

ROCKLEDGE CITY CENTER
ANCHOR - THRIFTY SPECIALTY PRODUCE AND MEATS
1610 - 1660 S. FISKE BLVD., ROCKLEDGE, FL 32955



Available SF: BUILDING ONE: ± 1,512 - 28,593
BUILDING TWO: ± 815 - 8,566

Lease Rate: \$15.00—\$20.00/SF

Lease Type: NNN

CAM: \$4.59/SF

Building SF: BUILDING ONE: ± 62,990
BUILDING TWO: ± 8,569

Zoning: RMU—City of Rockledge
Redevelopment Mixed Use

Parking: 5+/1000 - Common

FOR LEASE:

New Anchor Thrifty Specialty Produce and Meats. 815 SF up to 28,593 contiguous SF. Redevelopment Forthcoming Late Spring 2021. Storefront Windows, Covered Front Entry, Rear Entries, Some Rear Parking.

RETAIL STRIP: Rockledge City Center; Target for Redevelopment in the City of Rockledge. Concrete Block Construction, New Roof coming in 2021.

LOCATION:

South Fiske Blvd. at Barton, just minutes to I-95, US-1 and Viera West Residential and Shopping Districts.

John Newton, Developer
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SITE PLAN

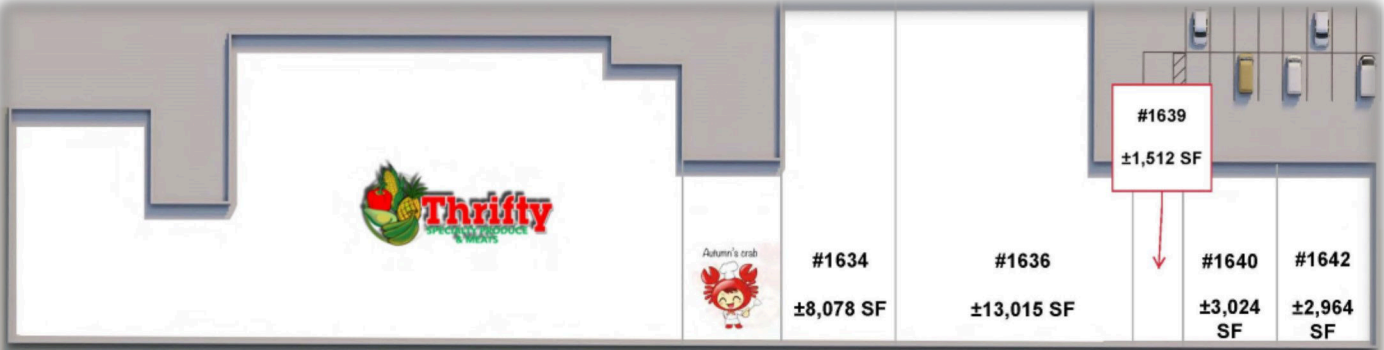


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BUILDING ONE



TENANT / UNIT	UNIT	SF	NOTES
THRIFTY SPECIALTY PRODUCE AND MEATS	1610 -18	31,345	LEASED: THRIFTY SPECIALTY PRODUCE & MEATS
AUTUMN SEAFOOD RESTAURANT	1628	3,052	LEASED: AUTUM'S CRAB
1634 S FISKE BLVD	1634	8,078	RETAIL SPACE
1636 S FISKE BLVD	1636	13,015	GREAT FOR CALL CENTER— OFFICE AND CUBICLES IN PLACE
1639 S FISKE BLVD	1639	1,512	OFFICE OR RETAIL—OFFICES AND CUBES IN PLACE
1640 S FISKE BLVD	1640 - 41	3,024	OFFICE OR RETAIL—MAY BE SUBDIVIDED
1642-1643 S FISKE BLVD	1642 - 43	2,964	OFFICE OR RETAIL—SOME OFFICES AND CUBES IN PLACE

