

RETAIL SPACE FOR LEASE

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955



OFFERING SUMMARY

Available SF:	1,160 SF
Lease Rate:	\$16.00 SF/yr (\$4.50/sf NNN)
Lot Size:	1.24 Acres
Year Built:	2007
Building Size:	11,600 SF
Zoning:	CI
Market:	Central Brevard
Submarket:	Rockledge

PROPERTY OVERVIEW

Great retail or office space available

Popular Westport Plaza in Rockledge

Other Tenants include Pizza Shop, Jewelry Store, H&R Block, and Spa Salon.

Only 1.5 miles to Wuesthoff Hospital and 10 miles from the approved Viera Health Park.

LOCATION OVERVIEW

Located between Barnes Blvd. and Eyster a main north/south commercial artery in Rockledge just west of US Hwy -1

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955

LEASE TYPE | \$4.50/sf NNN TOTAL SPACE | 1,160 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr

Rockledge Jewelers	A Spa Salon	Martial Arts	Grooming by Brittany	H&R Block	Khale Vape	Kava Bar	Massage Therapy	#180	Lello's Ristorante Pizzeria
--------------------	-------------	--------------	----------------------	-----------	------------	----------	-----------------	------	-----------------------------

UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
#180	Available	1,160 SF	\$4.50/sf NNN	\$16.00 SF/yr	-

JEFFERY T. ROBISON, CCIM
President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM
Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955



Monument Sign



Unit 180

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

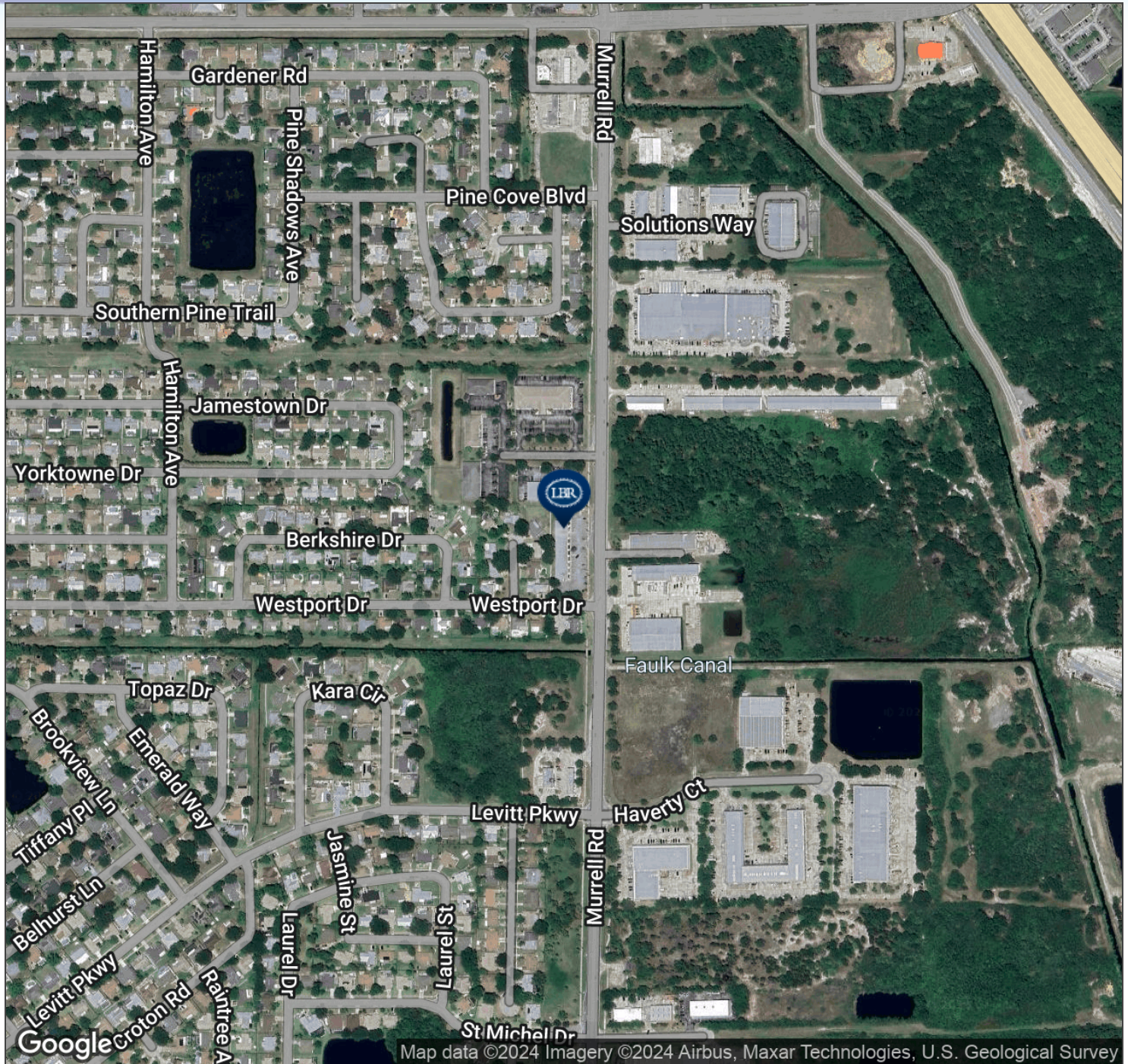
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AERIAL MAP

