

4085 US Highway 1

Rockledge, FL 32955

US1 Frontage Office Space For Lease



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Acreage:

1.35 Acres

Year Built:

2004

Facility SF:

4,800 SF

Zoning:

General Commercial

PROPERTY OVERVIEW

4,800 sf free standing office building located between Viera Blvd and Barnes Blvd on US1. This property has a newer roof and was painted in 2020. The property features a metal roof with attractive panel siding and concrete block construction. The property has a covered patio surrounding the building entrances. Large oak trees line the front of the property with a pylon sign fronting US1. 15 parking spaces in front of the building with an additional overflow lot behind the building.

Suite 102-104: 3,000 sf

Suite 102&103: 2,000 sf

Suite 104: 1,000 sf

* Multiple size office configurations available, see included floorplan

* Suite 102 has no restroom so would need to be leased with Suite 103

LOCATION OVERVIEW

Located between Viera Blvd and Barnes Blvd on the east side of US1 in Rockledge.



Individual Members
Michael S. Ullian
Adam Rathbun

Adam Rathbun, CCIM, SIOR

Licensed Real Estate Broker

Cell: 321.266.9200

adam@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

4085 US Highway 1

Rockledge, FL 32955

Additional Photos



Individual Members
Michael S. Ullian
Adam Rathbun

Adam Rathbun, CCIM, SIOR

Licensed Real Estate Broker

Cell: 321.266.9200

adam@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

4085 US Highway 1

Rockledge, FL 32955

Additional Photos



Individual Members
Michael S. Ullian
Adam Rathbun

Adam Rathbun, CCIM, SIOR

Licensed Real Estate Broker

Cell: 321.266.9200

adam@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

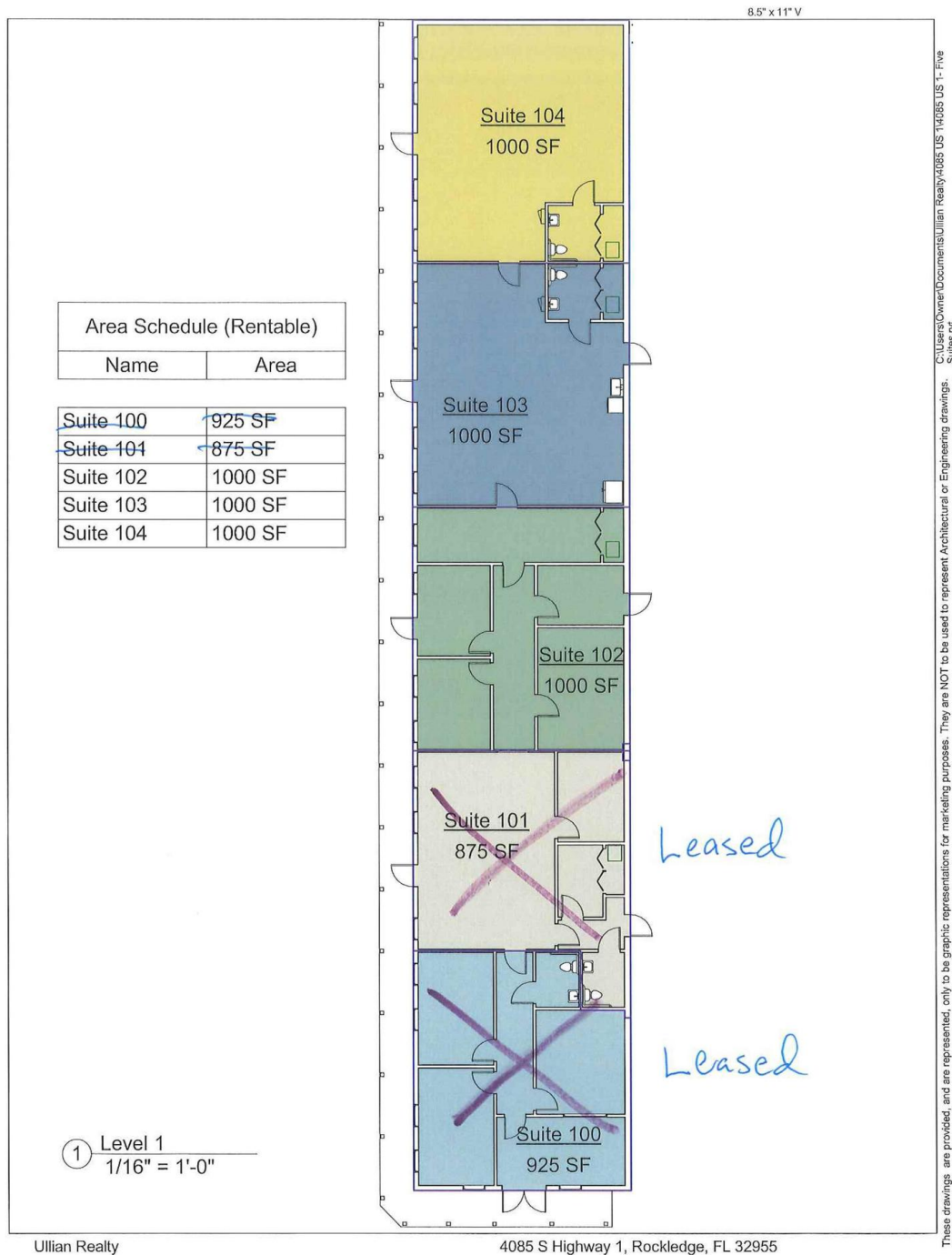
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

