRICE	\$3.2 million
ZONING	C-2
MUNICIPALITY	City of Rockledge

HIGHLIGHTS

- Retail, Medical & Commercial Uses
- 530' Frontage on Barnes Blvd
- I-95 Full Interchange Access
- Close Proximity to I-95 and Viera Master Planned Community
- Outparcel Pad to 240 Unit - Class A Multi-Family Community: Discovery at Space Coast
- Future Traffic Light Potential
- Monument Sign In Place

AREA TENANTS INCLUDE:



FOR MORE INFORMATION, PLEASE CONTACT:

JP Beaulieu, CCIM, CLS
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Jill Roberts
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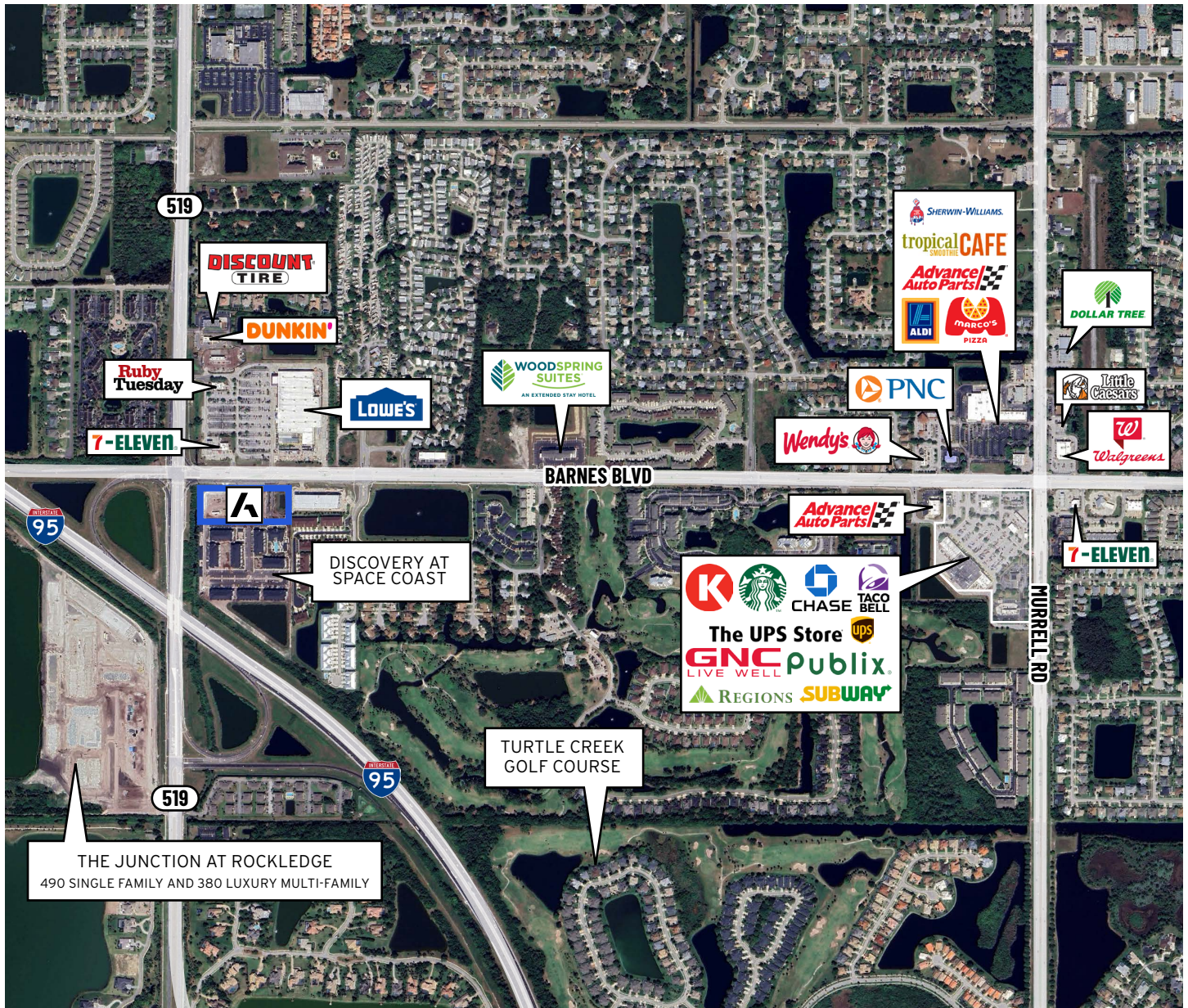
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KEY LOCATIONS