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

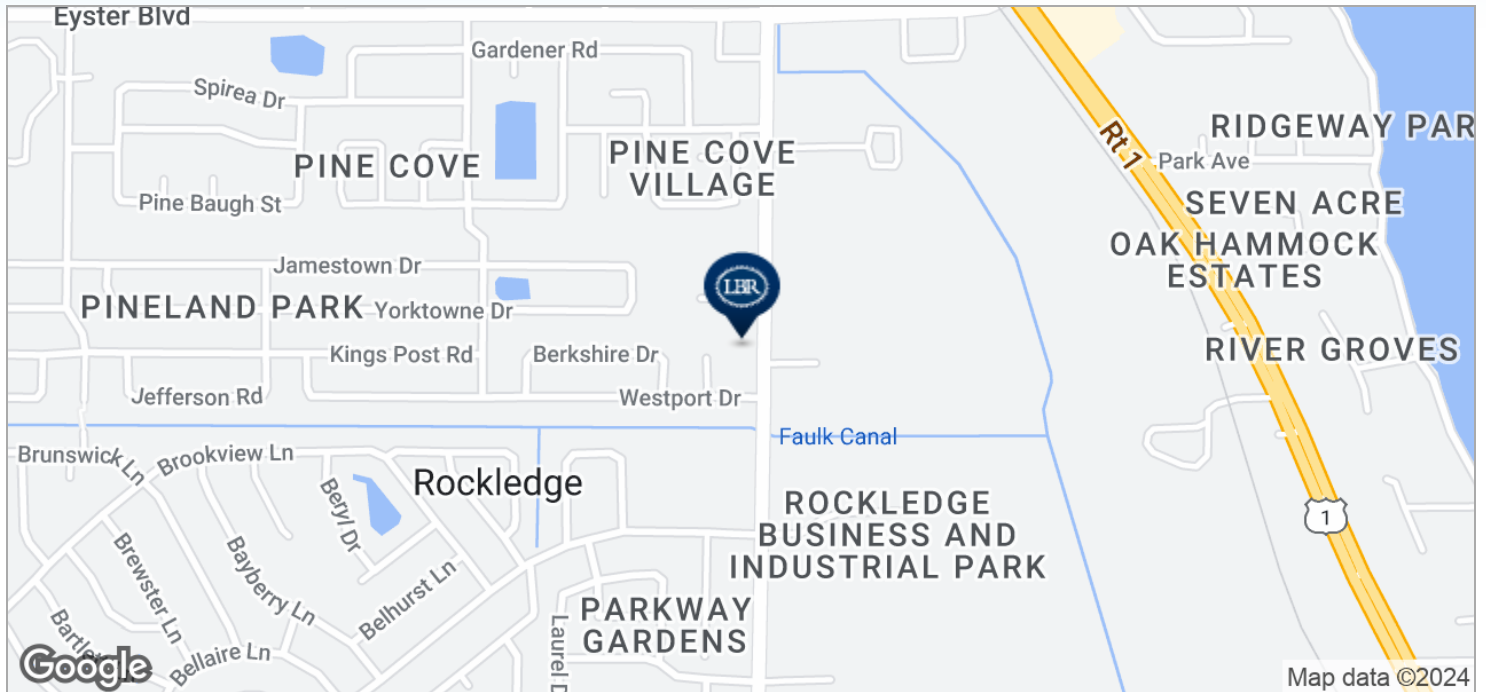
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAPS

