

RETAIL SPACE FOR LEASE

Westport Plaza • 2025 Murrell Rd Rockledge, FL 32955



OFFERING SUMMARY

Available SF:	1,160 - 2,320 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

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Lightle Beckner Robison, Inc.

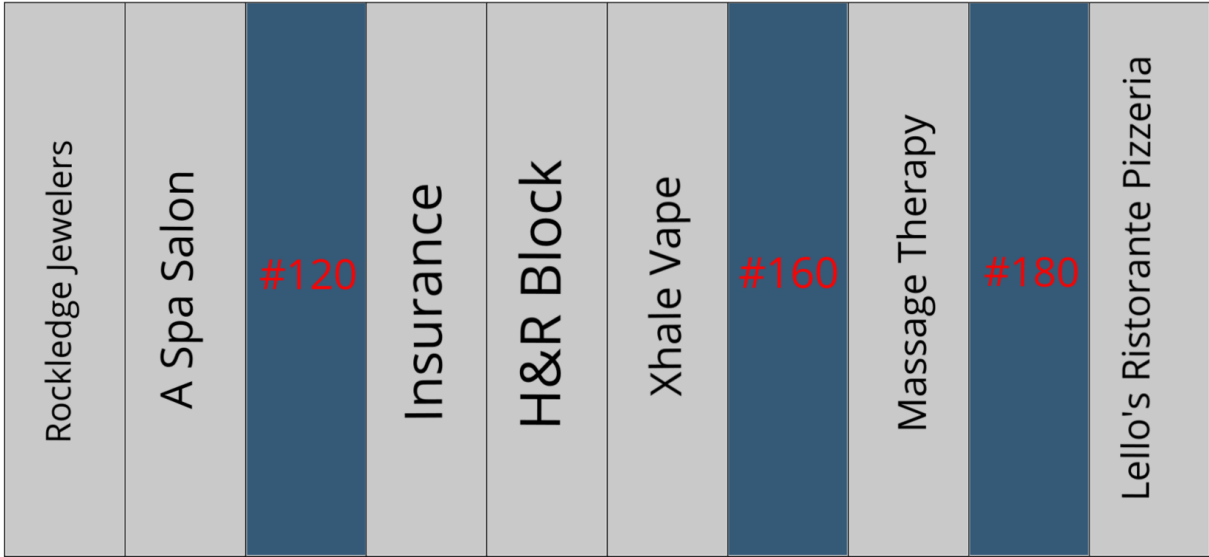
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70 W. Hibiscus Blvd.,
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AVAILABLE SPACES

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LEASE TYPE | \$4.50/sf NNN TOTAL SPACE | 1,160 - 2,320 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
#120	Available	1,160 SF	\$4.50/sf NNN	\$16.00 SF/yr	Former photography studio
#160	Available	1,160 - 2,320 SF	\$4.50/sf NNN	\$16.00 SF/yr	-
#180	Available	1,160 SF	\$4.50/sf NNN	\$16.00 SF/yr	-

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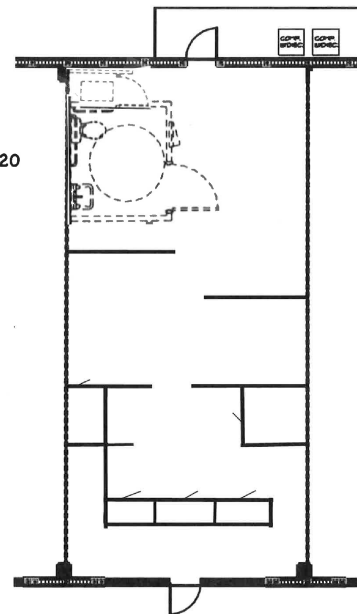
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ADDITIONAL PHOTOS

