



BARTON COMMONS OUTPARCEL

188 Barton Boulevard | Rockledge, FL 32955

2.66 Acres Available | C2 & RMU Zoning | Lease Term Negotiable

Rental Rate: Upon Request

2.66 Acres

PROPERTY HIGHLIGHTS

- Outparcel Land Lots in Rockledge
- Join Bealls Outlet, Brevard Health Alliance, Taco Bell
- Easily Accessible from US-1
- Signalized Intersection at Barton & Murrell
- Adjacent to 128-Unit Apartment Community
- Build-to-Suit Opportunities Available
- Parcel 1: 1.33 Acres
- Parcel 2: 0.81 Acres
- Parcel 3: 0.52 Acres
- Commercial Land for Lease
- Proposed Use: Retail
- Minimum Divisible: 0.52 Acres

PROPERTY DESCRIPTION

Outparcel land lots available for lease at Barton Commons in Rockledge, FL. Total of 2.66 acres across three parcels with C2 and RMU zoning. Join established retailers including Bealls Outlet, Brevard Health Alliance, and Taco Bell. Signalized intersection at Barton Blvd & Murrell Road with excellent US-1 accessibility. Adjacent to a 100% leased 128-unit apartment community generating consistent traffic. Build-to-suit opportunities available.

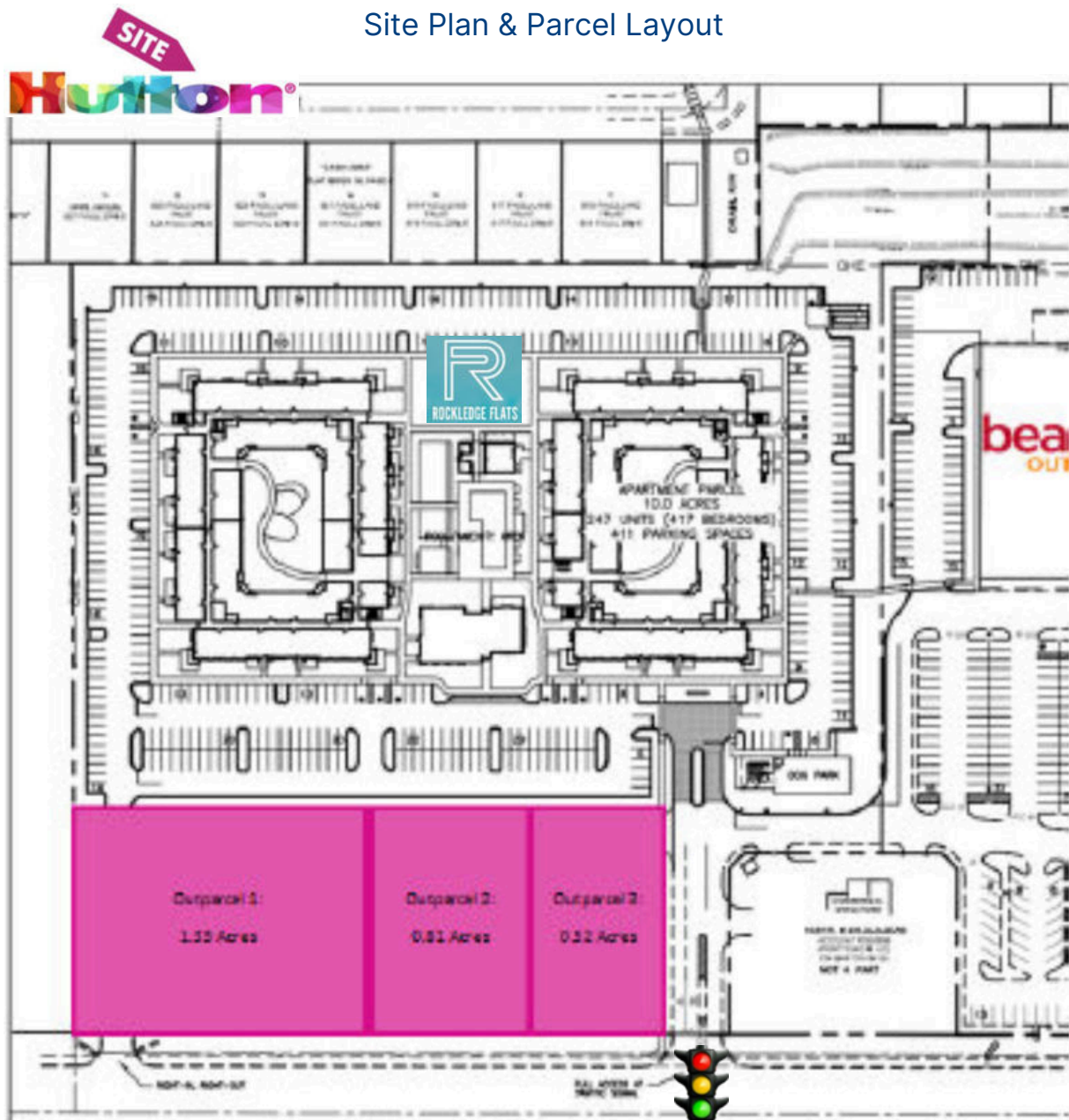
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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

