



## ROCKLEDGE PLAZA

1227-1253 Florida Ave. S, Rockledge, FL 32955

Retail / Office Building For Sale

# \$2,040,000

Offered For Sale

**11,850 SF**

Building Size

**6.5% CAP**

CAP Rate

**97%**

Occupancy

### PROPERTY HIGHLIGHTS

- 11,850 SF Retail & Office Building
- Fully Renovated - New Electrical & Plumbing
- 12 Suites: 810 SF to 2,400 SF
- C2 - General Commercial Zoning
- 97% Occupancy Over Last Three Years
- 6.5% CAP Rate
- Located on Florida Ave to Cocoa Village
- Cocoa Village - Popular Tourist Destination
- Well-Balanced Tenant Mix
- New Lighting, Flooring, Paint & Drywall
- Stable Income-Producing Investment
- Offered at \$2,040,000

### LOCATION OVERVIEW

Located on Florida Avenue in Rockledge with direct access to Cocoa Village, a popular destination for shopping, dining, and entertainment, surrounded by established residential and commercial development.

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### DEMOGRAPHIC PROFILE

Demographic	1 Mile	3 Mile	5 Mile
2026 Est. Population	6,500	38,000	75,000
Projected 2031 Pop.	6,900	40,800	81,000
5-Year Growth	+5.5%	+7.5%	+8.5%
Avg. Household Income	\$95,000	\$105,000	\$115,000
Median HH Income	\$75,000	\$85,000	\$95,000
Median Age	48 Yrs	49 Yrs	48 Yrs
Total Households	2,800	16,000	32,000
Avg. Household Size	2.3	2.4	2.4

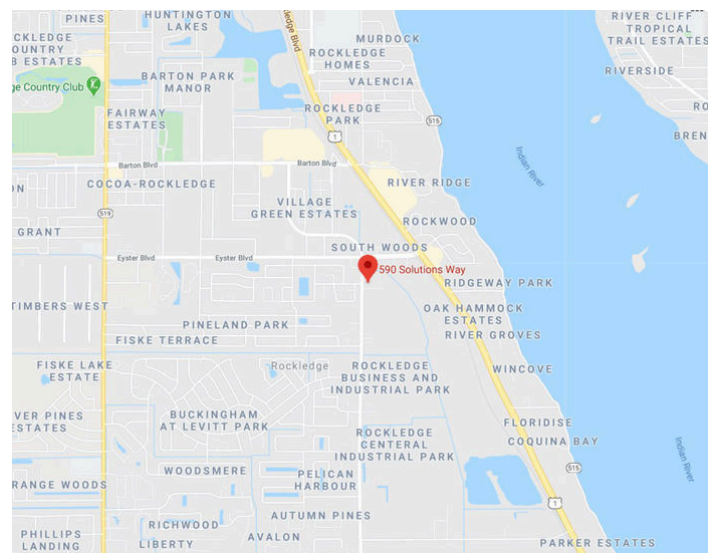


## INVESTMENT INFORMATION

11,850 SF retail and office investment property with strong occupancy history and a diverse tenant mix. Fully renovated and strategically located on Florida Avenue with direct access to Cocoa Village.

**Rockledge Plaza:** 11,850 SF Retail & Office Investment Property  
\$2,040,000 Purchase Price  
6.5% CAP Rate  
97% Occupied

## LOCATION MAP



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## CONTACT INFORMATION



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