



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, Health Alliance & Taco Bell
- Excellent Amount of Parking
- Easily Accessible from US-1
- Lighted Intersection at Barton & Murrell
- Adjacent to 128-Unit Apartment Complex
- Newly Resurfaced Parking Lot
- Freshly Painted Building Exterior
- Monument & Facade Signage
- High Traffic Retail Corridor
- Suites from 1,195 SF to 35,539 SF

PROPERTY OVERVIEW

Suite 224 | 35,539 SF | Retail | Coming Available (Bealls lease expires 12/31/2027)

Suite 222 | 23,440 SF | Retail | \$11.00/SF/YR | Available Now

Suite 192 | 1,281 SF | Retail | \$20.00/SF/YR | Available Now

Suite 190 | 1,195 SF | Retail | \$20.00/SF/YR | Available Now

NNN Charges: \$2.45/SF/YR | CAM: \$1.20/SF/YR | RE Tax: \$0.80/SF/YR | RE Insurance: \$0.45/SF/YR

NEW: Suite #224 (35,539 SF) Coming Available. Landlord will consider combining with Suite #222 (23,440 SF) for a larger retail footprint.

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

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Strategic Commercial Real Estate Solutions | Leasing • Sales • Management • Investments

CURRENT AVAILABILITY

Suite	Size	Space Use	Rental Rate	Availability
Suite 224	35,539 SF	Retail	Call for Pricing	Coming Available
Suite 222	23,440 SF	Retail	\$11.00/SF/YR	Available Now
Suite 192	1,281 SF	Retail	\$20.00/SF/YR	Available Now
Suite 190	1,195 SF	Retail	\$20.00/SF/YR	Available Now

NNN Charges: \$

Total Available:

NEW: Suite #224 (35,539 SF)

/SF/YR

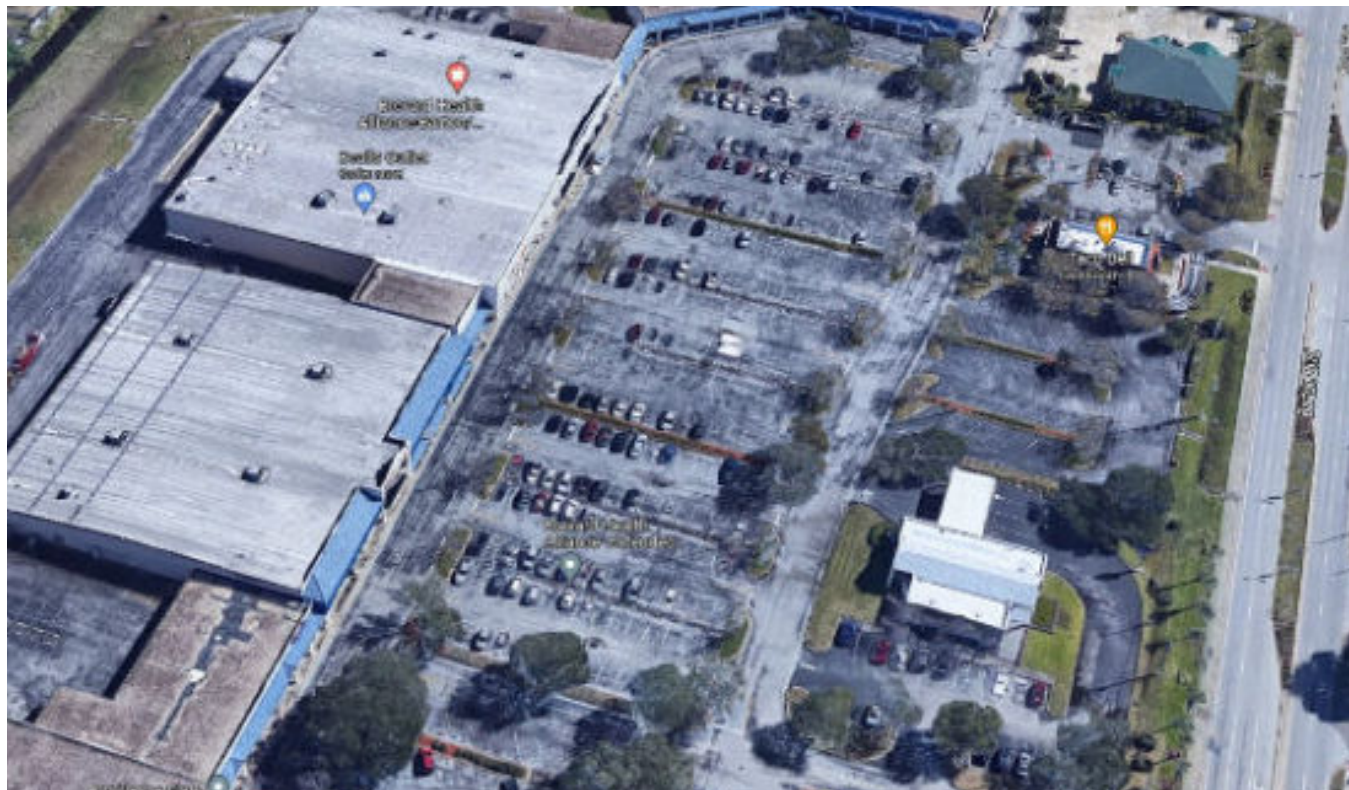
(1,195 to 23,440 SF) for up to 58,979 SF.



EXISTING TENANTS & PROPERTY HIGHLIGHTS

- Taco Bell
- Perfect Nails
- Brevard Health Alliance
- Bealls Outlet (lease expires 12/31/2027)
- New Hong Kong Restaurant
- OneBlood

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DEMOGRAPHICS

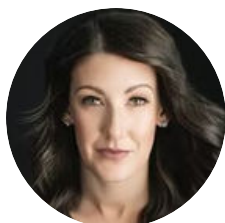
2022 Population	7,163	47,995	96,756
2027 Pop. Projection	7,648	51,577	103,829
Growth 2022-2027	1.4%	1.5%	1.5%
Median Age	46	44.7	45.9
Bachelor's or Higher	28%	27%	27%
Average Income	\$81,139	\$75,999	\$78,438

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LOCATION MAP



FOR LEASING INFORMATION



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**SCAN FOR FULL
PROPERTY DETAILS**

CALL TODAY FOR AVAILABILITY, PRICING, AND TOURS

Large Anchor Opportunity - Suite #224 (35,539 SF) | Combination Opportunity with Suite #222

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