

# Prime Owner/ User Site

956 US Highway 1, Rockledge, FL 32955

Purchase Price: \$955,000



## FOR SALE

956 US HIGHWAY 1 | ROCKLEDGE, FL

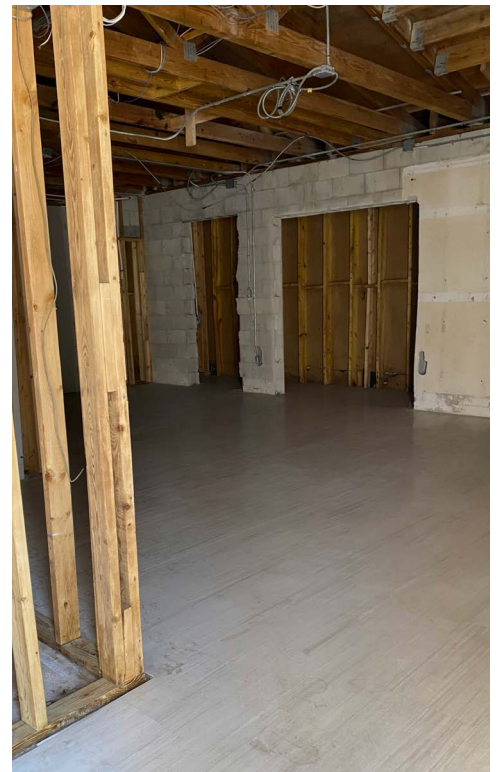


## PROPERTY HIGHLIGHTS

- + 3,700 Sq. Ft.
- + C-2 Zoning
- + Excellent Visibility on US 1
- + Pylon and Building Signage Opportunity
- + Re-development Opportunity
- + 38K +/- Daily Traffic Count
- + .088 Acres
- + Ample Parking
- + Close to Major Highways (SR 528 & SR 520)
- + Interior improvements have been demo'd - opportunity for new build-out



