

ROCKLEDGE CITY CENTER
ANCHOR - THRIFTY SPECIALTY PRODUCE AND MEATS
910—920 BARTON BLVD., ROCKLEDGE, FL 32955



Available SF: 910 BARTON: ± 1503 - 3,607

920 BARTON: ± 1,600 - 23,360

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—GRAND OPENING JULY 29, 2022, plus Autumn's Crab, Pizza Vola, Ice Cream Hut, Hospice Thrift Store, Wash Rite Laundry and a Brand New Barber Shop. 1500 SF up to 23,360 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 Now Complete with Anchor Thrifty's Grand Opening July 29, 2022.

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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920 BARTON BLVD.

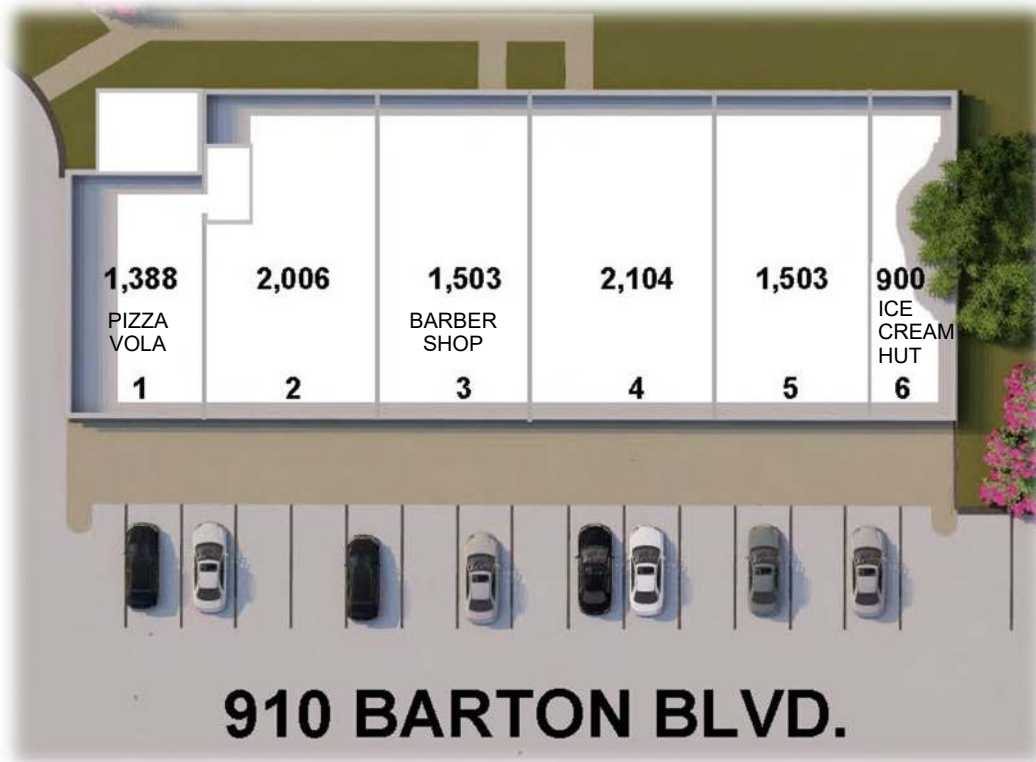
TENANT / UNIT	UNIT	SF	NOTES
THRIFTY SPECIALTY PRODUCE AND MEATS	1 - 5	33,244	LEASED
AUTUMN SEAFOOD RESTAURANT	6 - 7	3,232	LEASED
UNIT 8	8	8,456	RETAIL / OFFICE— PENDING
UNITS 9, 10	9 - 10	11,704	PENDING
UNIT 11	11	1,600	RETAIL / OFFICE / CALL CENTER W CUBES
UNIT 12	12	1,600	RETAIL / OFFICE / CALL CENTER W CUBES
WASH RITE LAUNDRY	13 - 14	3,200	LEASED
HOSPICE THRIFT STORE	15 - 16	3,160	LEASED

