

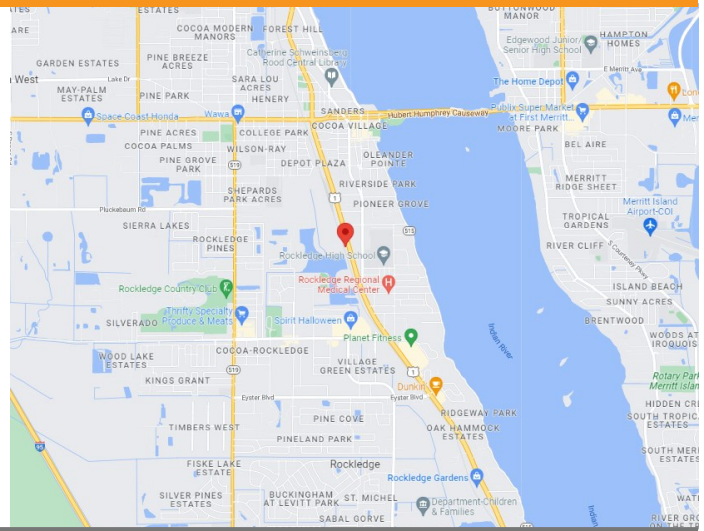
COMMERCIAL SPACE FOR LEASE

1197 ROCKLEDGE BLVD. Rockledge, FL 32955

FOR LEASE



- Professional Office or Service Retail Space with Great Visibility on US-1 in Rockledge
- Directly on US-1 with High Traffic Counts and Turning Lane
- Beautifully Maintained Building with Completely Updated Interior
- Vinyl Plank Flooring, Neutral Paint, Fresh White Trim, Updated Restroom
- Reception/Waiting or Showroom Area, 3 Private Offices and Large Restroom
- Monument Signage
- Suite 1, 945 SF of Clean Move-In Ready Space!
- \$19/SF/YR - Includes Water



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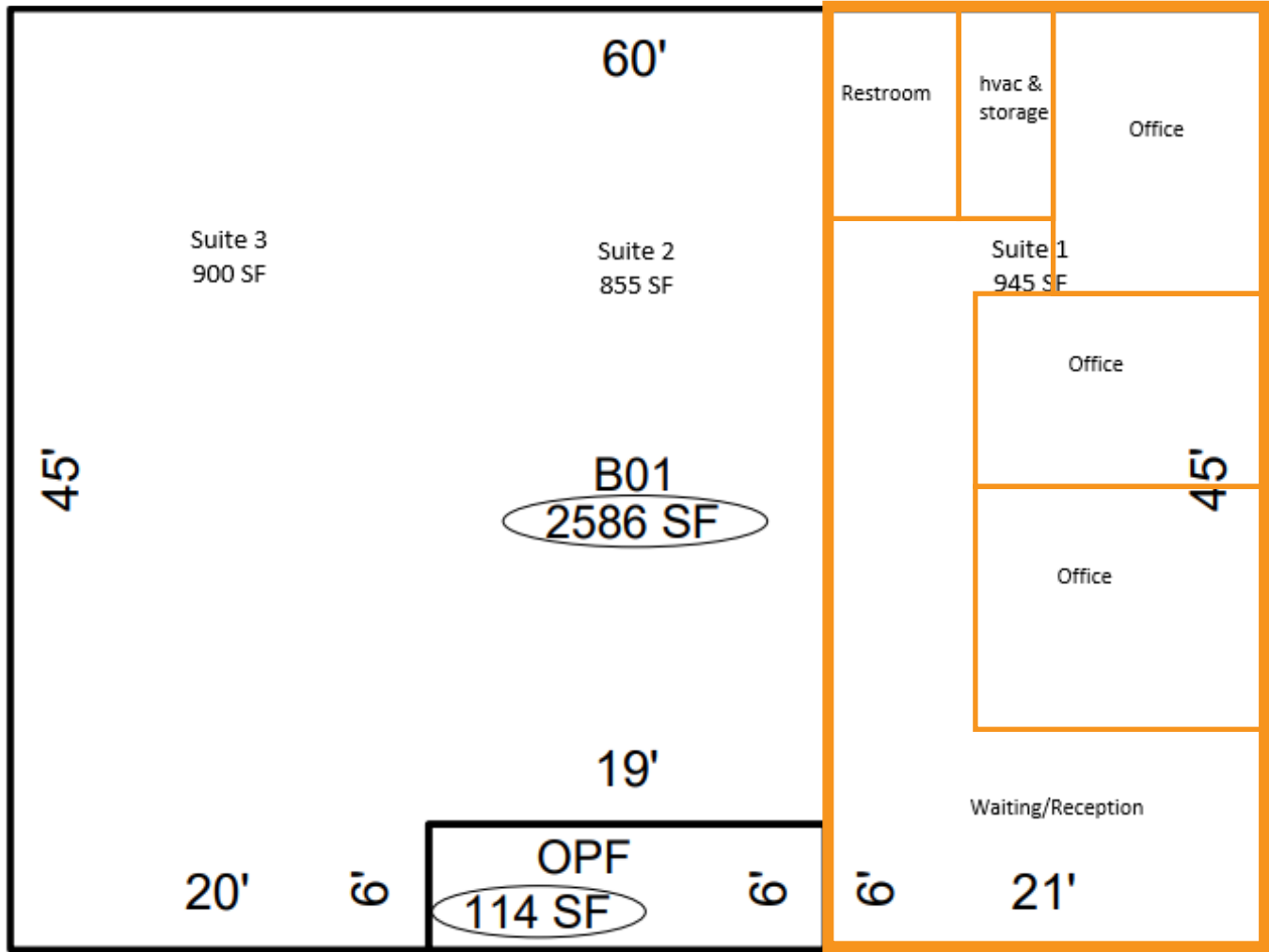
COMMERCIAL
MANAGEMENT
LEASING
SALES