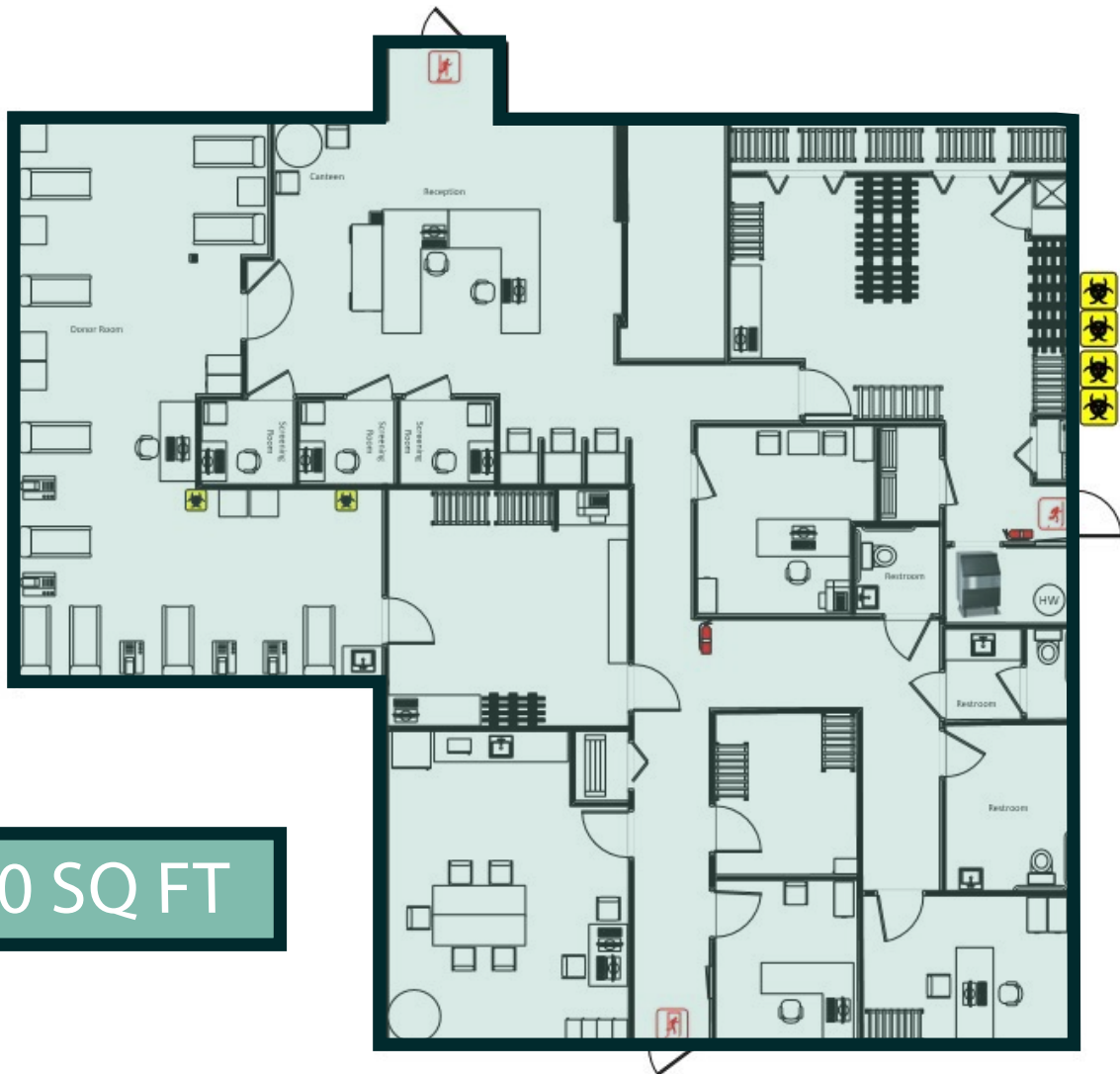
# INTERIOR PHOTOS



FOR SALE

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# FLOOR PLAN



3,700 SQ FT

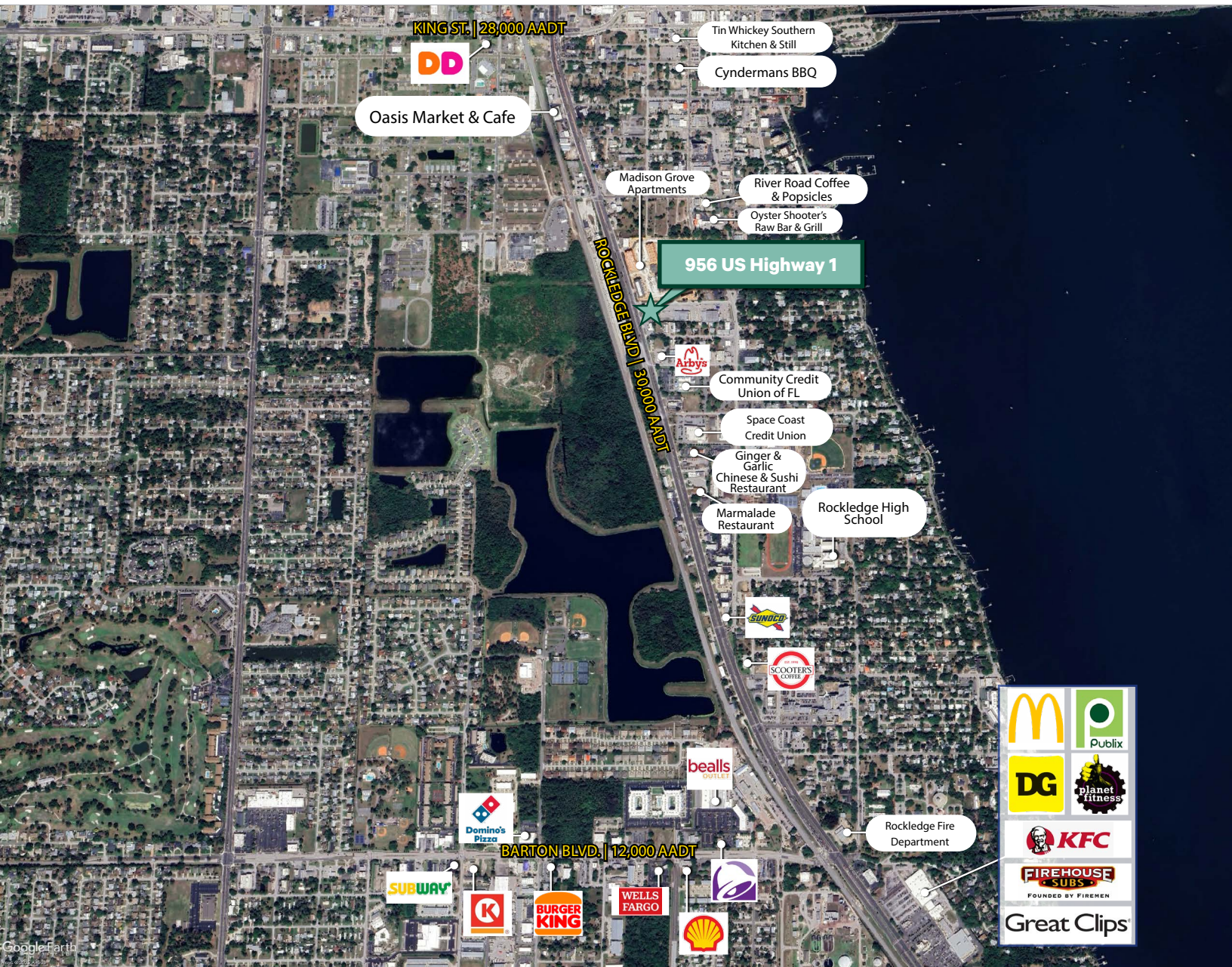
PREVIOUS FLOOR PLAN  
(ALL INTERIOR WALLS HAVE BEEN DEMOLISHED)



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# AERIAL OVERVIEW



## Contact

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