

FOR SALE | FOR GROUND LEASE

±1.88 ACRES OF LAND AVAILABLE

777 Roy Wall Boulevard, Rockledge, FL 32955

ZONED COMMERCIAL -
ONLY 1 MILE NORTH OF I-95



ASKING \$1,590,000

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

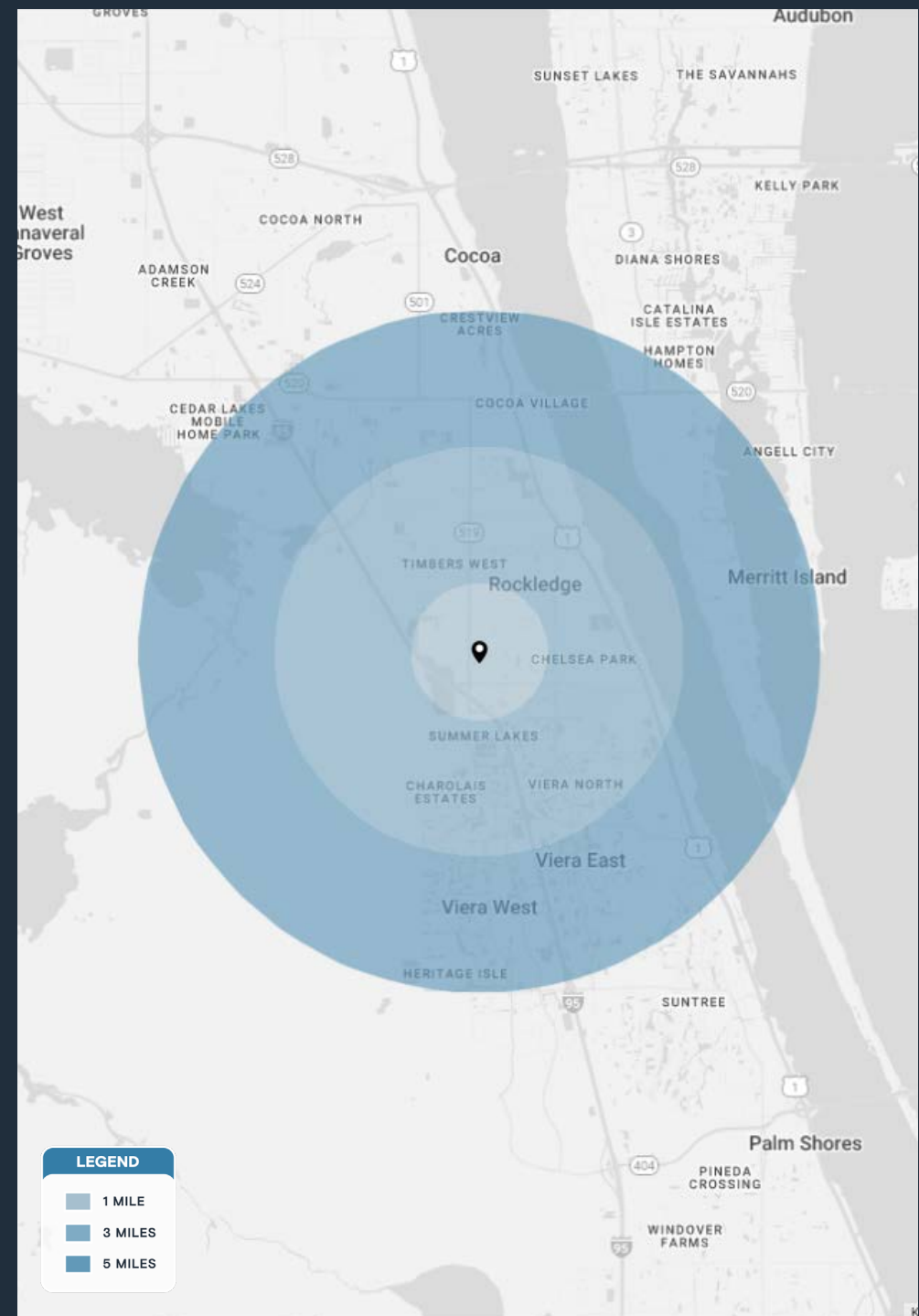
HIGHLIGHTS

- ±1.88 Acres for Sale or Ground Lease
- Asking \$1,590,000
- Zoned Commercial (local government redevelopment and incentive programs)
- 1 Mile from I-95 serving local & regional traffic
- Major users in close proximity include: **HealthFirst**
- **LOWE'S** **el CAR WASH FLORIDA** **DISCOUNT TIRE** **7 ELEVEN**
- Residential Growth driving demand for service oriented retail
- 26,500 AADT along Fiske Boulevard

