



# GAS STATION / CONVENIENCE STORE

690 Eyster Blvd  
ROCKLEDGE, FL 32955

**FOR SALE**



# EXECUTIVE SUMMARY

APEX Capital Realty is proud to present a prime corner gas station and convenience store opportunity situated on ±1.03 acres with excellent visibility along Eyster Blvd and Huntington Lane. Built in 2006, this ±3,000 SF property will be delivered vacant and free of any fuel supply agreements, offering exceptional flexibility for rebranding, repositioning, or redevelopment. This underperforming, owner operated station represents a strong value add opportunity in one of Brevard County's most established and growing corridors.

## OFFERING SUMMARY

TYPE	Fuel Station / C-Store
DELIVERY	Vacant at closing – no fuel contract in place
YEAR BUILT	2006
BUILDING SIZE	±3,000 SF
LOT SIZE	±1.03 acres (44,867 SF)
OPERATION	Owner-operated
PUMPS	8 total (4 double-sided)

## ASKING PRICE

# \$1,750,000



## INVESTMENT HIGHLIGHTS

- **Prime Corner Location:** Excellent visibility and access on Eyster Blvd and Huntington Ln.
- **Vacant Delivery:** Delivered free and clear of fuel supply agreements ideal for rebranding or redevelopment.
- **Underperforming Operation:** ±30,000 gallons/month fuel and ±\$30,000/month C-store sales. Owner has closed periodically due to family issues, creating strong upside.
- **Motivated Seller:** Ready to close – no seller financing.
- **High-Traffic Corridor:** Strategically located within Brevard County near Cocoa and Melbourne, with strong retail and residential demand.

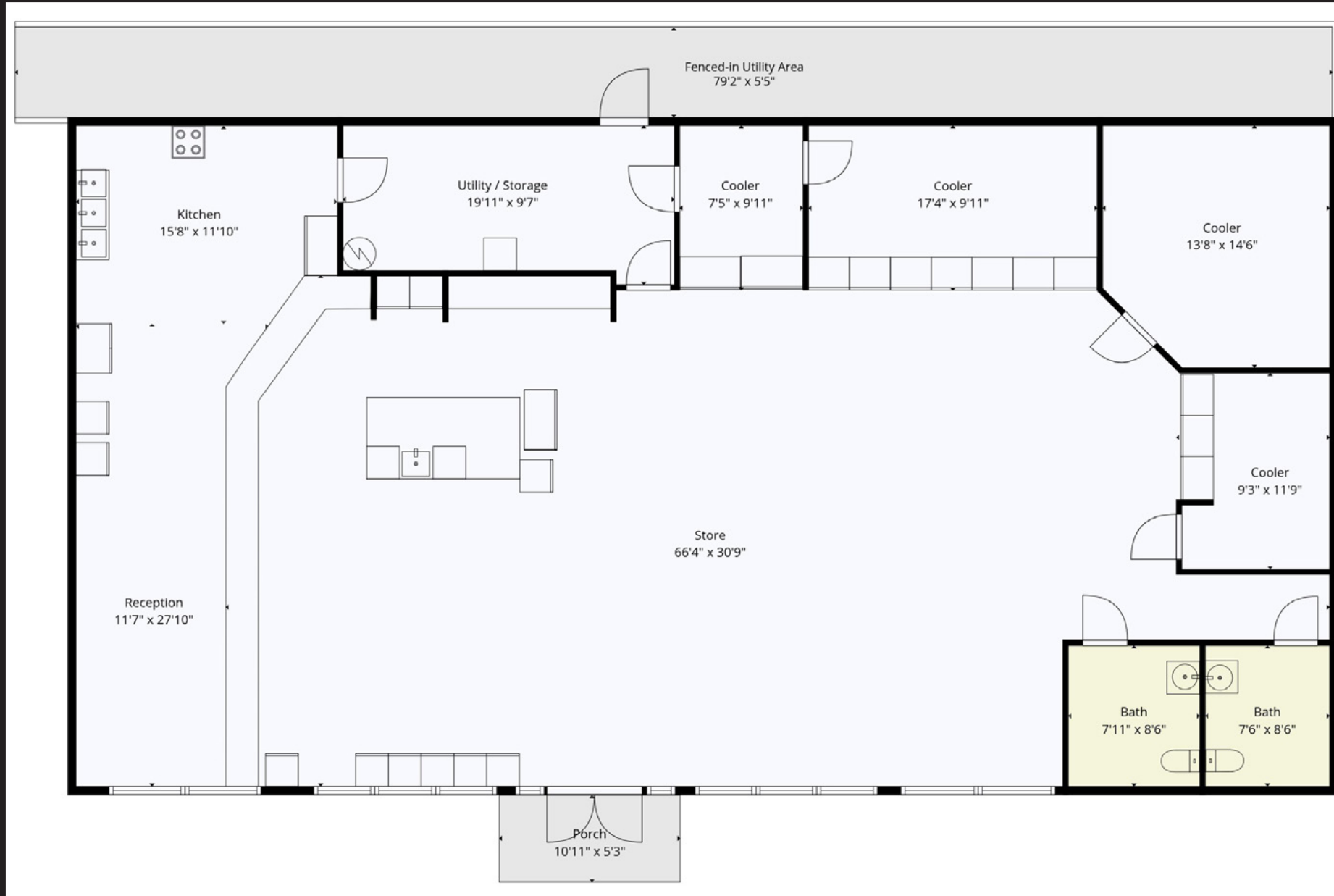
# AREA OVERVIEW



Rockledge is one of Brevard County's most established markets, benefiting from steady population growth and proximity to major employers and highways.

Eyster Blvd connects U.S. 1 and Murrell Road, offering strong visibility and consistent vehicle flow.

# FLOOR PLAN



# INTERIOR PHOTOS





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