102,000 AADT
I-95

17,000 AADT
BARNES BLVD

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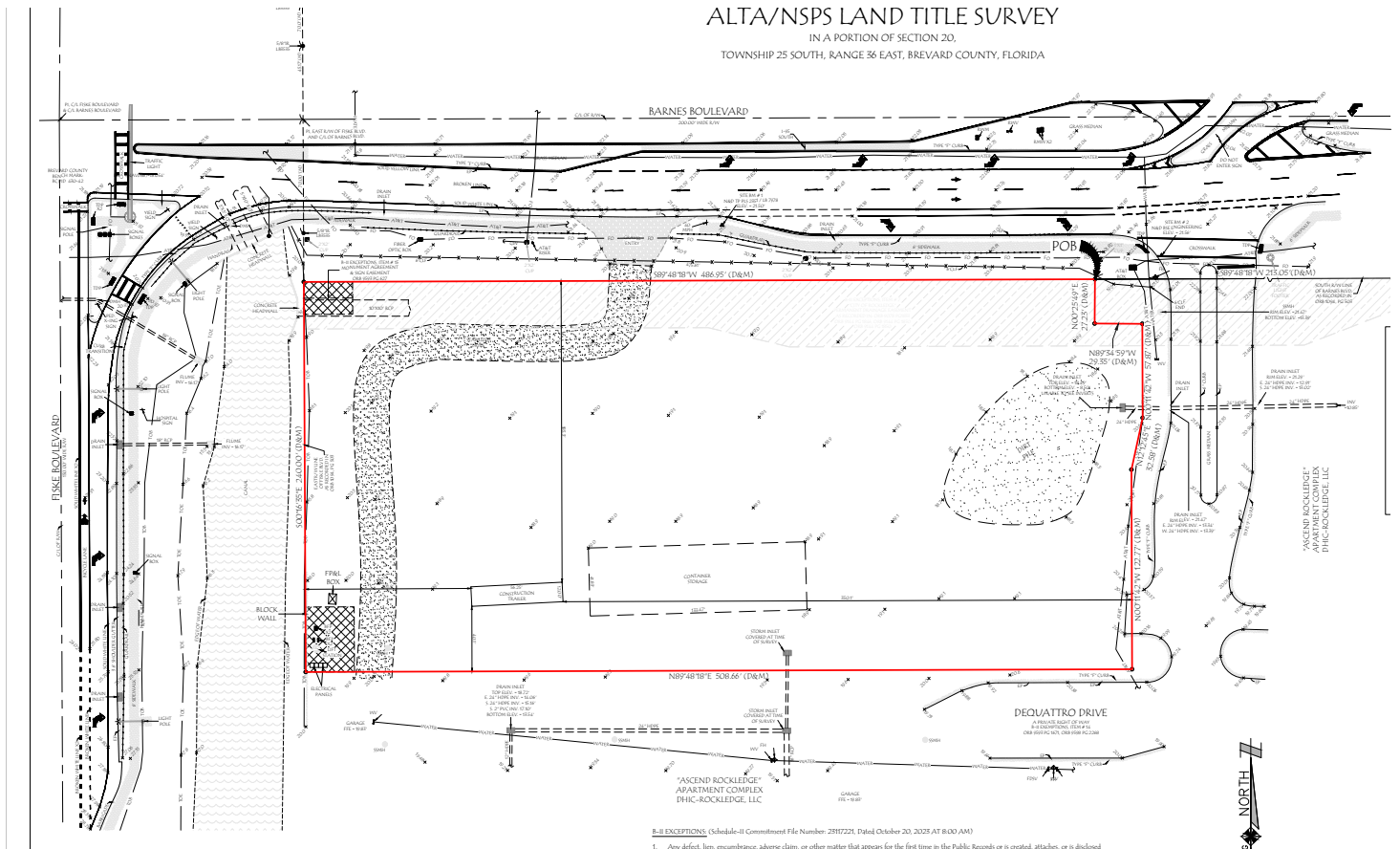
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LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

IN A PORTION OF SECTION 20,
TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



B-E EXCEPTIONS (Schedule-4) Commitment File Number: 28177221, Dated October 20, 2025 AT 8:00 AM)
 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed