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Suite 120



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INTERNAL PHOTOS

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Unit 150



Unit 170

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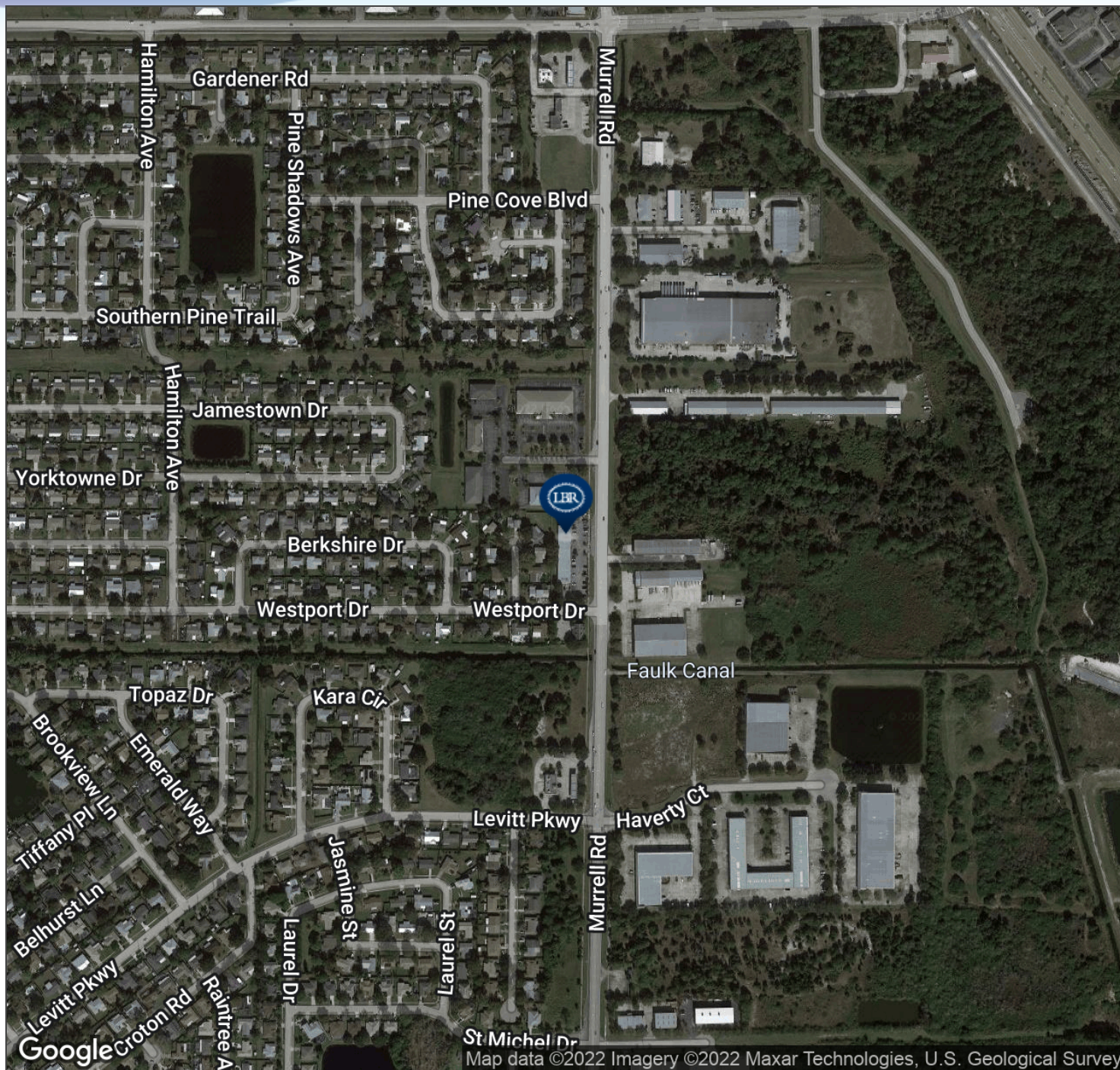
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AERIAL MAP

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LOCATION MAPS

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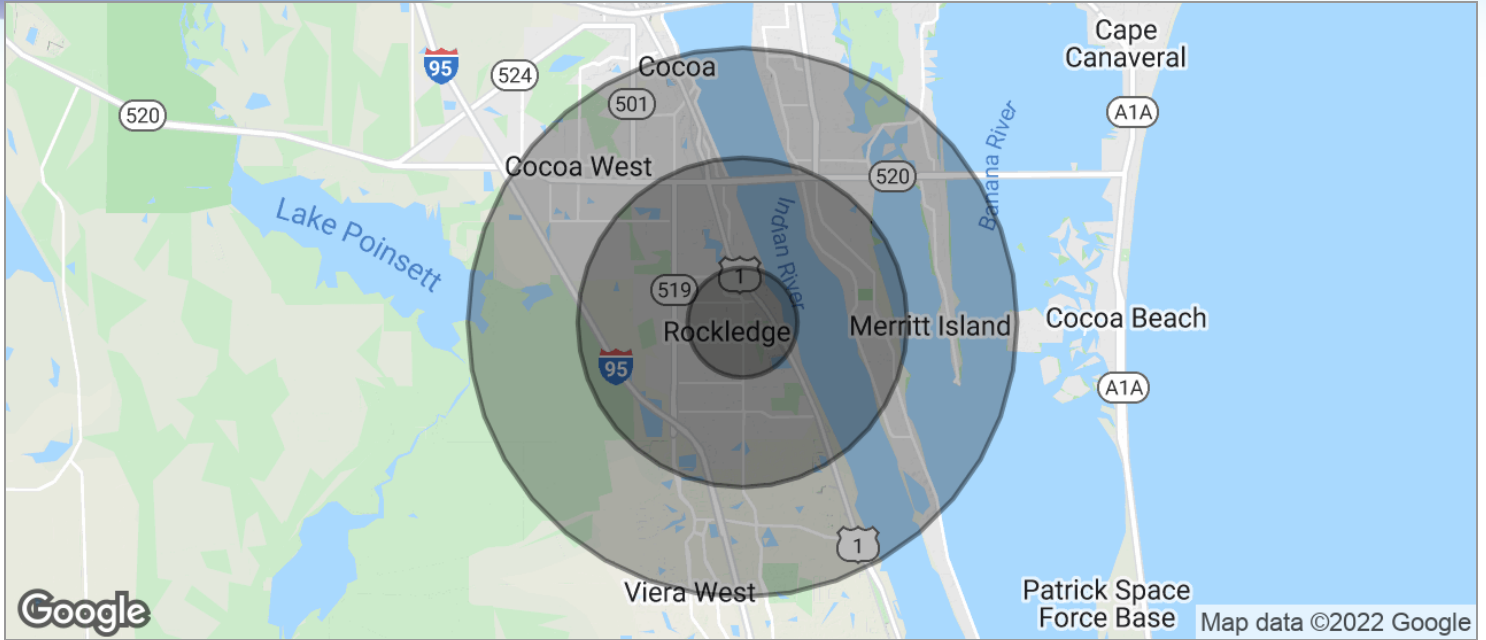
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DEMOGRAPHICS MAP

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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 2010 US Census

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