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Approximate Floorplan Suite 1 - 945 SF

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	7,069	52,907	98,087
2027 Pop. Projection	7,600	56,906	105,134
Growth 2022-2027	1.5%	1.5%	1.4%
Median Age	45.5	44.2	45.8
Bachelor's or Higher	27%	24%	27%
Average Income	\$74,239	\$69,638	\$78,207
Traffic Counts	32,508	Cars	Daily



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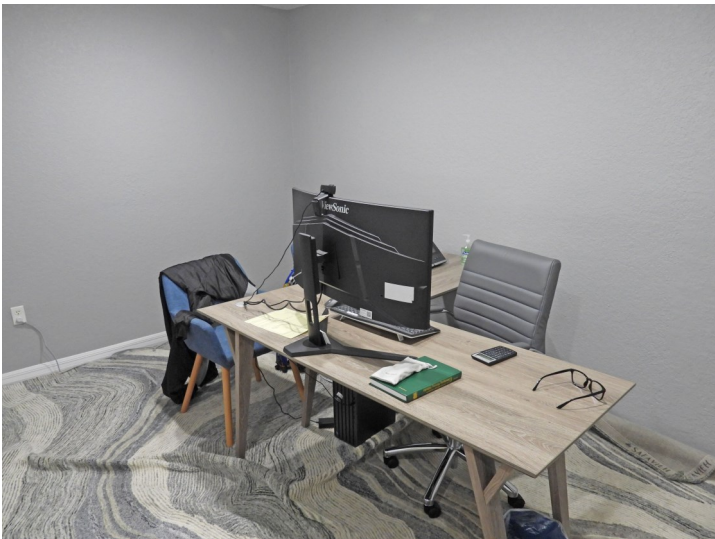


Nice Floor Plan!

Showroom or Reception/Waiting, Simi-Private Office, Conference Room or Private Office,
Kitchen and Restroom

Updated Finish!

Vinyl Plank Flooring, Neutral Paint, Carpet in Office & Conference Room, Updated Restroom



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