

ROCKLEDGE CITY CENTER

ANCHOR - THRIFTY SPECIALTY PRODUCE AND MEATS

910—920 BARTON BLVD., ROCKLEDGE, FL 32955



Available SF: 910 BARTON: $\pm$ 900 - 9,404

920 BARTON: $\pm$ 1,600 - 29,720

Lease Rate: \$15.00—\$20.00/SF

Lease Type: NNN

CAM: \$4.59/SF

Building SF: 910 BARTON: $\pm$ 9,404

920 BARTON: $\pm$ 66,196

Zoning: RMU—City of Rockledge
Redevelopment Mixed Use

Parking: 5+/1000 - Common

FOR LEASE:

New Anchor Thrifty Specialty Produce and Meats. 900 SF up to 29,720 contiguous SF. Redevelopment Underway 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.

www.RockledgeCityCenter.com

Additional Details on [LoopNet](#) as well.

John Newton, Developer
152 N. Harbor City Blvd., Suite 101, Melbourne, FL 32935 | P.O. Box 428, Melbourne, FL 32902
Phone (321) 751-6850 | Fax (321) 751-6851 | Cell (321) 543-9864
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SITE PLAN



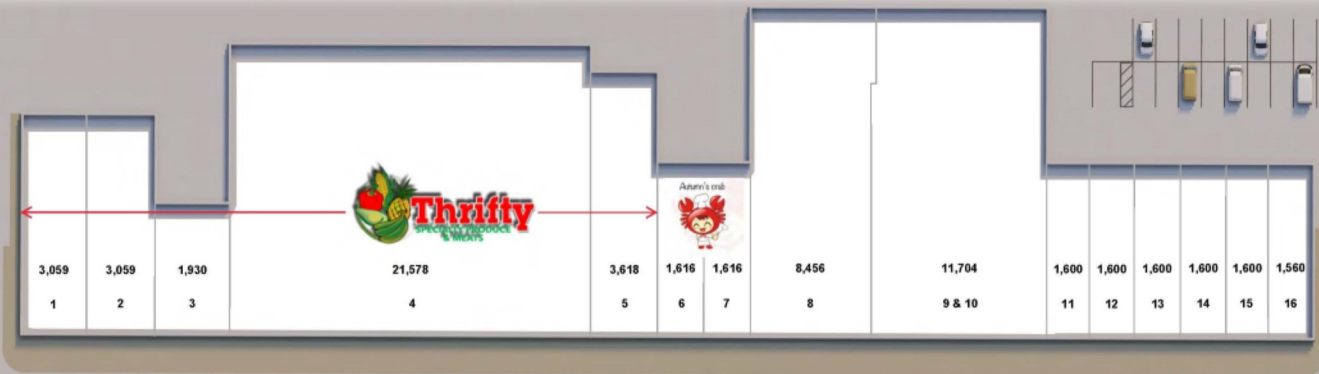
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*All information deemed accurate, but not guaranteed. Pricing subject to change without notice *

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920 BARTON BLVD.