4085 US Highway 1

Rockledge, FL 32955

Floor Plans



Adam Rathbun, CCIM, SIOR

Licensed Real Estate Broker

Cell: 321.266.9200

adam@ullianrealty.com

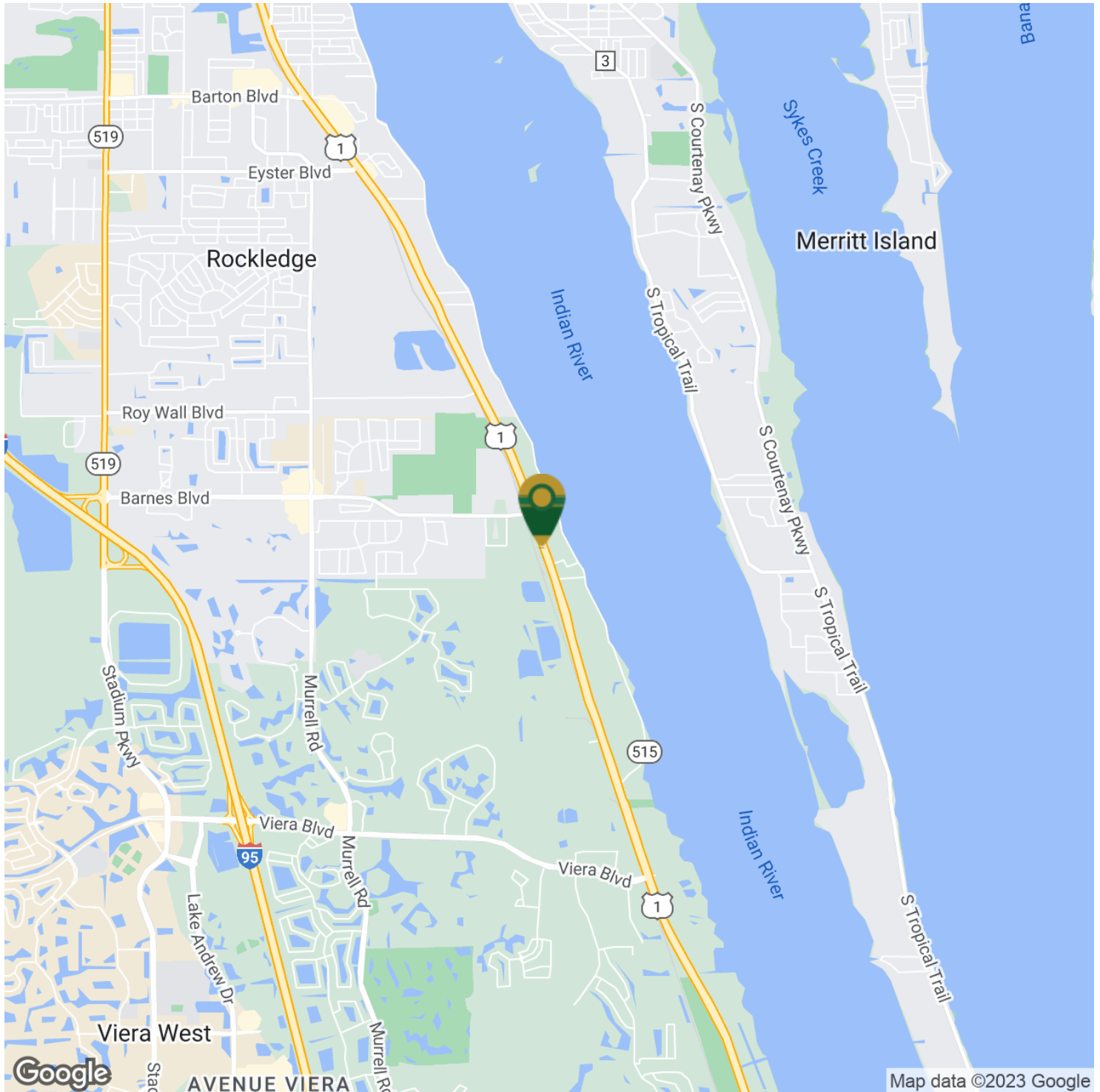


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

4085 US Highway 1

Rockledge, FL 32955

Location Map



Individual Members
Michael S. Ullian
Adam Rathbun

Adam Rathbun, CCIM, SIOR

Licensed Real Estate Broker

Cell: 321.266.9200

adam@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

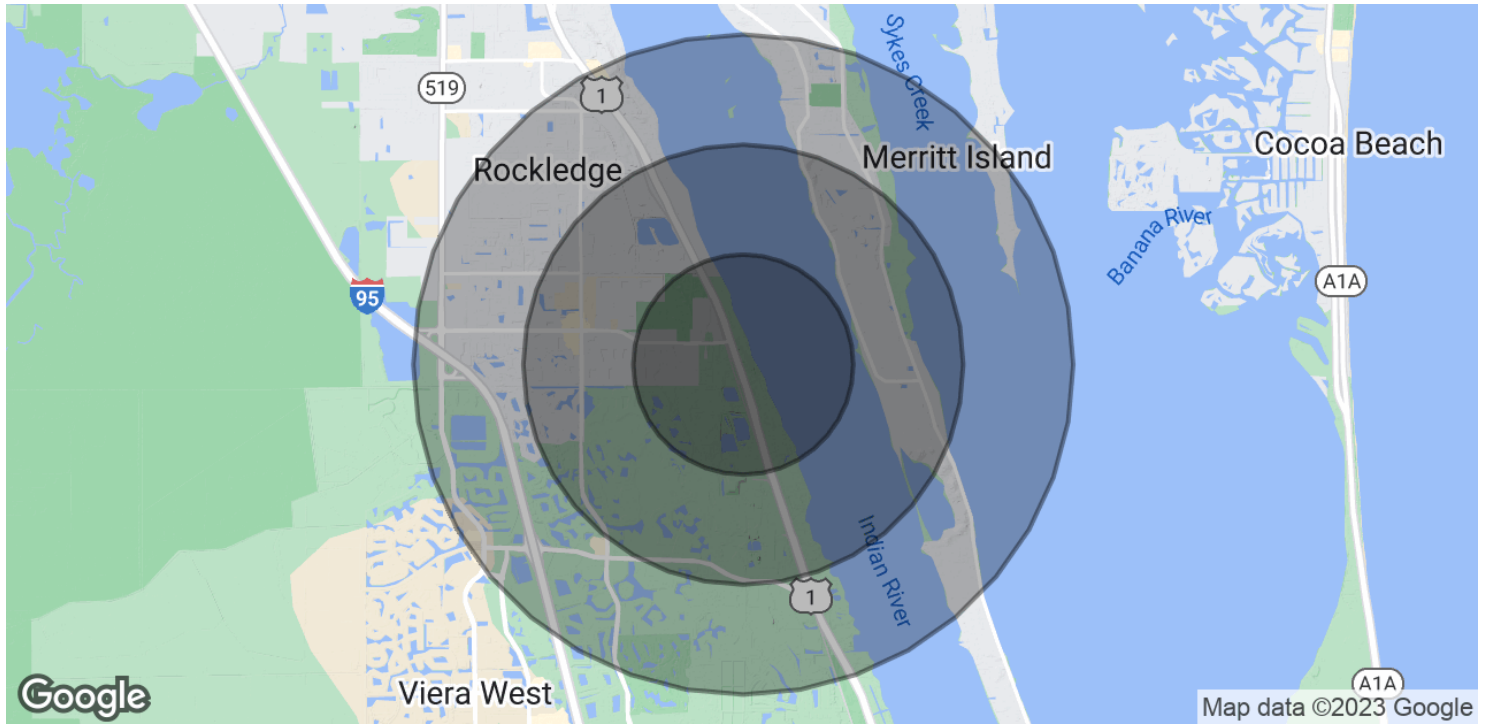
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

4085 US Highway 1

Rockledge, FL 32955

Demographics Map & Report



POPULATION

1 MILE

2 MILES

3 MILES

Total Population	2,452	11,566	29,909
Average Age	45.8	47.5	47.1
Average Age (Male)	48.4	49.4	47.4
Average Age (Female)	45.1	47.2	47.3

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	1,025	5,097	13,406
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$103,368	\$100,630	\$86,257
Average House Value	\$822,456	\$567,440	\$389,003

* Demographic data derived from 2020 ACS - US Census



Individual Members
Michael S. Ullian
Adam Rathbun

Adam Rathbun, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.266.9200
adam@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun