



HILLSIDE

1240 Rockledge Blvd. | Rockledge, FL 32955
Office/Retail Space For Lease | Suite #7 | 1,255 SF

\$12.00/SF/YR + \$5.89/SF/YR NNN

Available Now

PROPERTY HIGHLIGHTS

- Suite #7 – Approx. 1,255 SF Office Space
- Available Now
- Located Directly on US 1
- Close to SR 520 for I-95 & Beachside
- Retail & Office Plaza
- Waiting Area & Reception
- 3 Private Offices
- Kitchen & Restroom
- Ample Front Parking
- Rear Access from Florida Avenue
- Monument & Façade Signage
- Excellent Condition
- High Traffic Location
- Over 34,000 Daily Vehicles
- 47 Surface Parking Spaces
- 1 Story Office Building
- High Visibility Location

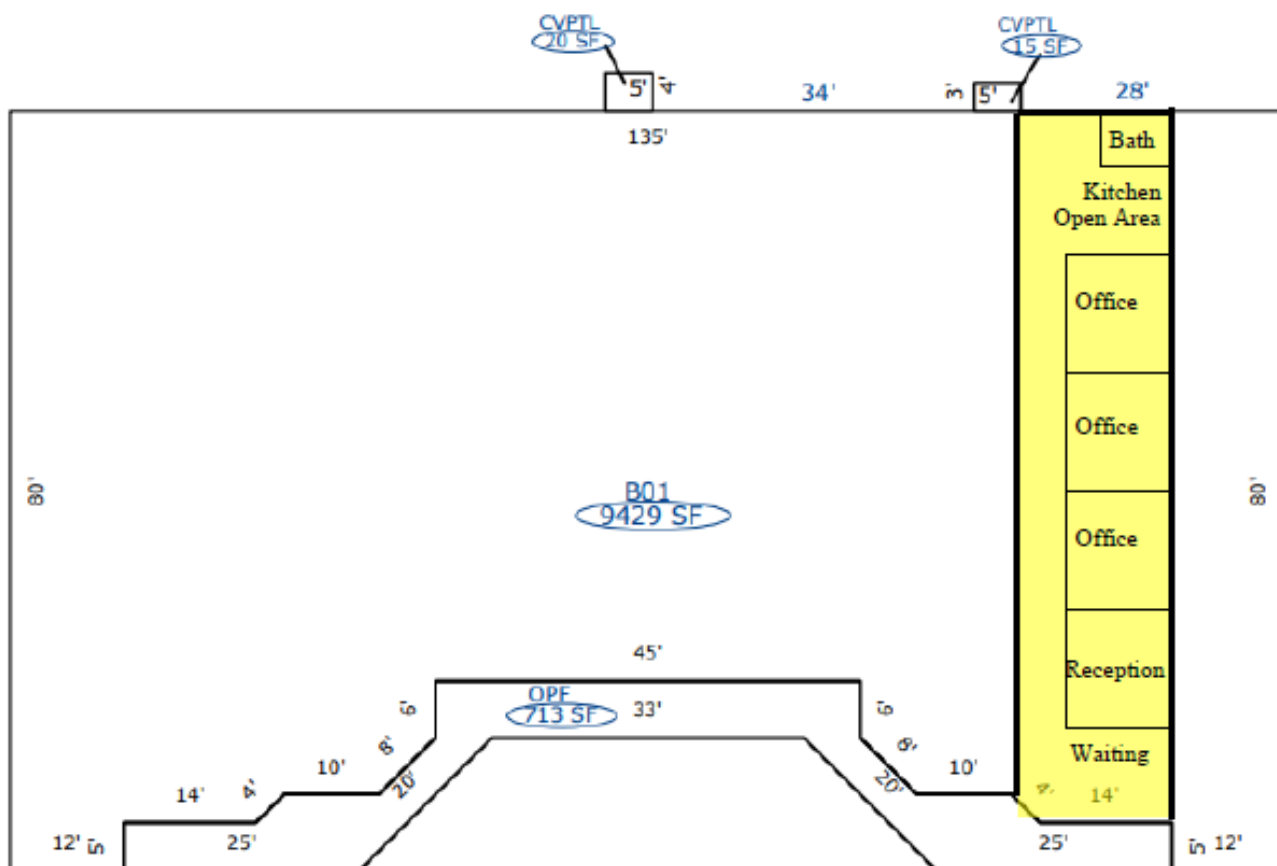
LEASE INFORMATION

Suite #7: 1,255 SF | \$12.00/SF/YR | NNN: \$5.89/SF/YR | Available Now
Office suite with waiting area, reception, 3 private offices, kitchen, & restroom.

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

SITE PLAN



SUITE #7 – 1,255 SF – AVAILABLE NOW

PROPERTY FACTS

Building Type: Office/Retail
Building Class: B
Year Built: 1984
Building Size: 9,425 SF
Stories: 1 Story
Parking: 47 Surface Parking Spaces

LOCATION ADVANTAGES

- Directly on US 1 in Rockledge
- Close to SR 520 for I-95 Access
- Over 34,000 Daily Vehicles
- Monument & Facade Signage

PROPERTY DESCRIPTION