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

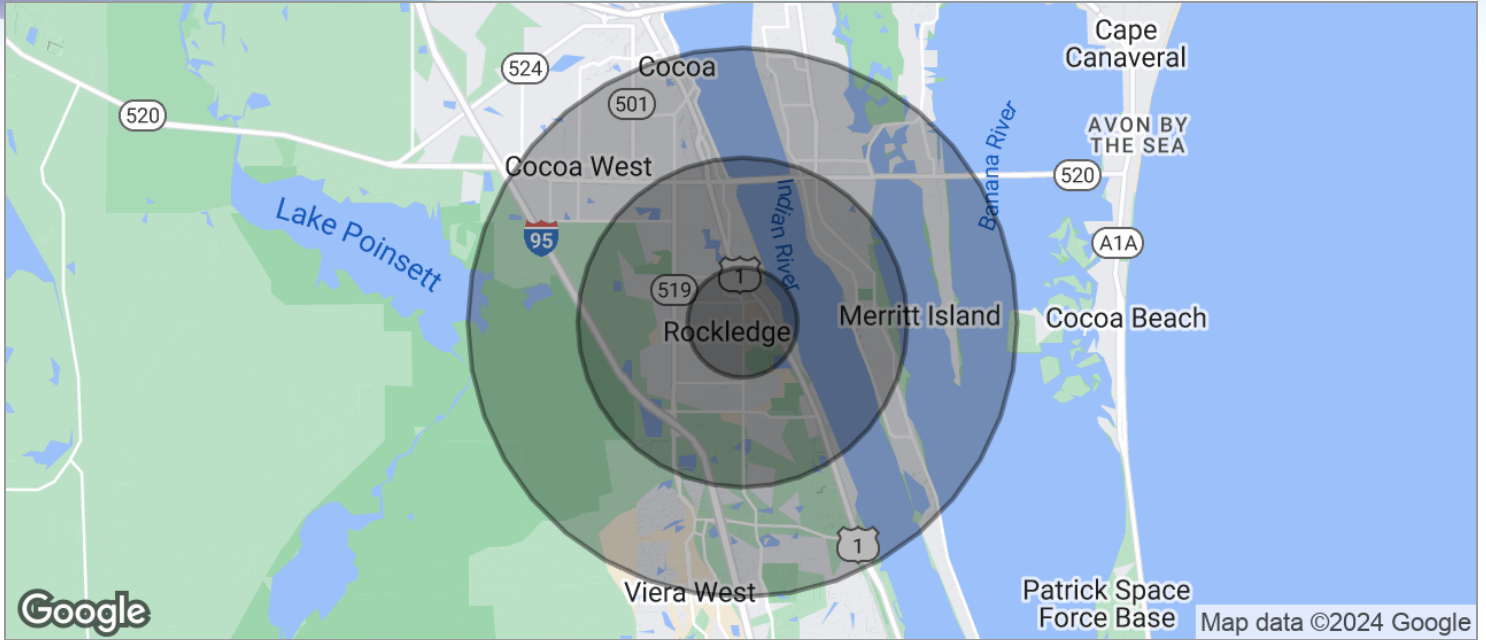
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,267	35,459	82,346
MEDIAN AGE	43.8	43.8	43.0
MEDIAN AGE (MALE)	44.1	43.7	42.3
MEDIAN AGE (FEMALE)	43.3	43.8	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,622	13,879	33,515
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$75,479	\$72,746	\$66,438
AVERAGE HOUSE VALUE	\$215,912	\$232,506	\$250,903

* Demographic data derived from 2020 ACS - US Census

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.