



# BARTON COMMONS

224 Barton Blvd. | Rockledge, FL 32955

RETAIL SHOPPING CENTER FOR LEASE

4 Units Available

NNN LEASE

## RETAIL SHOPPING CENTER

### PROPERTY HIGHLIGHTS

- Join Bealls Outlet, Brevard Health Alliance, Taco Bell
- Excellent Amount of Parking
- Easily Accessible from US-1
- Lighted Intersection at Barton Blvd & Murrell Rd
- Adjacent to 128-Unit Apartment Complex
- Newly Resurfaced Parking Lot
- Freshly Painted Building Exterior
- Monument & Facade Signage
- 4 Units: 23,440 / 1,281 / 1,195 / 2,406 SF
- Retail / Restaurant Space Available

### PROPERTY OVERVIEW

23,440 SF Retail - \$11.00/SF/YR + \$2.45 NNN | 1,195 SF Retail - \$20.00/SF/YR + \$2.45 NNN  
1,281 SF Retail - \$20.00/SF/YR + \$2.45 NNN | 2,406 SF Restaurant - \$25.00/SF/YR + \$2.45 NNN  
NNN: CAM \$1.20/SF | RE Tax \$0.80/SF | Insurance \$0.45/SF

**Courtney Smith | JM Real Estate, Inc.**

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**CURRENT AVAILABILITY**

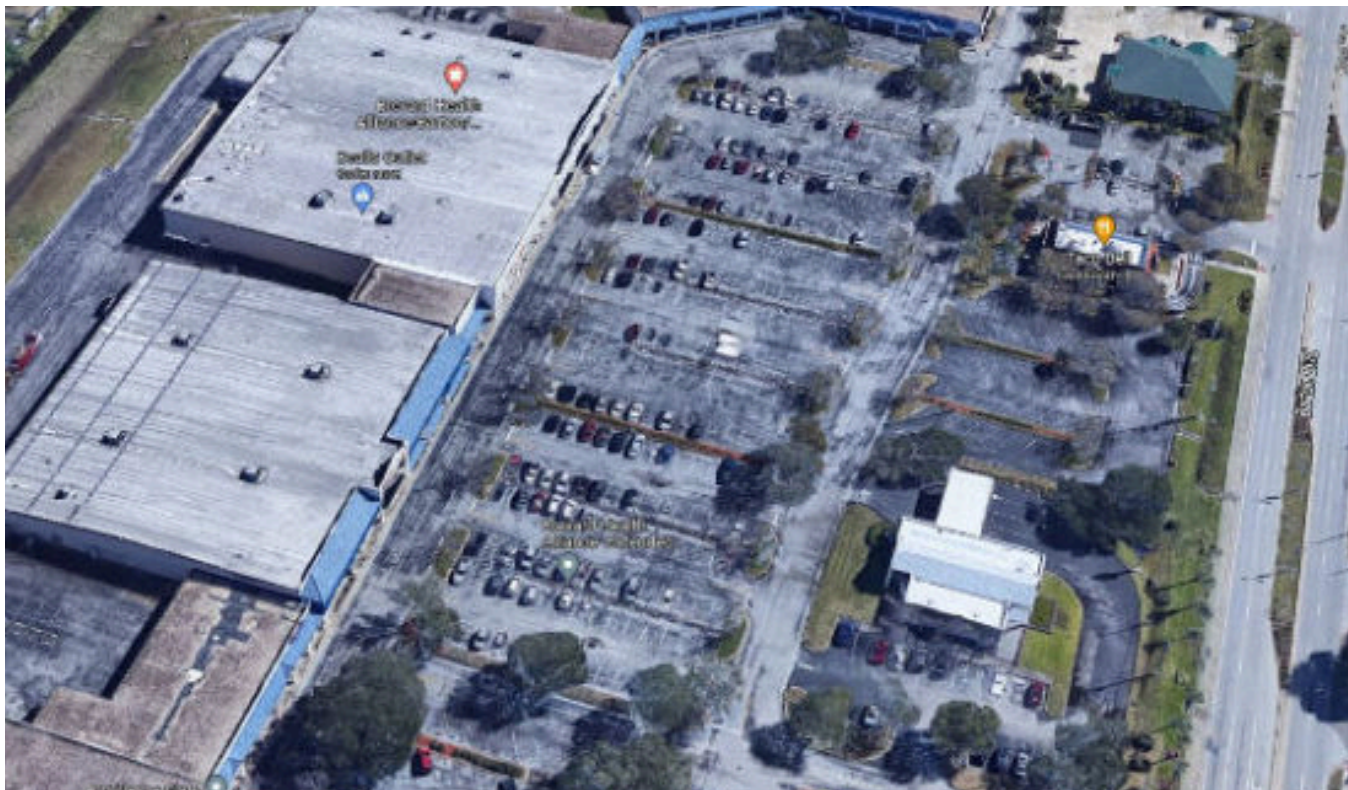
Suite	Size	Space Use	Rental Rate	Availability
—	23,440 SF	Retail	\$11.00/SF/YR	Available Now
—	1,281 SF	Retail	\$20.00/SF/YR	Available Now
—	1,195 SF	Retail	\$20.00/SF/YR	Available Now
—	2,406 SF	Restaurant	\$25.00/SF/YR	Available Now