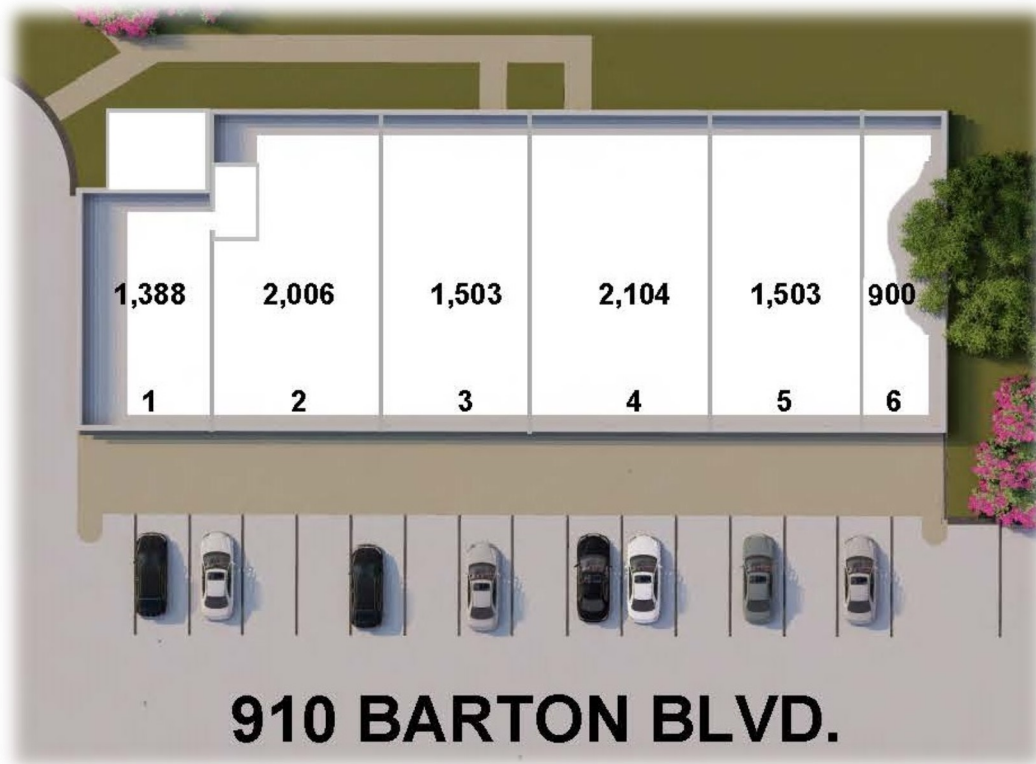
TENANT / UNIT	UNIT	SF	NOTES
THRIFTY SPECIALTY PRODUCE AND MEATS	1 - 5	33,244	LEASED: THRIFTY SPECIALTY
AUTUMN SEAFOOD RESTAURANT	6 - 7	3,232	LEASED: AUTUM'S CRAB
UNIT 8	8	8,456	RETAIL / OFFICE
UNITS 9, 10, 11	9 - 11	13,304	RETAIL / OFFICE / CALL CENTER W CUBES
UNIT 12	12	1,600	RETAIL / OFFICE / CALL CENTER W CUBES
UNITS 13 - 14	13 - 14	3,200	RETAIL / OFFICE / CALL CENTER W CUBES
UNITS 15 - 16	15 - 16	3,160	RETAIL / OFFICE / CALL CENTER W CUBES

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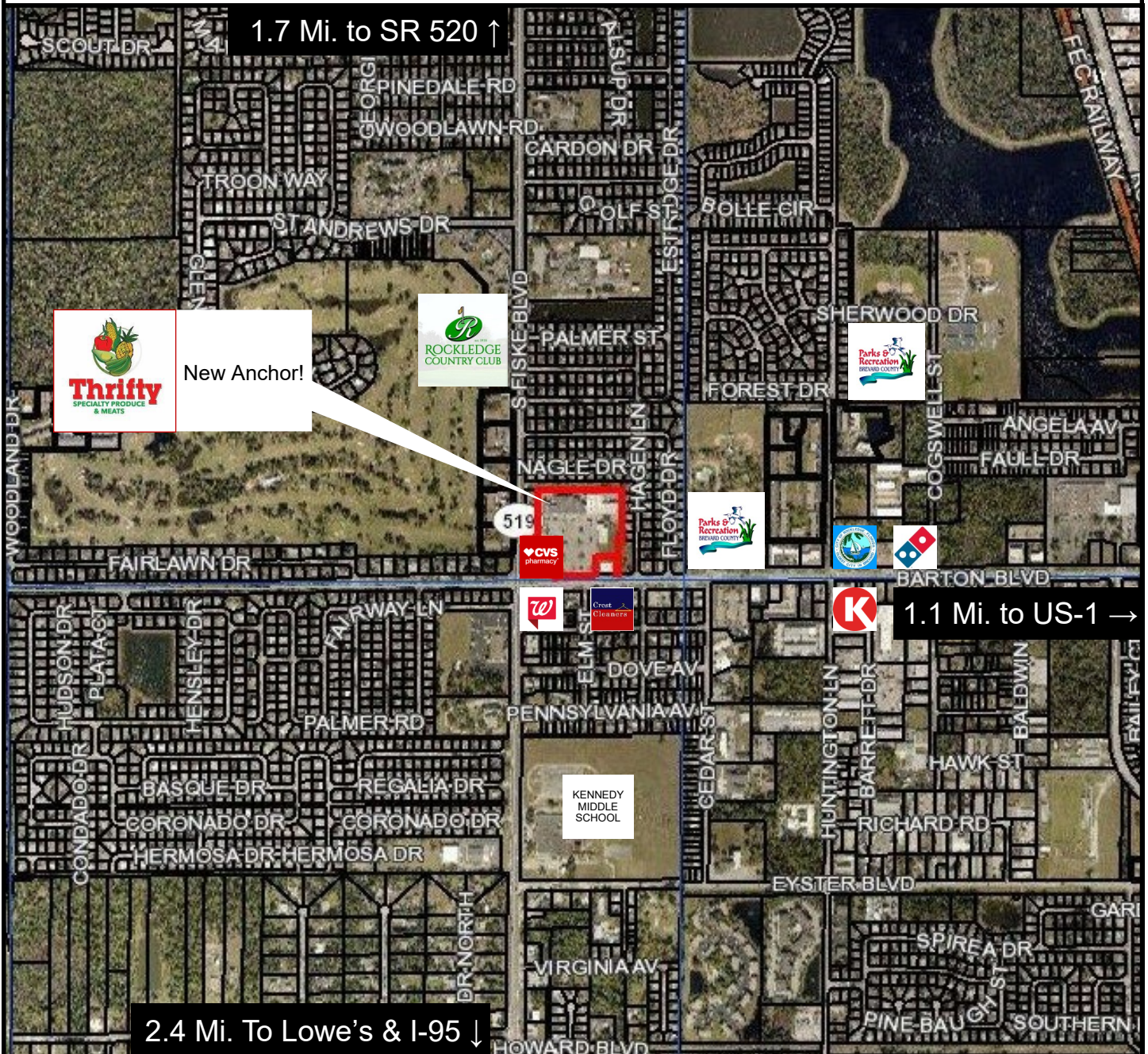
TENANT / UNIT	UNIT	SF	NOTES
UNIT 1	1	1,388	RETAIL / RESTAURANT
UNIT 2	2	2,006	RETAIL / RESTAURANT
UNIT 3	3	1,503	RETAIL / RESTAURANT / OFFICE
UNIT 4	4	2,104	RETAIL / RESTAURANT / OFFICE
UNIT 5	5	1,503	RETAIL / RESTAURANT / OFFICE
UNIT 6	6	900	RETAIL / RESTAURANT / OFFICE