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BUILDING TWO



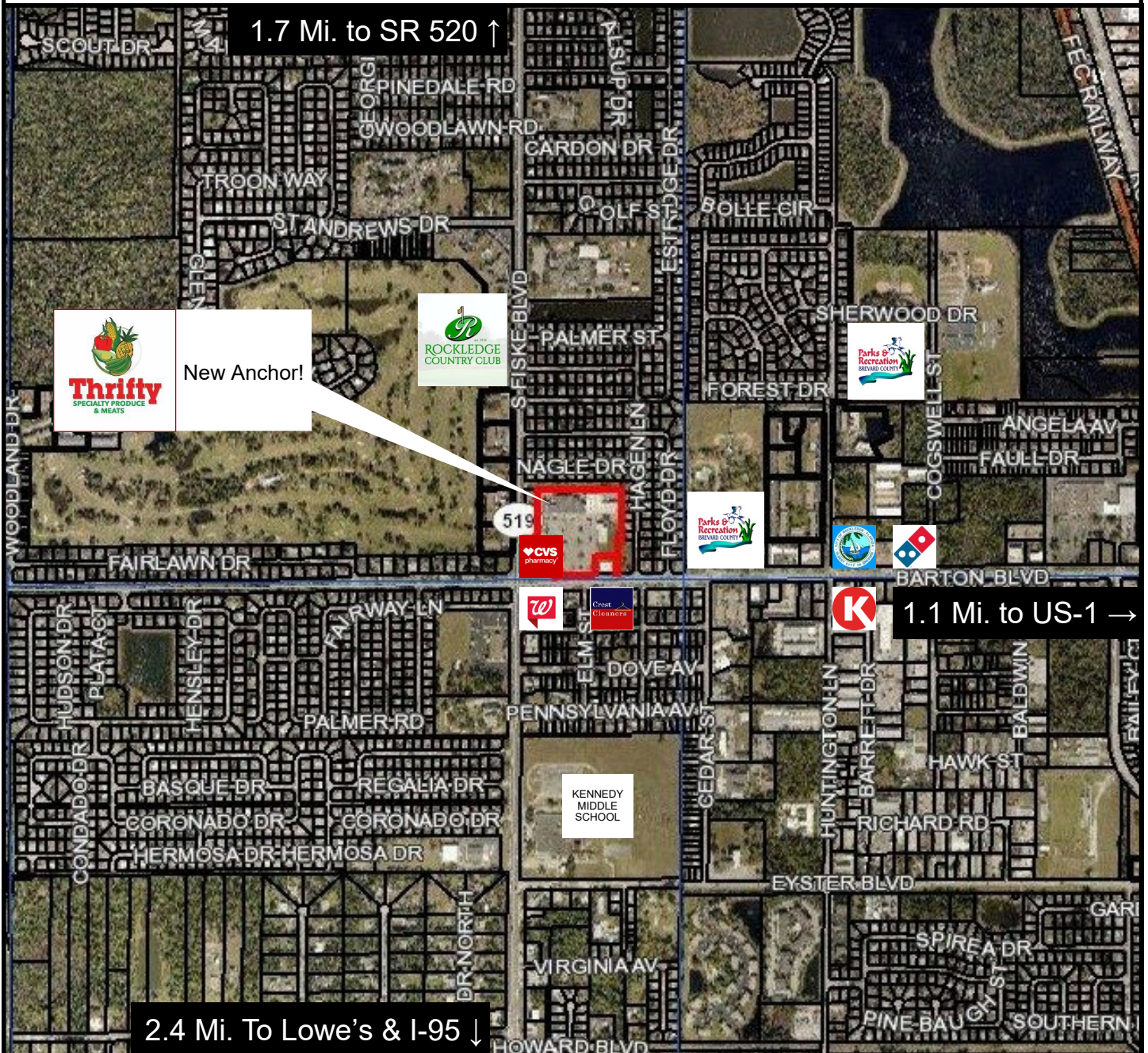
TENANT / UNIT	UNIT	SF	NOTES
1644 S FISKE BLVD	1644	4,340	RETAIL (FORMER SPORTS BAR AND RESTAURANT)
1652 S FISKE BLVD	1652	2,012	RETAIL
1656 S FISKE BLVD	1656	1,402	RETAIL/OFFICE SPACE
1660 S FISKE BLVD	1660	815	RETAIL (FORMER NAIL SALON)

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New Anchor!



