

ROCKLEDGE CITY CENTER

ANCHOR - THRIFTY SPECIALTY PRODUCE AND MEATS

910—920 BARTON BLVD., ROCKLEDGE, FL 32955



Available SF: 910 BARTON: ± 1503 - 9,404
920 BARTON: ± 8,456 - 20,160

Lease Rate: \$15.00—\$20.00/SF

Lease Type: NNN

CAM: \$4.59/SF

Building SF: 910 BARTON: ± 9,404
920 BARTON: ± 66,196

Zoning: RMU—City of Rockledge
Redevelopment Mixed Use

Parking: 5+/1000 - Common

FOR LEASE:

New Anchor Thrifty Specialty Produce and Meats, plus Autumn's Crab, Pizza Vola, Ice Cream Hut and a Brand New Barber Shop. 1500 SF up to 20,160 contiguous SF. Storefront Windows, Covered Front Entry, Rear Entries, Some Rear Parking.

RETAIL STRIP: Rockledge City Center; Redevelopment in the City of Rockledge. Concrete Block Construction, New Roofs, Landscaping and Parking Lot Refresh Underway.

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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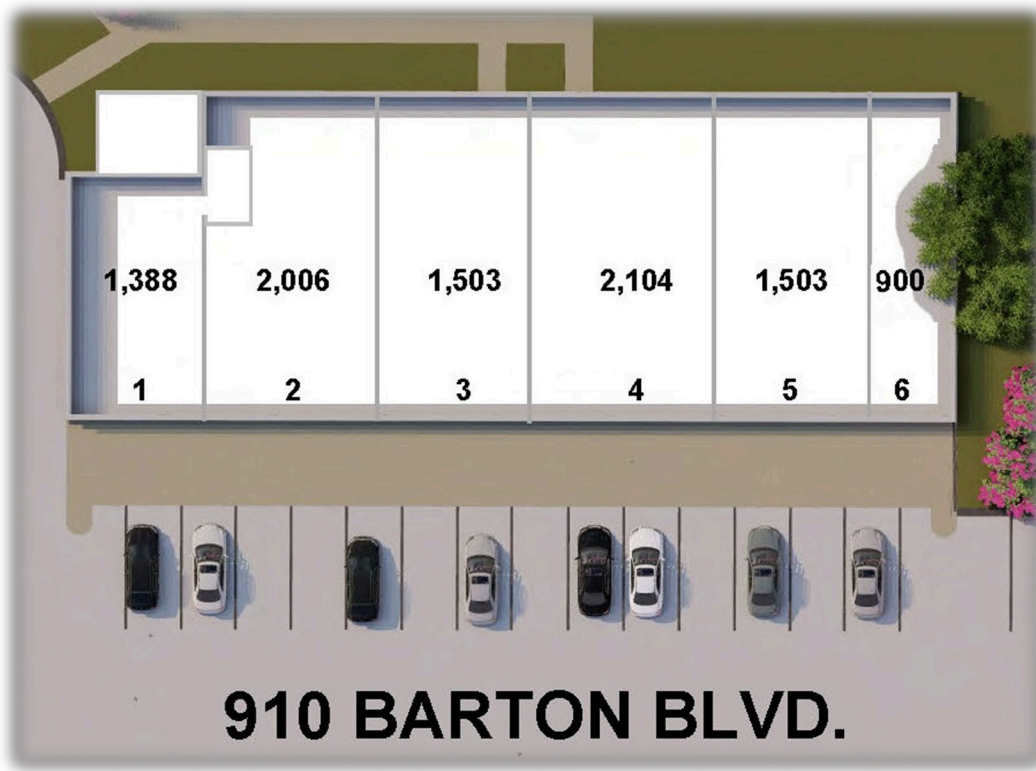


TENANT / UNIT	UNIT	SF	NOTES
THRIFTY SPECIALTY PRODUCE AND MEATS	1 - 5	33,244	LEASED
AUTUMN SEAFOOD RESTAURANT	6 - 7	3,232	LEASED
UNIT 8	8	8,456	RETAIL / OFFICE
UNITS 9, 10	9 - 10	11,704	RETAIL / OFFICE / CALL CENTER W CUBES
UNIT 11, 12 (pending)	11 - 12	3,200	RETAIL / OFFICE / CALL CENTER W CUBES
WASH RITE LAUNDRY	13 - 14	3,200	LEASED
HOSPICE THRIFT STORE	15 - 16	3,160	LEASED