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,701	41,038	91,059
HOUSEHOLDS	4,542	16,908	37,958
EMPLOYEES	1,699	14,348	36,108
AVERAGE HH INCOME	\$111,023	\$107,721	\$110,385

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	18,879	69,165	125,066
HOUSEHOLDS	7,760	28,722	51,889
EMPLOYEES	5,305	28,038	46,139
AVERAGE HH INCOME	\$109,517	\$112,298	\$112,448





**HANS CHRISTIAN
ANDERSEN ELEMENTARY**
524 STUDENTS

**SPACE
SHOP**
SELF STORAGE

**SOUTHGATE
APARTMENTS**
195 UNITS

Mobil

THE GEMS
48 HOMES
GEMS WEST
48 UNITS

**MONTESSORI BILINGUAL
ACADEMY OF ROCKLEDGE**
130 STUDENTS

PHILIPS LANDING
241 HOMES

HealthFirst
BUSINESS CENTER

CEPHEX

ROY WALL BOULEVARD

SITE

PALM COVE
85 HOMES

MILAN
24 HOMES

**DISCOUNT
TIRE**

**CAR WASH
VICINIA**

95

DUNKIN'
**Ruby
Tuesday**

POLO GLEN
252 UNITS

LOWE'S

**MEADOW POINT
CONDOS**
138 UNITS

99,308 AADT

FISKE BOULEVARD - 26,500 AADT

519

**7
ELEVEN**

BARNES BOULEVARD - 13,600 AADT

**ExtraSpace
Storage**

**DISCOVERY AT
SPACE COAST**
240 UNITS

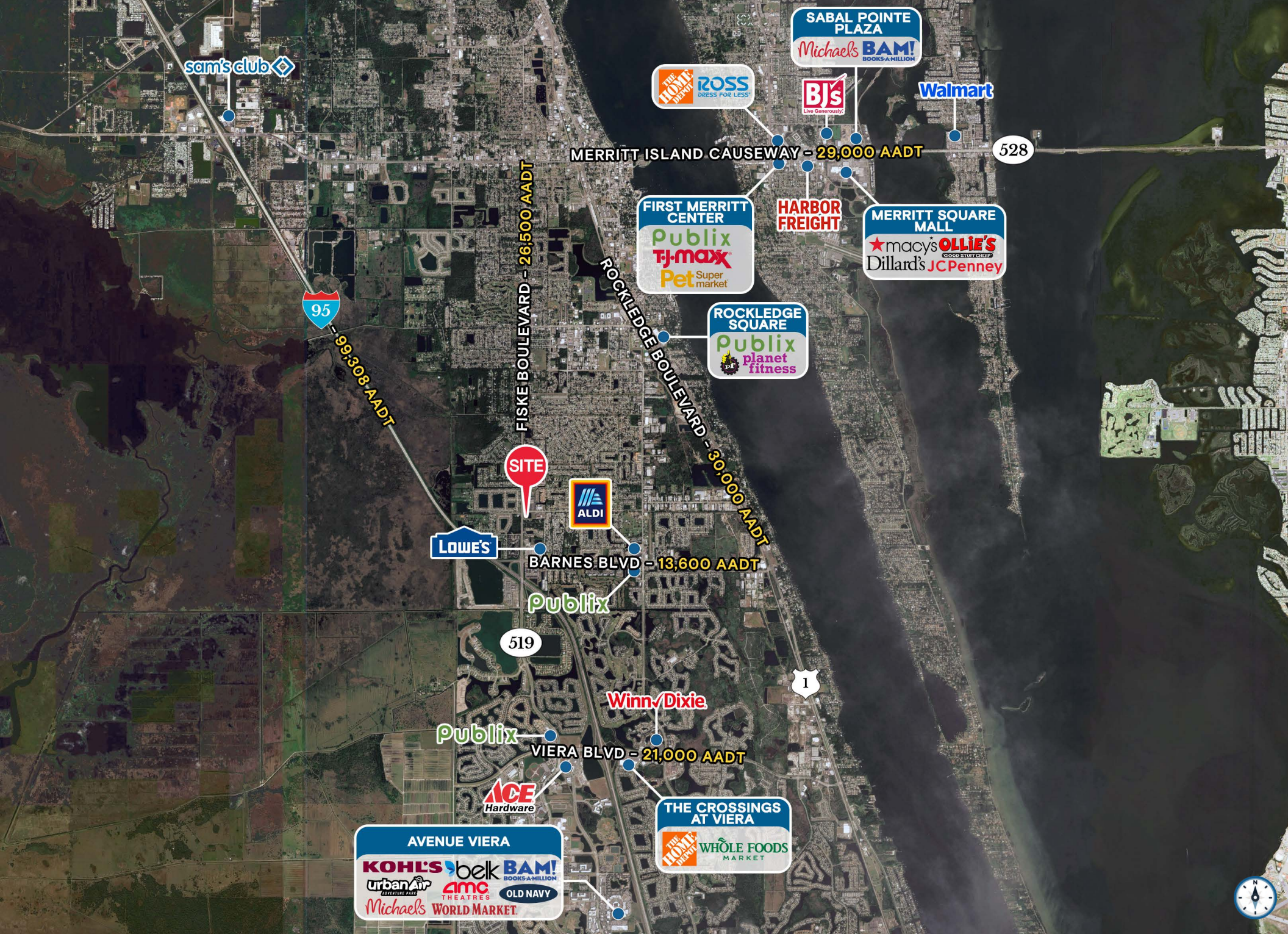
**BELLA VISTA
OF ROCKLEDGE**
80 UNITS

**VENTURA AT
TURTLE CREEK**
190 UNITS

**CATAMARAN
COVE**
273 HOMES

**THE JUNCTION
AT ROCKLEDGE**
380 UNITS



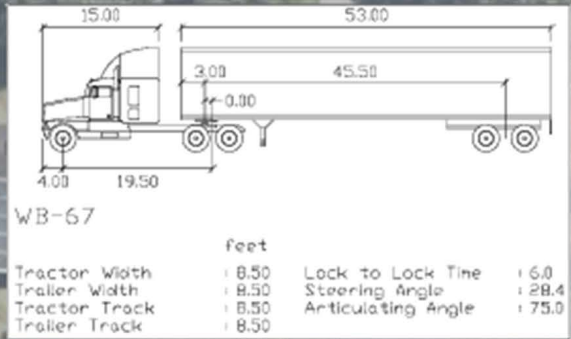
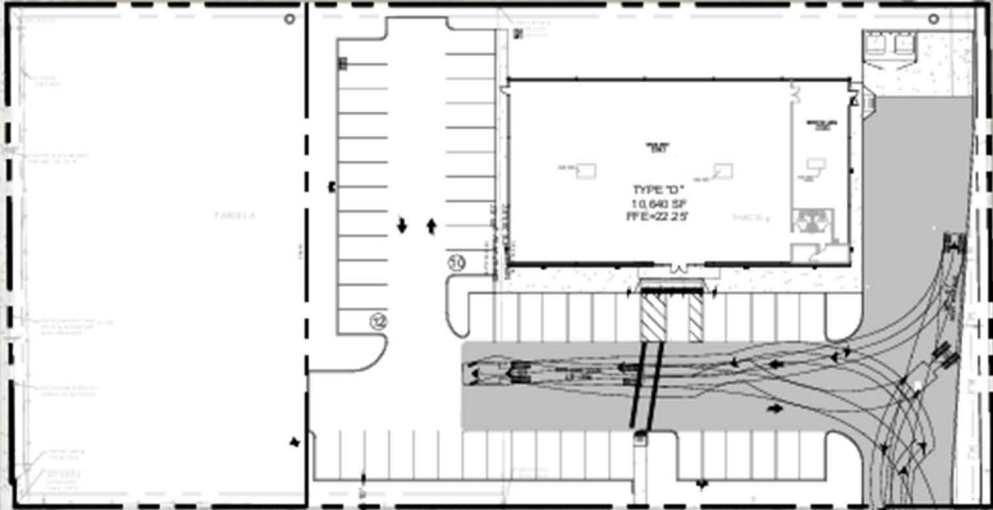




1 inch = 30 ft.
 ELEVATIONS BASED ON
 NAVD 88 VERTICAL DATUM
 CONVERSION:
 NAVD09 - NAVD88 = 1.371'