KENNEDY MIDDLE SCHOOL

2.4 Mi. To Lowe's & I-95 ↓

1.1 Mi. to US-1 →

1.7 Mi. to SR 520 ↑

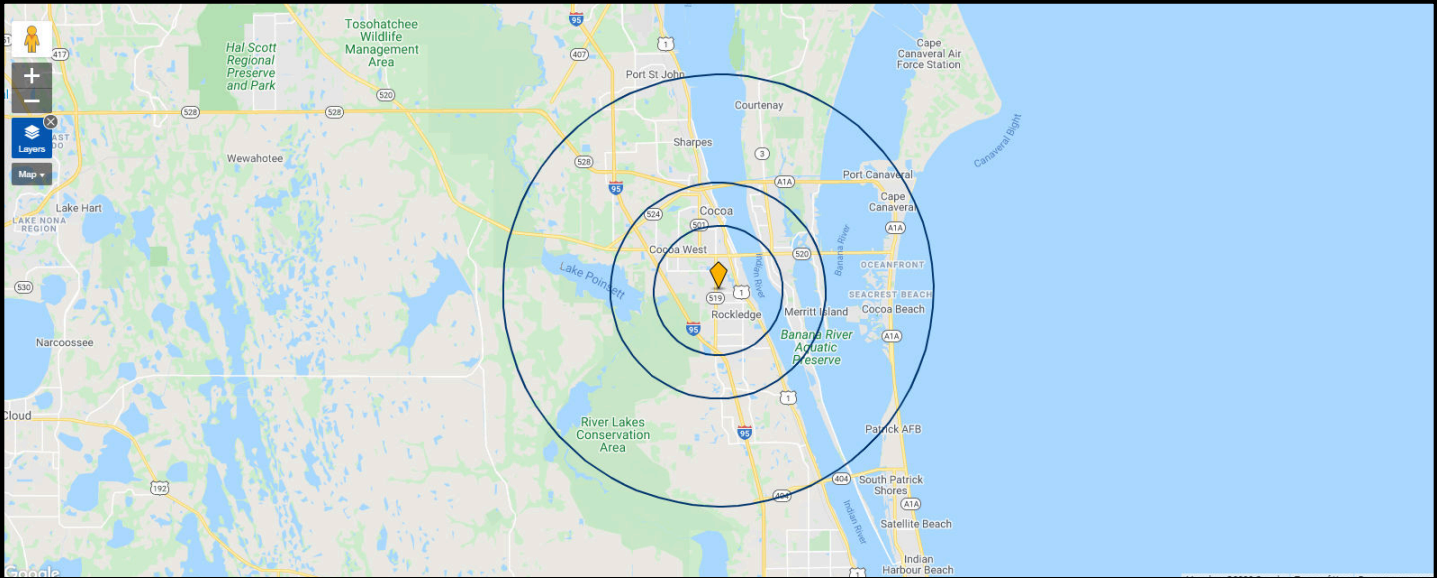
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2020 POPULATION	44,859	93,899	192,599
2025 PROJECTION	48,179	100,887	206,735
2020 AVG. HOUSEHOLD INCOME	\$69,161	\$73,615	\$64,490
DAYTIME EMPLOYEES - TOTAL	23,126	43,914	94,920

CONSUMER SPENDING	3 MILES	5 MILES	10 MILES
FOOD & ALCOHOL 2020	\$113,403,296	\$250,855,658	\$553,598,381
ENTERTAINMENT, HOBBIES, PETS 2019	\$67,723,428	\$152,270,012	\$342,391,556

*Data derived from © Costar Realty Information, Inc. (2021). Accessed January 13, 2021.

TRAFFIC COUNT* (2020) - 26,310 / DAY FISKE — (2020) 17,794 / DAY BARTON

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