**Total Available Space: 28,322 SF**



**EXISTING TENANTS & PROPERTY HIGHLIGHTS**

- Taco Bell
- Perfect Nails
- Brevard Health Alliance
- Bealls Outlet
- New Hong Kong Restaurant
- OneBlood
- Easily Accessible from US-1
- Lighted Intersection at Barton & Murrell
- Adjacent to 128-Unit Apartment Complex
- Newly Resurfaced Parking Lot



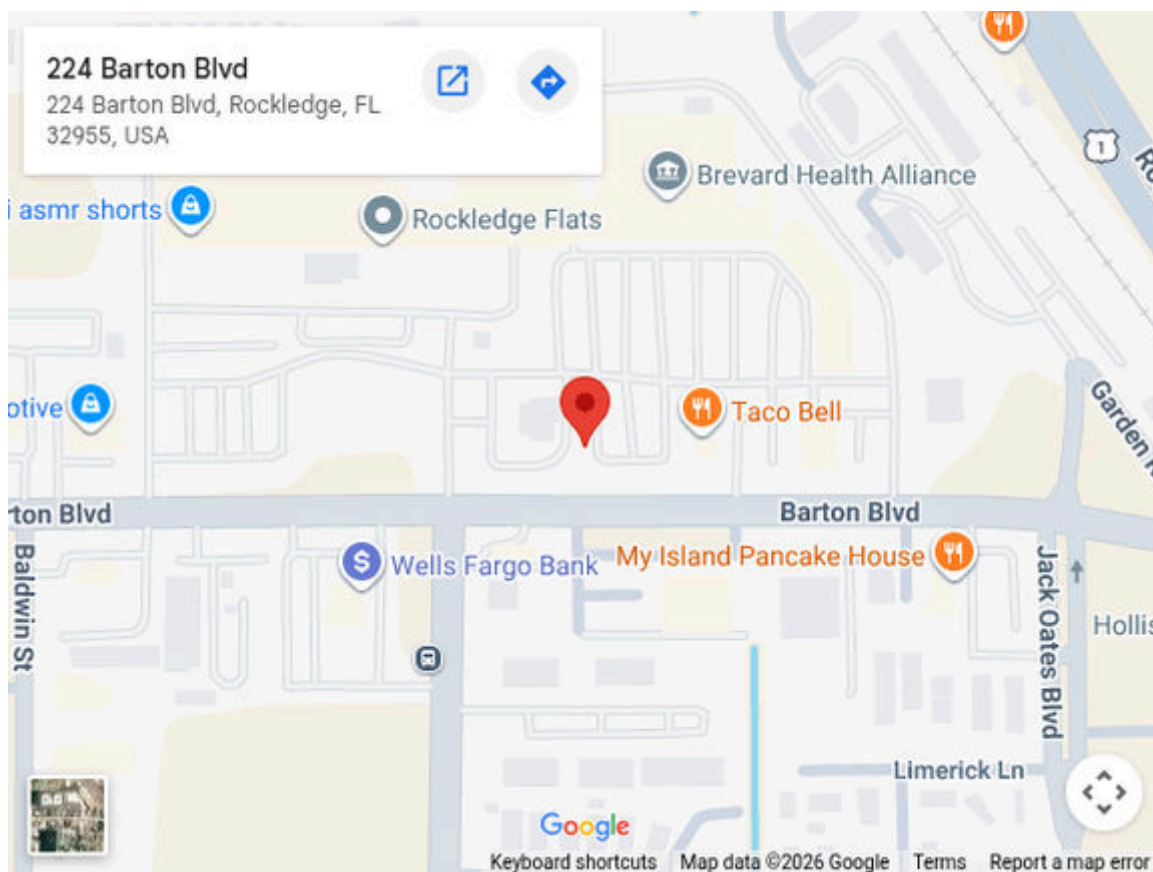
## DEMOGRAPHICS

<b>2022 Population</b>	7,163	47,995	96,756
<b>2027 Pop. Projection</b>	7,648	51,577	103,829
<b>Growth 2022-2027</b>	1.4%	1.5%	1.5%
<b>Median Age</b>	46	44.7	45.9
<b>Bachelor's or Higher</b>	28%	27%	27%
<b>Average Income</b>	\$81,139	\$75,999	\$78,438

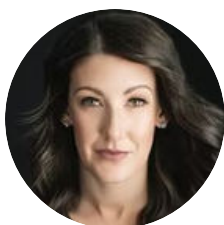
- Located on Barton Blvd in Rockledge
- Lighted Intersection at Barton & Murrell Rd
- Easily Accessible from US-1
- Adjacent to 128-Unit Apartment Complex
- Near Viera & The Avenue Viera
- Near Rockledge Country Club
- Near Brevard Zoo

- Excellent Retail Corridor Exposure
- Strong Residential Population Base
- Established Commercial Trade Area
- Newly Resurfaced Parking Lot
- Freshly Painted Building Exterior
- Monument & Facade Signage Available
- High Visibility Location on Barton Blvd

## LOCATION MAP



## FOR LEASING INFORMATION



### Courtney Smith

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SCAN FOR FULL  
PROPERTY DETAILS

CALL TODAY FOR AVAILABILITY, PRICING, AND TOURS