

Property Summary

Barton Commons
For Lease



PROPERTY DESCRIPTION

Introducing 224 Barton Boulevard, a prime commercial property offering exceptional lease opportunities in Rockledge, FL. This versatile space boasts a strategic location and impressive amenities, making it an ideal choice for businesses seeking a modern and functional environment. With ample parking, high visibility, and customizable floor plans, this property is designed to accommodate a wide range of commercial endeavors. Take advantage of this sought-after location.

LOCATION DESCRIPTION

Just west of US Hwy 1 on Barton Blvd, Barton Commons offers Retail / Neighborhood Center tenants a prime location in the heart of Rockledge, FL. Situated adjacent to a new apartment complex, the area presents a wealth of consumer activity with a blend of residential neighborhoods and bustling commercial centers. Nearby, the Rockledge Plaza provides a varied mix of shopping and dining options, creating an attractive destination for local residents. With its strategic positioning and dynamic surroundings, Barton Commons embodies accessibility and convenience, offering an ideal setting for businesses to thrive within a vibrant and growing community.

OFFERING SUMMARY

Lease Rate:	\$11 - 20 SF/yr (\$2.09/sf NNN)
Number of Units:	14
Available SF:	1,195 - 35,539 SF
Lot Size:	2.69 Acres
Building Size:	78,944 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	186	829	2,740
Total Population	423	1,806	6,598
Average HH Income	\$87,263	\$81,820	\$84,728

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



LEASE INFORMATION

Lease Type:	\$2.09/sf NNN	Lease Term:	Negotiable
Total Space:	1,195 - 35,539 SF	Lease Rate:	\$11 - \$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
190	Available	1,281 SF	\$2.09/sf NNN	\$20.00 SF/yr
192	Available	1,195 SF	\$2.09/sf NNN	\$20.00 SF/yr
222	Available	23,440 SF	\$2.09/sf NNN	\$11.00 SF/yr
224	Available	35,539 SF	\$2.09/sf NNN	\$11.00 SF/yr

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Additional Photos

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Location Map

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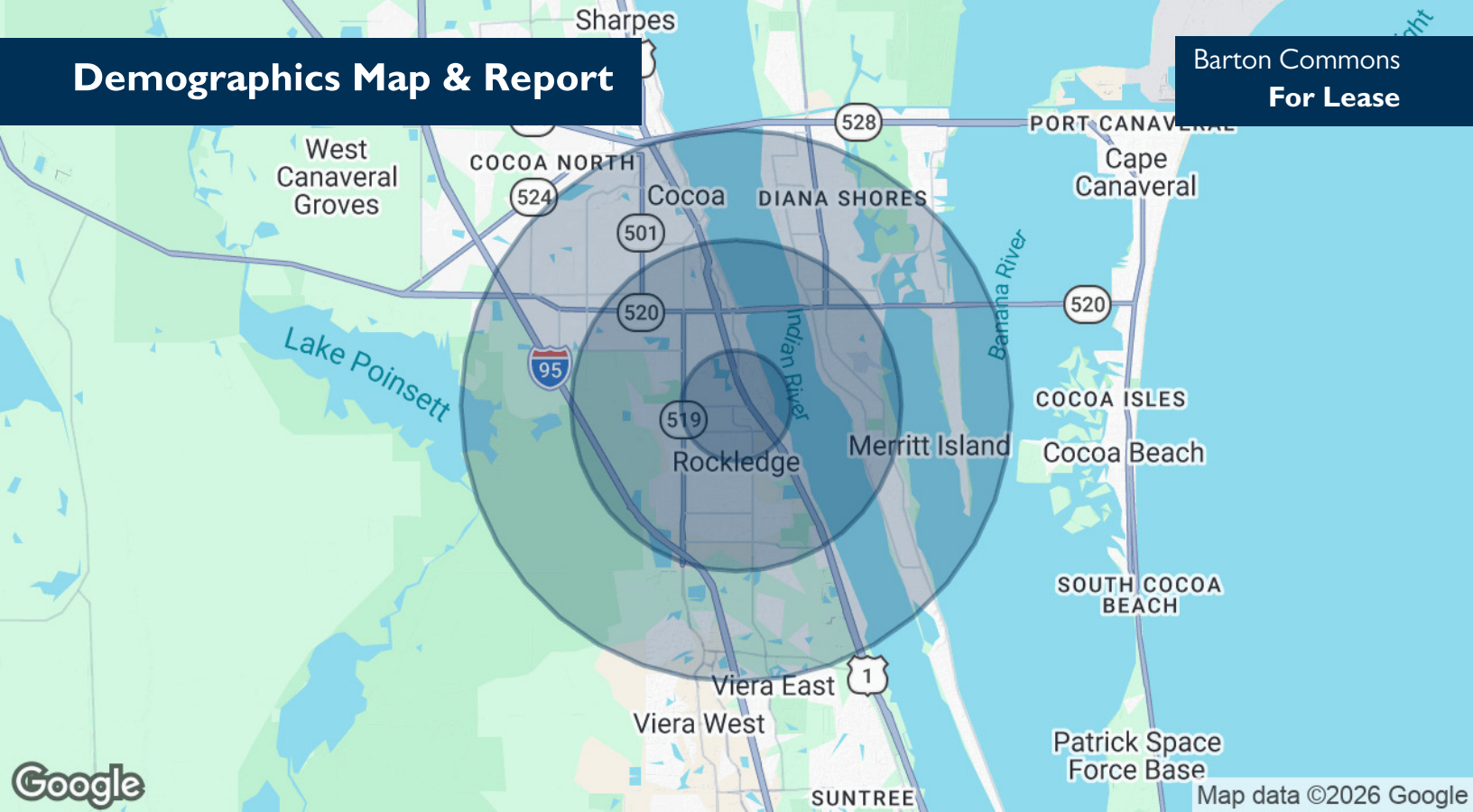
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	423	1,806	6,598
Average Age	43.1	46.1	47.1
Average Age (Male)	41.7	44.8	45.6
Average Age (Female)	49.7	50.7	50.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	186	829	2,740
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$87,263	\$81,820	\$84,728
Average House Value	\$281,039	\$286,439	\$300,198

2023 American Community Survey (ACS)

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