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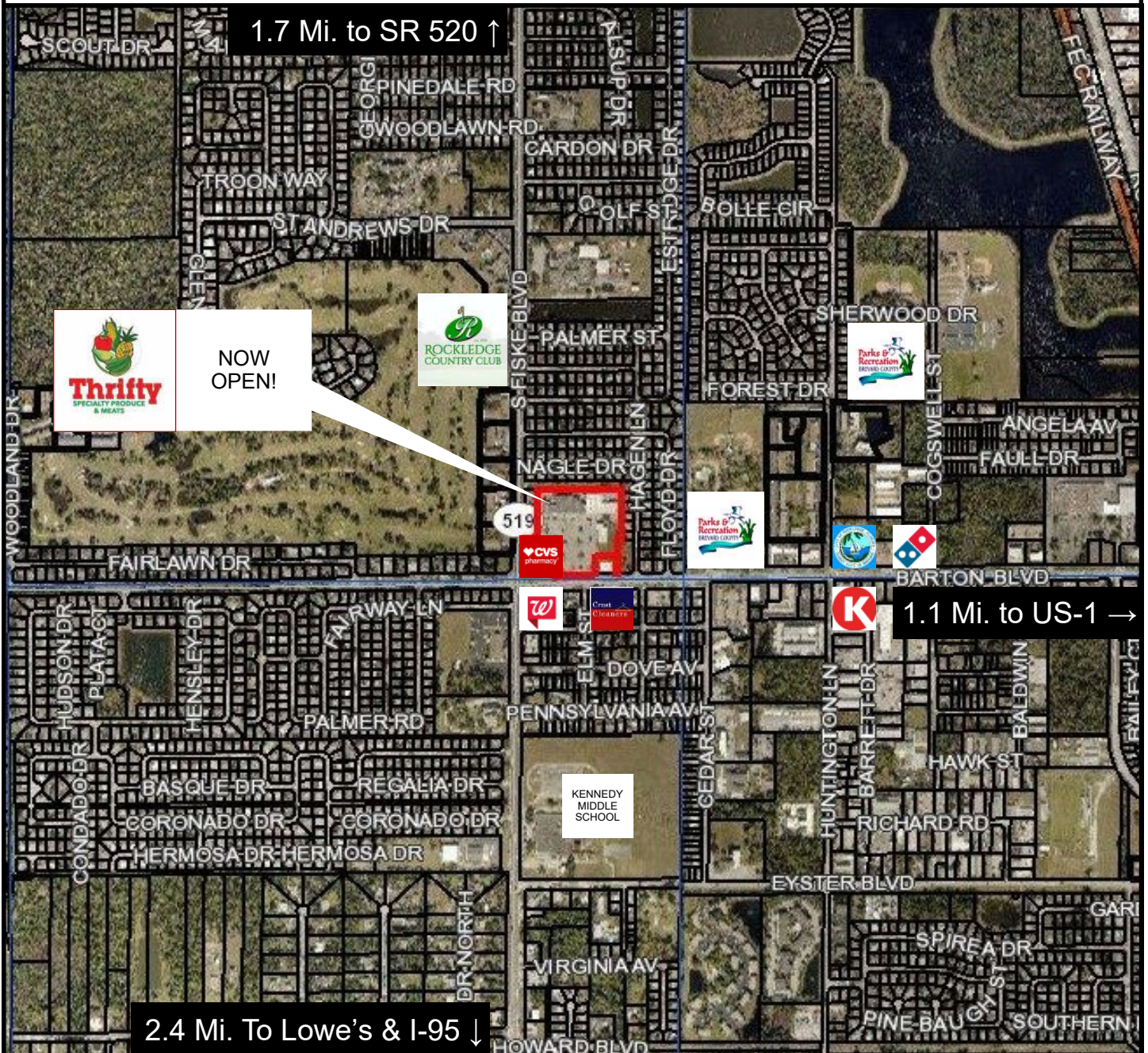
TENANT / UNIT	UNIT	SF	NOTES
PIZZA VOLA EXPRESS	1	1,388	LEASED
UNIT 2	2	2,006	RETAIL / RESTAURANT
BARBER SHOP	3	1,503	LEASED
UNIT 4	4	2,104	RETAIL / RESTAURANT / OFFICE
UNIT 5	5	1,503	RETAIL / RESTAURANT / OFFICE
ICE CREAM HUT	6	900	LEASED

