

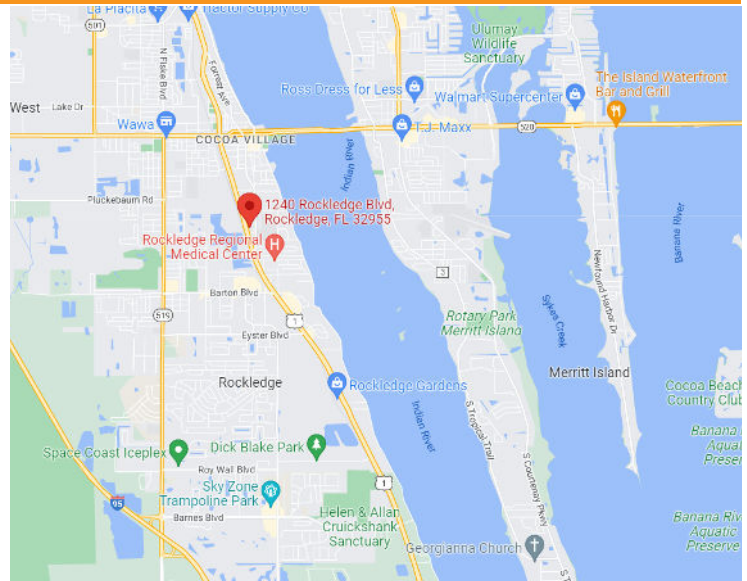
## OFFICE SPACE FOR LEASE

# HILLSIDE

1240 Rockledge Blvd., Rockledge, FL 32955



- Suite #6 - Approx. 1,136 SF Office Space
- Located Directly on US 1 in Rockledge
- Close to 520 for Easy Access to I-95 & Beachside
- Retail & Office Plaza
- Ample Parking in Front plus Rear Access from Florida Ave for Additional Parking
- Monument & Façade Signage
- High Traffic Location to Showcase Your Business, Over 34,000 Daily Vehicles
- Office Suite with Waiting Area, Reception, 3 Private Offices, Kitchen, & Restroom
- \$12 SF/YR + \$5.87/SF/YR NNN



**Kate Gomes**

JM Real Estate, Inc.  
Office: 321.242.2882 x 207  
Cell: 707.955.4181  
Kate@JMRealEstate.com