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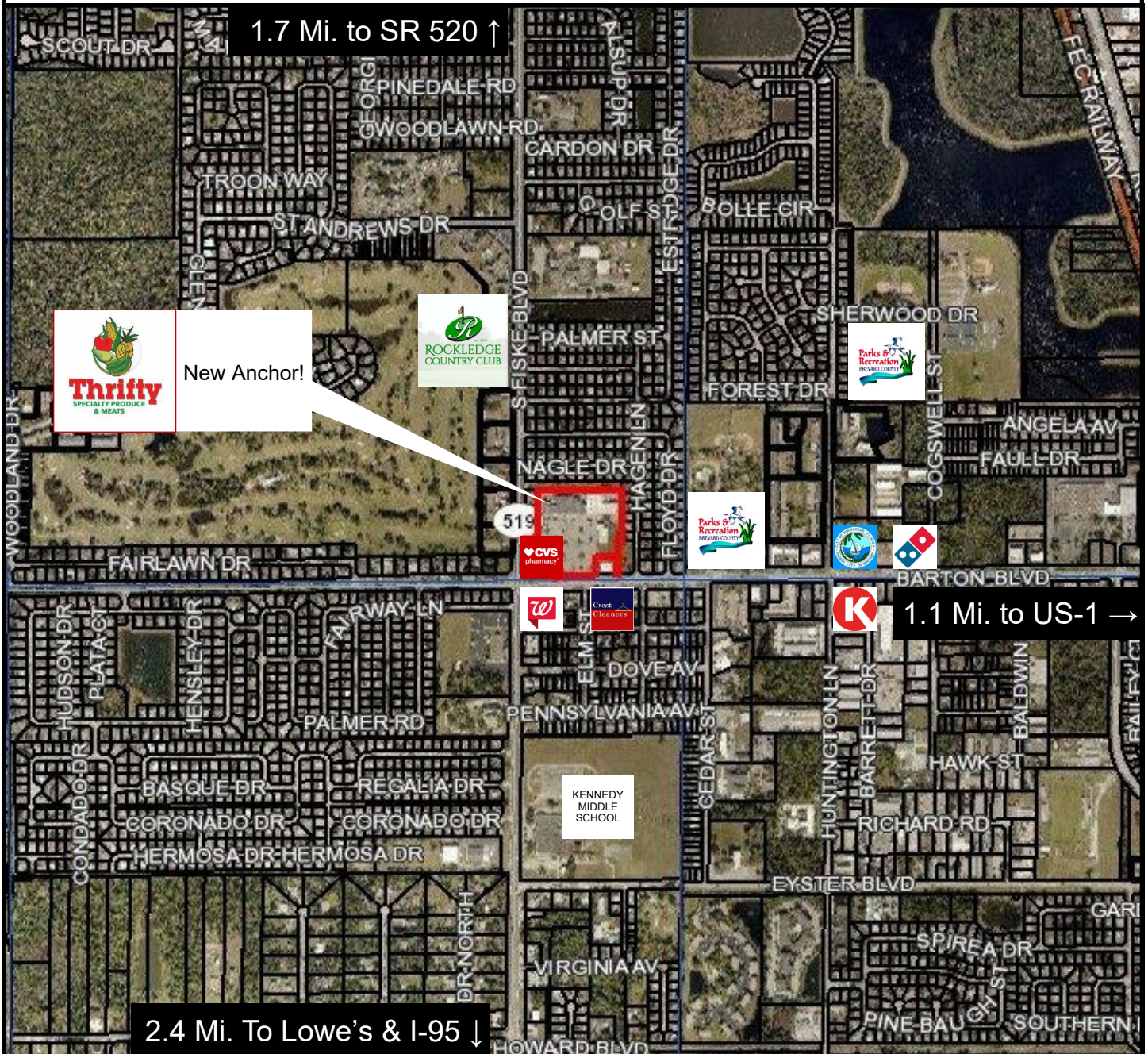
TENANT / UNIT	UNIT	SF	NOTES
PIZZA VOLA EXPRESS	1	1,388	LEASED
UNIT 2	2	2,006	RETAIL / RESTAURANT
BARBER SHOP	3	1,503	LEASED
UNIT 4	4	2,104	RETAIL / RESTAURANT / OFFICE
UNIT 5	5	1,503	RETAIL / RESTAURANT / OFFICE
ICE CREAM HUT	6	900	LEASED