Suite #7 is approximately 1,255 SF of professional office space available for immediate occupancy. Located directly on US 1 in Rockledge, this highly visible location offers convenient access to SR 520 for easy access to I-95 and the beaches. The office suite features a waiting area, reception, 3 private offices, kitchen, and restroom. The property benefits from monument and façade signage, ample parking in front plus rear access from Florida Avenue for additional parking, and traffic counts exceeding 34,000 vehicles per day.

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INTERIOR PHOTOS



SUITE #7

- Waiting Area
- Reception
- 3 Private Offices
- Kitchen
- Restroom Facilities
- High Visibility Location

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Population	1 mile	3 mile	5 mile
2024 Population	6,647	53,025	98,099
2029 Pop Projection	7,100	57,031	105,148
Growth 2024-2029	1.9%	1.5%	1.4%
Median Age	43.4	44.3	45.8
Bachelor's or Higher	27%	24%	27%
Average HH Income	\$81,507	\$52,082	\$57,300
Traffic Counts	34,000+	Daily	Vehicles



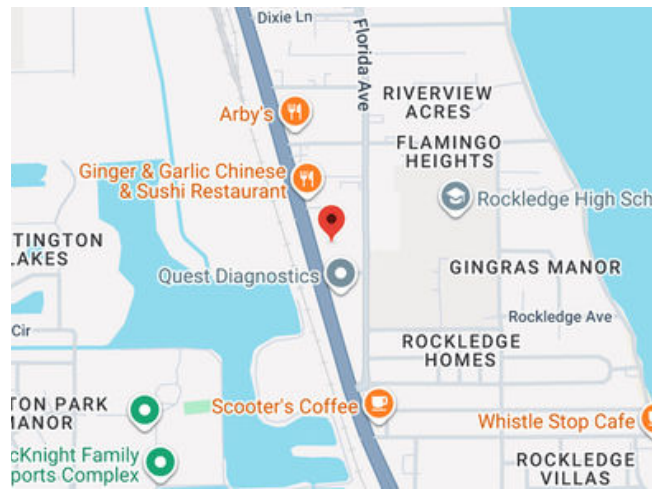
AVAILABLE SUITE

Suite #7: 1,255 SF | \$12.00/SF/YR | NNN: \$5.89/SF/YR

PROPERTY DESCRIPTION

1,255 SF of professional office space available now. Located directly on US 1 in Rockledge with monument & façade signage. Over 34,000 vehicles per day. Near SR 520 for easy access to I-95 & Beachside.

LOCATION MAP



Suite #7 | 1,255 SF | Available Now

CONTACT FOR LEASING INFORMATION



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SCAN FOR FULL PROPERTY DETAILS

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