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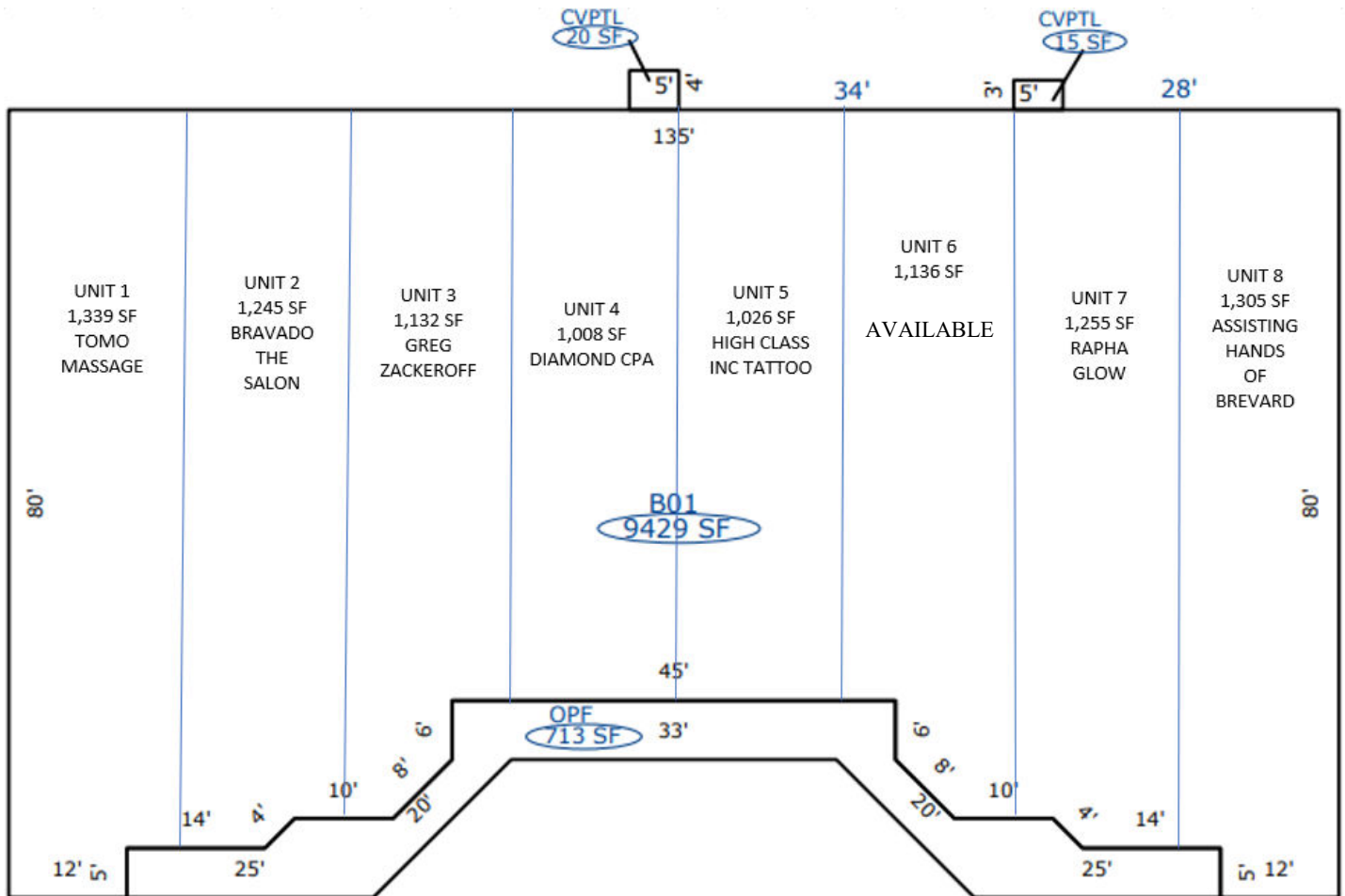
**Nicole Reed**

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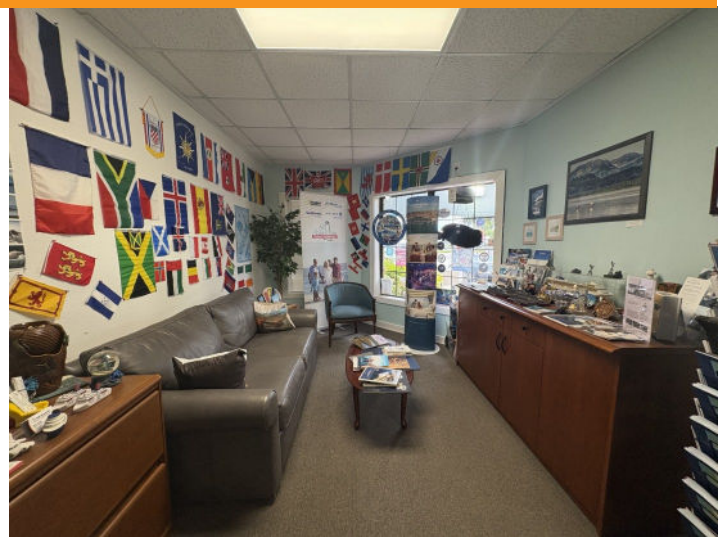
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Population	1 mile	3 mile	5 mile
2024 Population	6,647	53,025	98,099
2029 Pop Projection	7,100	57,031	105,148
Growth 2024-2029	1.9%	1.5%	1.4%
Median Age	43.4	44.3	45.8
Bachelor's or Higher	27%	24%	27%
Average HH Income	\$81,507	\$52,082	\$57,300
Traffic Counts	33,940	Daily	Vehicles



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