BARTON COMMONS OUTPARCEL

Site Plan & Parcel Layout



SITE HIGHLIGHTS

- 2.66 Acres Available
- Commercial Land for Lease
- Build-to-Suit Opportunity
- C2 & RMU Zoning
- Retail-Oriented Location
- Excellent Visibility from US-1
- Signalized Corner Location

Parcel 1 - 1.33 Acres

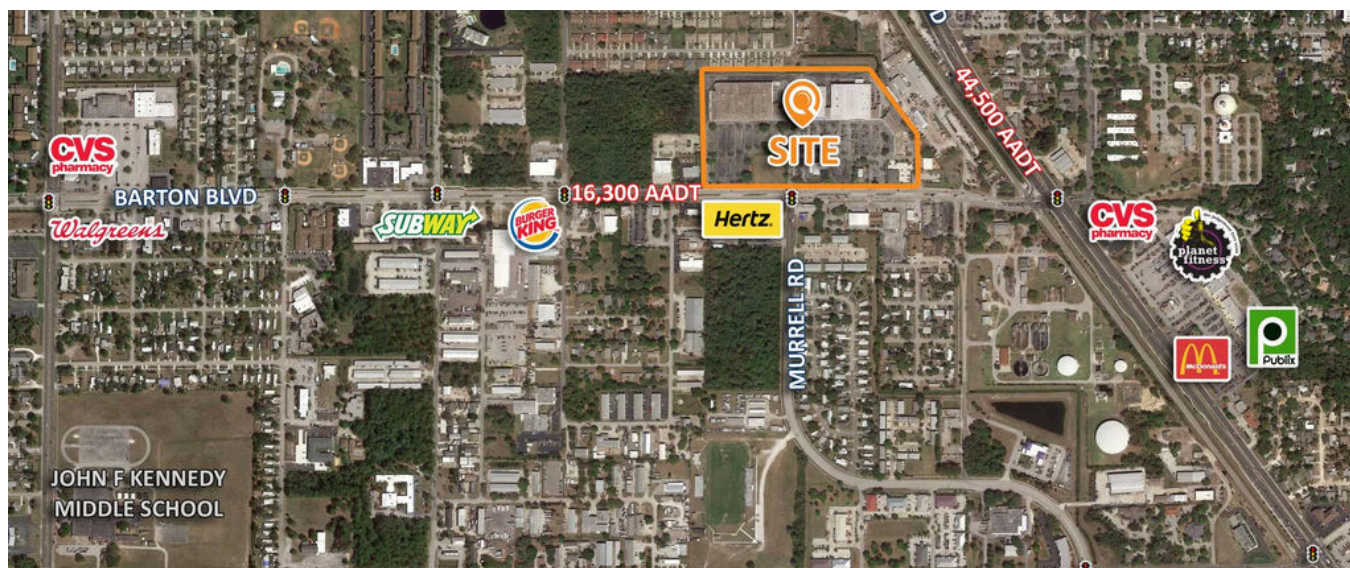
Parcel 2 - 0.81 Acres

Parcel 3 - 0.52 Acres

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Site Plan & Parcel Layout



NEARBY TENANTS

- Bealls Outlet
- Brevard Health Alliance
- Taco Bell

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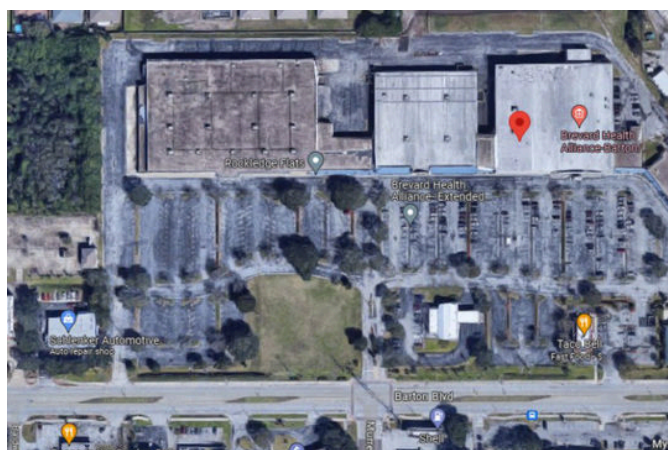
Market Demographics & Location

DEMOGRAPHICS

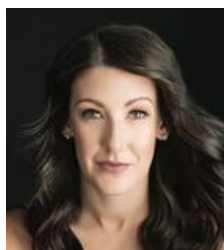
	1 Mile	3 Mile	5 Mile
2022 Population	7,163	47,995	96,756
2027 Population Projection	7,648	51,577	103,829
Growth 2022-2027	1.4%	1.5%	1.5%
Median Age	46	44.7	45.9
Bachelor's Degree or Higher	28%	27%	27%
Average Income	\$81,139	\$75,999	\$78,438

LOCATION ADVANTAGES

- Positioned on Barton Boulevard
- Near US-1
- Signalized intersection at Murrell Road
- Adjacent to Rockledge Flats Apartments
- Established retail corridor
- Strong surrounding residential density



CONTACT FOR LEASING INFORMATION



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SCAN FOR FULL
PROPERTY DETAILS

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