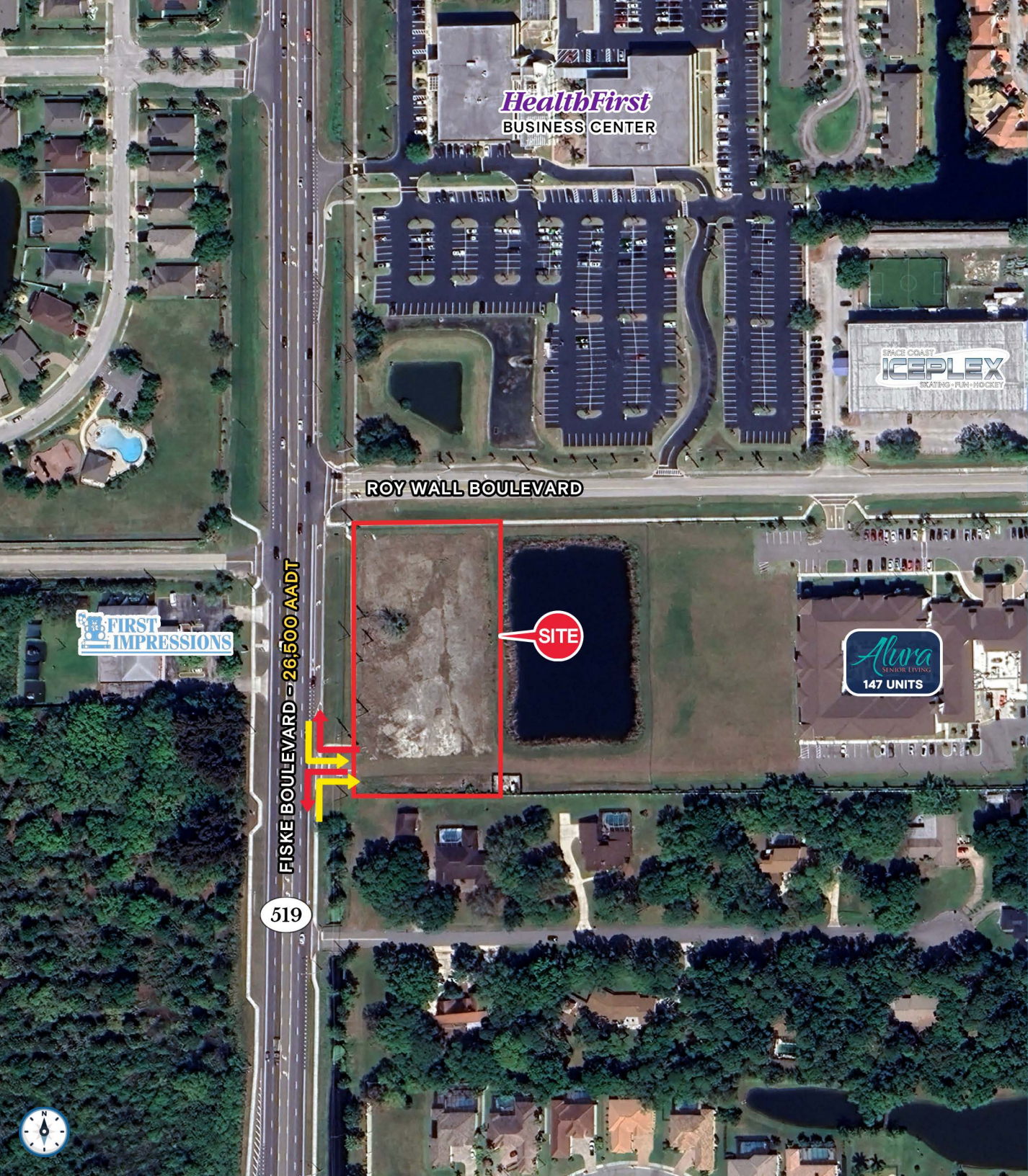
LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT



LINE TABLE			
LINE #	LENGTH	BEARING	
L1	10.00'	N89° 07' 14"E	N89° 07' 43"E(D)
L2	1.00'	N00° 15' 31"W	N00° 15' 02"W(E)(D)





HealthFirst
BUSINESS CENTER

SPACE COAST
ICEPLEX
SKATING • FUN • HOCKEY

Alura
SENIOR LIVING
147 UNITS

FIRST IMPRESSIONS

ROY WALL BOULEVARD

FISKE BOULEVARD = 26,500 AADT

519

SITE

Contact Brokers

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