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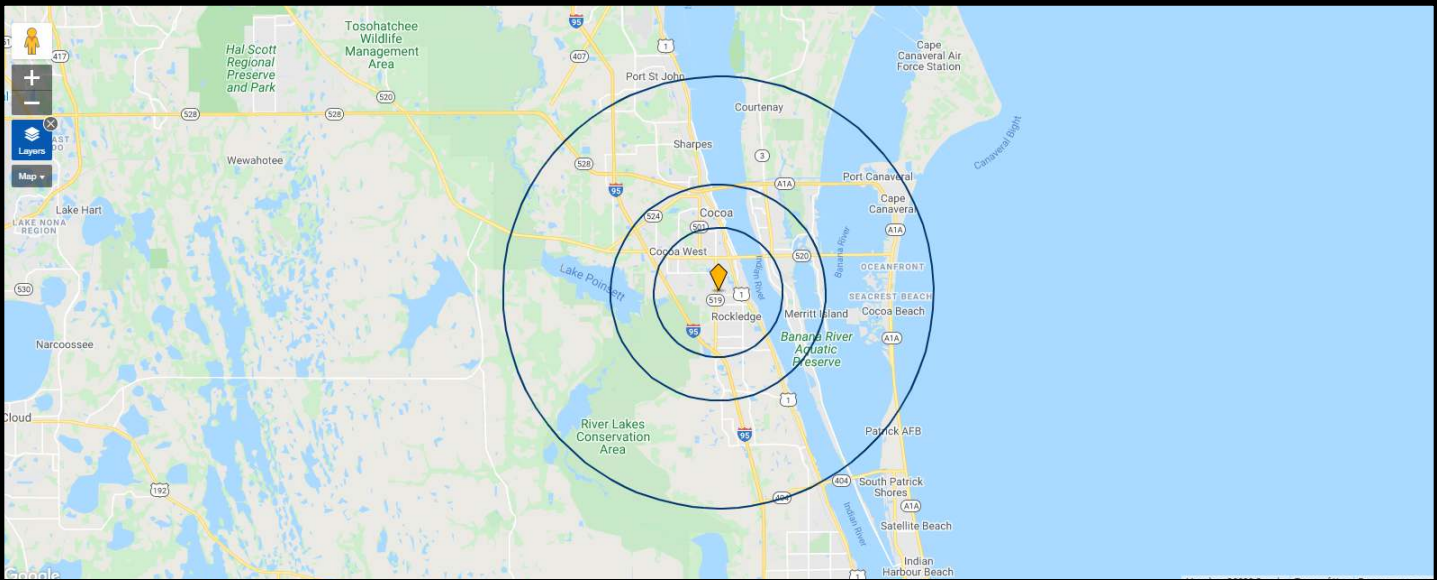
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DEMOGRAPHIC DATA*	3 MILES	5 MILES	10 MILES
2022 POPULATION	45,364	93,992	197,844
2027 PROJECTION	48,270	100,901	212,684
2021 AVG. HOUSEHOLD INCOME	\$72,141	\$76,321	\$87,978
DAYTIME EMPLOYEES - TOTAL	24,200	44,002	95,698
CONSUMER SPENDING*	3 MILES	5 MILES	10 MILES
FOOD & ALCOHOL 2021	\$139,214,942	\$304,224,349	\$695,597,329
ENTERTAINMENT, HOBBIES, PETS 2021	\$81,194,850	\$178,769,513	\$416,615,320
TOTAL CONSUMER SPENDING 2021	\$511,673,452	\$1,112,967,216	\$2,617,327,643

*Data derived from © Costar Realty Information, Inc. (2022). Accessed July 21, 2022.

TRAFFIC COUNT* (2022) - 25,849 / DAY FISKE — (2022) 16,894 / DAY BARTON

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