



SIZE

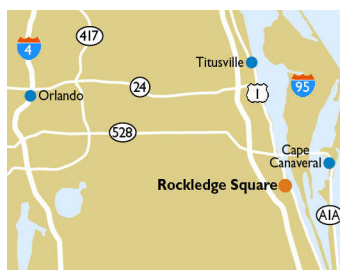
78,879 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population			
	5,390	47,638	97,809
Households			
	2,339	20,089	41,151
Median HH Income (\$)			
	76,490	74,688	70,951

MAJOR TENANT(S)

Publix
Firehouse Subs



LOCATION

1880 Highway I South | Rockledge, FL 32955

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Coastal Florida area
- Additional tenants include Firehouse Subs and Great Clips
- Located in Rockledge, a suburb 12 miles south of Cape Canaveral and 51 miles southeast of Orlando, with a population exceeding 47,600 in a three-mile radius
- The center is located on Highway I South, which benefits from over 32,494 VPD

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



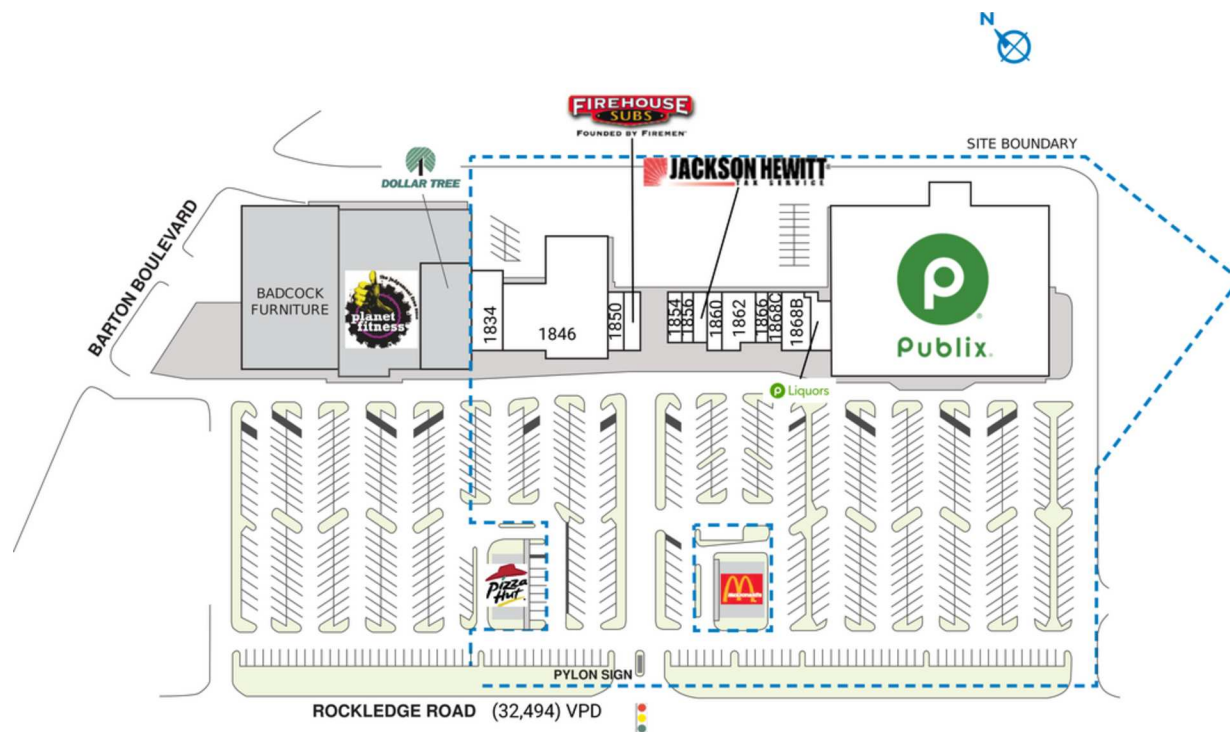
ROCKLEDGE SQUARE

1880 Highway | South | Rockledge, FL 32955

SPACE	TENANT	SQ. FT.
1834	Yong's Wigs	3,077 SF
1846	Health First Medical Group	14,436 SF
1850	Asia Nails & Spa	1,330 SF
1852	Firehouse Subs	1,400 SF
1854	The Health Bar	1,080 SF
1856	Navy Recruiting	840 SF
1858	Jackson Hewitt	1,010 SF
1860	Lin's Wok	1,400 SF
1862	U.S. Government	2,600 SF
1866	Dragon Vape 2	960 SF
1868A	Publix Liquors	1,400 SF
1868B	Optimum Wellness & MedSpa	1,898 SF
1868C	Great Clips	1,214 SF
1880	Publix	46,234 SF
TOTAL SQ. FT.		78,879

SITE LEGEND

- Available
 Occupied
 Leased (not occupied)
 Owned by Others
 Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