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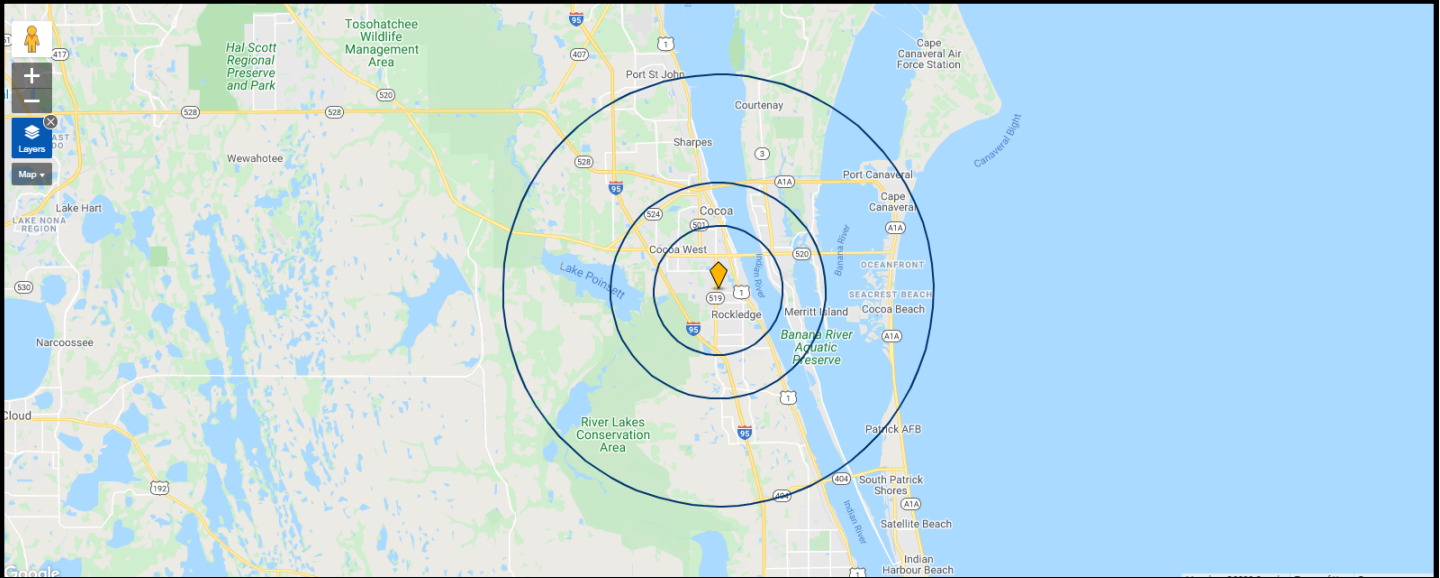
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2020 POPULATION	44,859	93,899	192,599
2025 PROJECTION	48,179	100,887	206,735
2020 AVG. HOUSEHOLD INCOME	\$69,161	\$73,615	\$64,490
DAYTIME EMPLOYEES - TOTAL	23,126	43,914	94,920

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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