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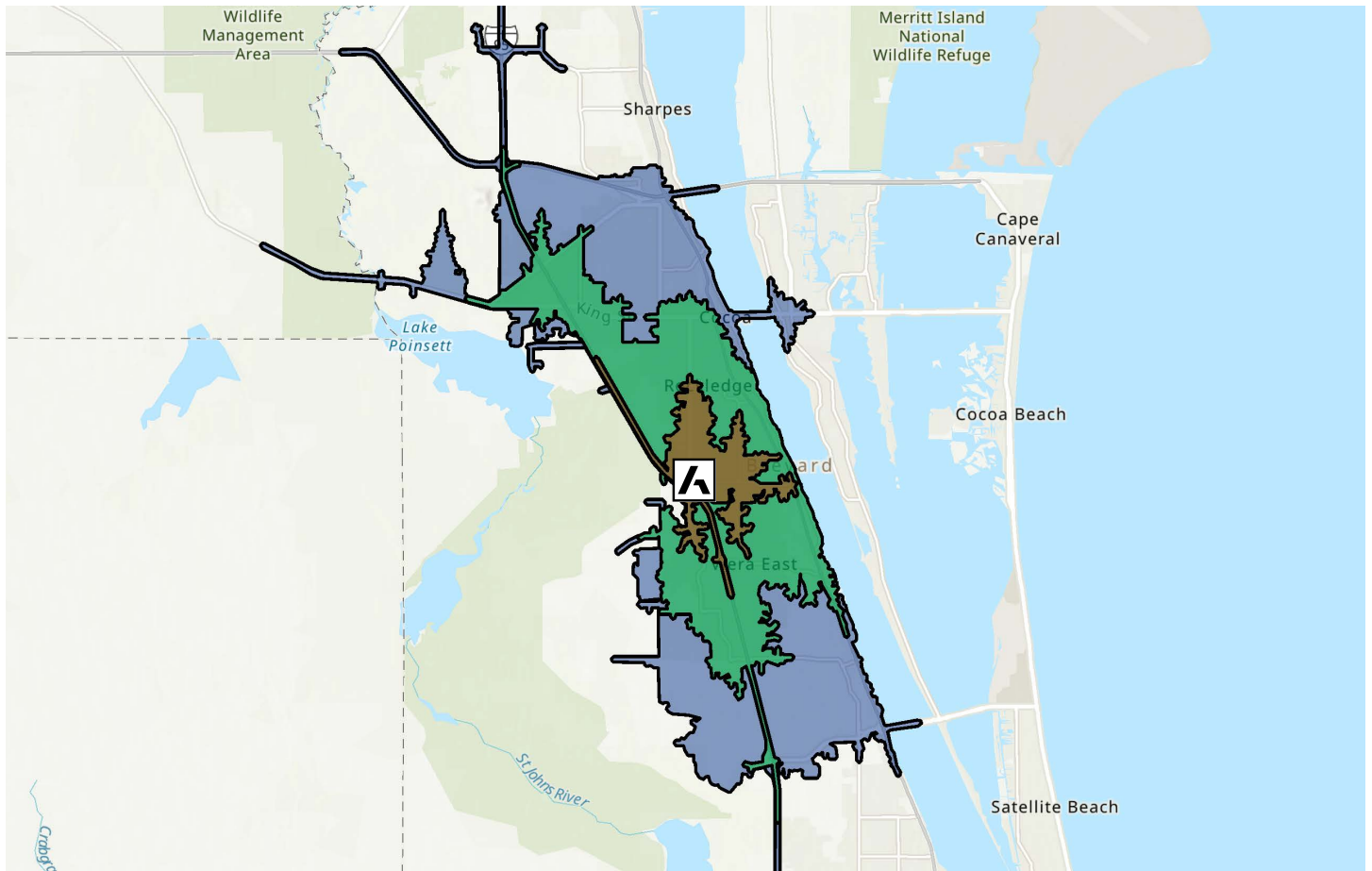
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



23,957
ESTIMATED POPULATION



9,704
HOUSEHOLDS



8,742
TOTAL EMPLOYEES



\$121,326
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



70,588
ESTIMATED POPULATION



29,559
HOUSEHOLDS



32,051
TOTAL EMPLOYEES



\$120,894
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



127,646
ESTIMATED POPULATION



53,613
HOUSEHOLDS



49,343
TOTAL EMPLOYEES



\$122,603
AVERAGE HOUSEHOLD INCOME

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