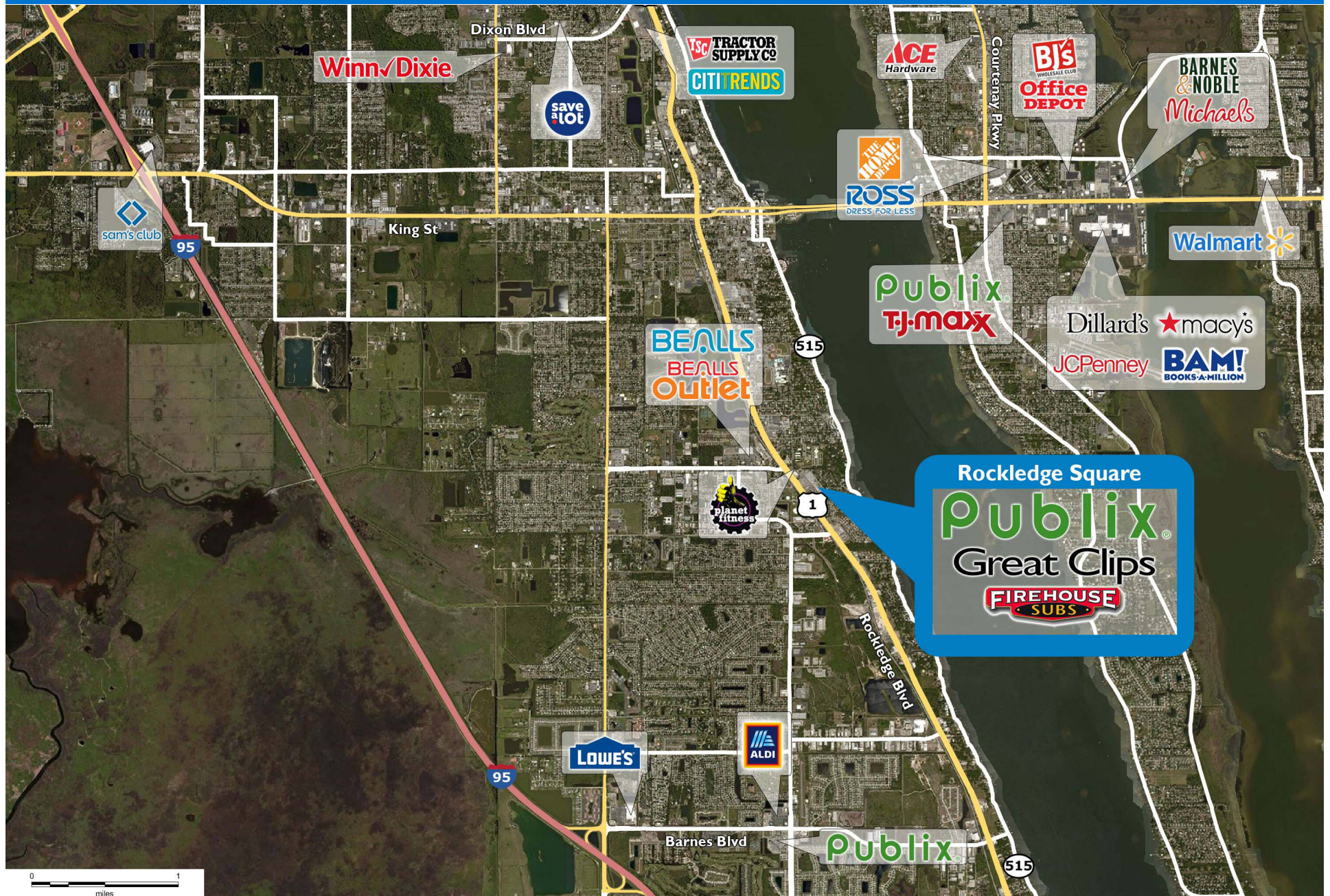
ROCKLEDGE SQUARE

1880 Highway I South | Rockledge, FL 32955



ROCKLEDGE SQUARE

1880 Highway | South | Rockledge, FL 32955



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.328513

Longitude: -80.718645

Rockledge Square Rockledge, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,390	47,638	97,809
	2028 Projected Population	5,451	47,036	96,387
	2010 Census Population	4,960	42,801	87,445
	2000 Census Population	5,155	38,489	76,327
	1990 Census Population	4,694	34,489	68,776
	Historical Annual Growth 1990 to 2000	0.94%	1.10%	1.05%
	Historical Annual Growth 2000 to 2010	-0.38%	1.07%	1.37%
	Estimated Annual Growth 2010 to 2023	0.61%	0.78%	0.82%
	Projected Annual Growth 2023 to 2028	0.22%	-0.25%	-0.29%
	Median Age	47.8	47.0	47.4
Households	Q4 2023 Estimated Households	2,339	20,089	41,151
	2028 Projected Households	2,364	19,824	40,516
	2010 Census Households	2,146	17,709	36,219
	2000 Census Households	2,063	15,506	31,310
	1990 Census Households	1,876	13,596	27,322
	Historical Annual Growth 1990 to 2000	0.96%	1.32%	1.37%
	Historical Annual Growth 2000 to 2010	0.40%	1.34%	1.47%
	Estimated Annual Growth 2010 to 2023	0.63%	0.92%	0.93%
	Projected Annual Growth 2023 to 2028	0.21%	-0.27%	-0.31%
	Population per Household	2.30	2.35	2.36
Population by Race	White	75.2%	68.5%	67.3%
	Black or African American	7.9%	13.7%	14.1%
	Asian & Pacific Islander	1.1%	1.9%	2.1%
	Other Races	5.7%	5.3%	5.4%
	Hispanic Population	10.1%	10.6%	11.1%
Income	Average Household Income	\$85,575	\$95,843	\$94,840
	Median Household Income	\$76,490	\$74,688	\$70,951
	Per Capita Income	\$37,176	\$40,670	\$40,137
Education (Age 25+)	Elementary	1.9%	2.3%	2.8%
	Some High School	4.3%	4.4%	5.0%
	High School Graduate	31.1%	25.0%	25.9%
	Some College	13.3%	20.4%	20.1%
	Associates Degree Only	15.5%	14.0%	12.4%
	Bachelors Degree Only	19.6%	20.3%	20.8%
	Graduate Degree	14.4%	13.6%	13.1%
Business	Number of Businesses	399	2,283	3,463
	Total Number of Employees	4,567	23,923	36,381
	Employees per Business	11.45	10.48	10.50
	Residential Population per Business	13.51	20.87	28.24

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.