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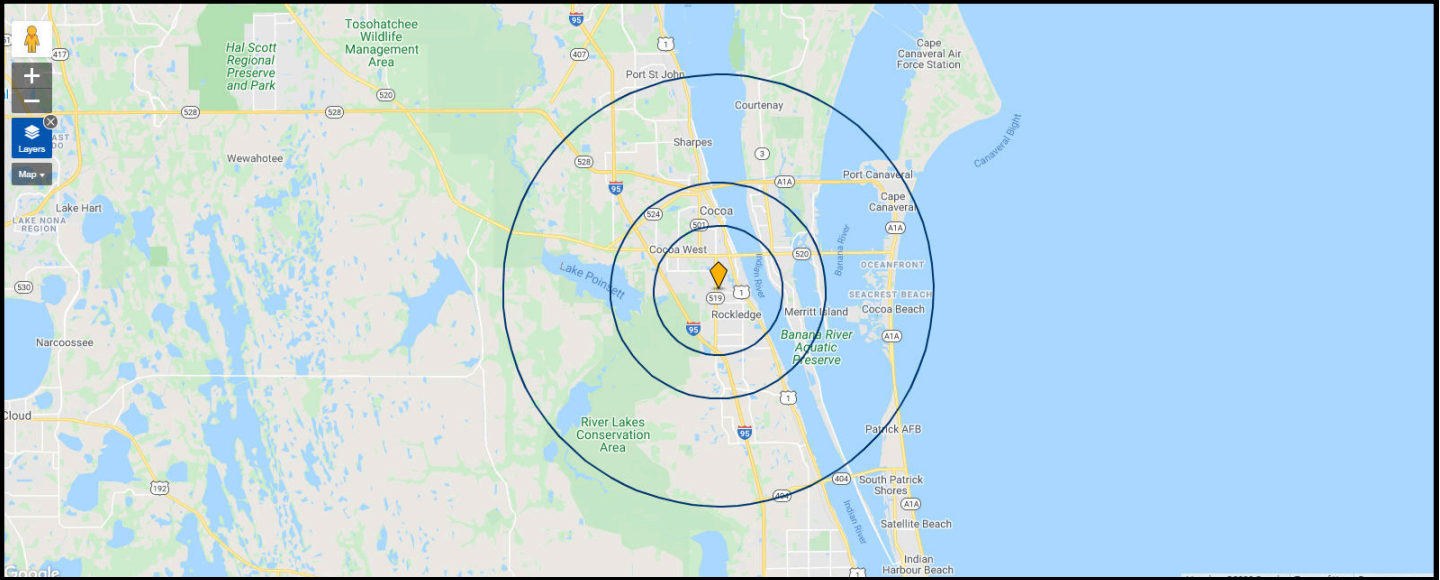


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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2021 POPULATION	45,001	93,488	195,342
2026 PROJECTION	47,600	98,844	206,663
2020 AVG. HOUSEHOLD INCOME	\$71,268	\$75,622	\$87,100
DAYTIME EMPLOYEES - TOTAL	22,945	42,781	92,562

CONSUMER SPENDING*	3 MILES	5 MILES	10 MILES
FOOD & ALCOHOL 2021	\$137,596,360	\$302,260,137	\$686,498,402
ENTERTAINMENT, HOBBIES, PETS 2021	\$79,337,002	\$176,818,793	\$409,978,012
TOTAL CONSUMER SPENDING 2021	\$502,670,233	\$1,112,713,781	\$2,572,403,606

*Data derived from © Costar Realty Information, Inc. (2022). Accessed March 14, 2022.

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

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