



# HILLSIDE

1240 Rockledge Blvd. | Rockledge, FL 32955  
Retail / Office Space For Lease | Suite #7 | 1,255 SF

**\$12.00/SF/YR + NNN**

**Available Now**

## PROPERTY HIGHLIGHTS

- Suite #7 – Approximately 1,255 SF
- Existing Beauty Studio
- Available Now
- Located Directly on US 1
- Close to SR 520, I-95 & Beachside
- Retail & Office Plaza
- Reception Area
- Waiting Area
- Workstation Area
- Kitchen Area
- Restroom Facilities
- Excellent Condition
- Fits 4–11 People
- Monument & Façade Signage
- Rear Parking Access from Florida Ave.
- High Visibility Location
- Over 34,000 Daily Vehicles

## LEASE INFORMATION

Suite #7: 1,255 SF | \$12.00/SF/YR | NNN: \$5.87/SF/YR | Available Now

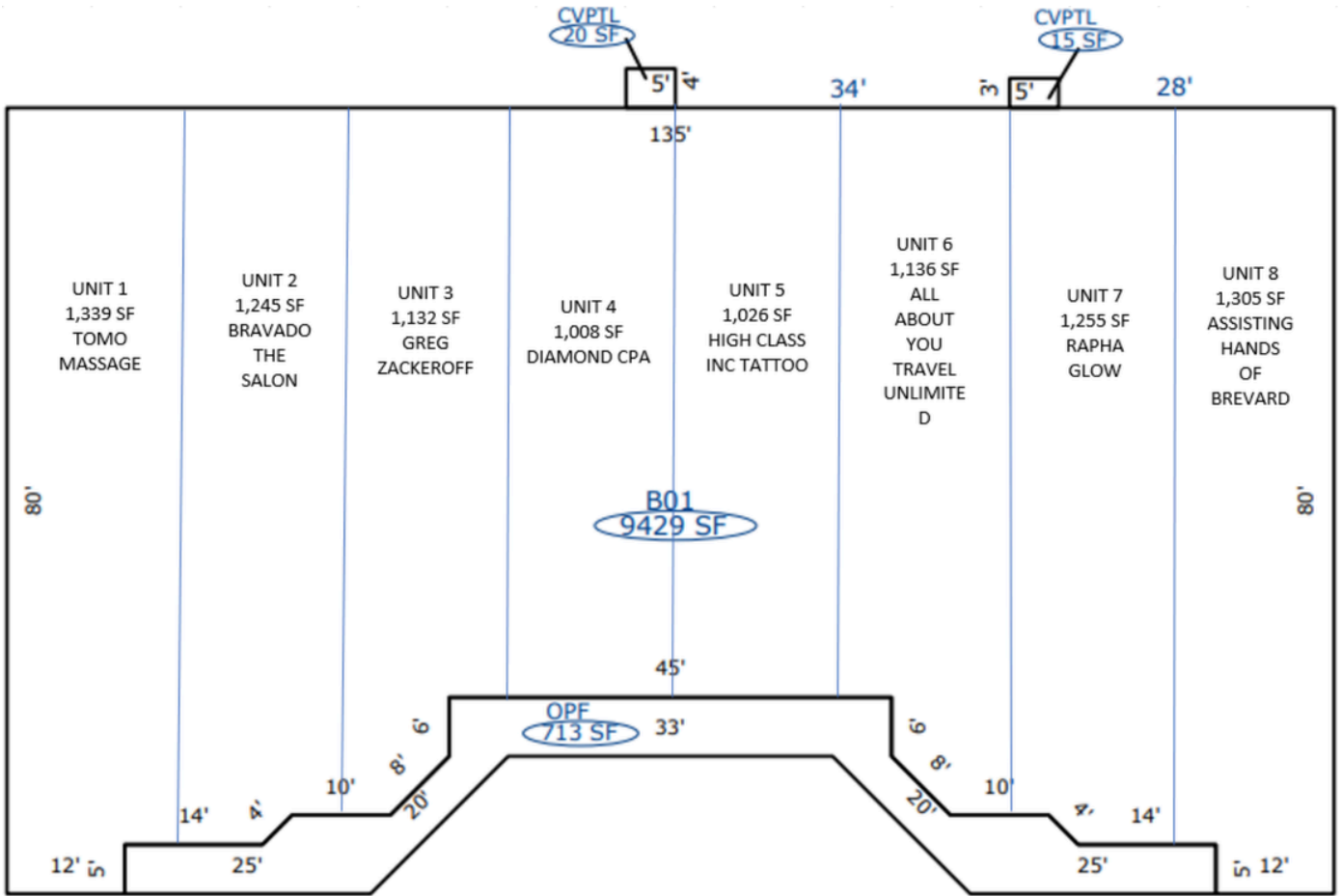
Existing beauty studio in excellent condition. Fits 4–11 people.

Lease rate does not include utilities, property expenses, or building services.

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**SITE PLAN**



**SUITE #7 – 1,255 SF – AVAILABLE NOW**

**PROPERTY FACTS**

**Building Type:** Office  
**Building Class:** B  
**Year Built:** 1984  
**Building Size:** 9,425 SF  
**Stories:** 1 Story  
**Parking:** 47 Surface Parking Spaces

**LOCATION ADVANTAGES**

- Directly on US 1 in Rockledge
- Close to SR 520 for I-95 Access
- Over 34,000 Daily Vehicles
- Monument & Facade Signage

**PROPERTY DESCRIPTION**

Suite #7 is approximately 1,255 SF and is currently configured as an existing beauty studio available for immediate occupancy. Located directly on US 1 in Rockledge, this highly visible location offers convenient access to SR 520, I-95, and the beaches. The suite features a reception area, waiting area, private office areas, workstation space, kitchen area, and restroom facilities. The property benefits from monument and façade signage, ample front parking, additional rear parking access from Florida Avenue, and traffic counts exceeding 34,000 vehicles per day.

## INTERIOR PHOTOS



### SUITE #7

- • Reception Area
- • Waiting Area
- • Four Private Offices
- • One Workstation
- • Kitchen Area
- • Private Restroom Facilities
- • Excellent Condition
- • Accommodates 4–11 People

Population	1 mile	3 mile	5 mile
2024 Population	6,647	53,025	98,099
2029 Pop Projection	7,100	57,031	105,148
Growth 2024-2029	1.9%	1.5%	1.4%
Median Age	43.4	44.3	45.8
Bachelor's or Higher	27%	24%	27%
Average HH Income	\$81,507	\$52,082	\$57,300
Traffic Counts	34,000+	Daily	Vehicles



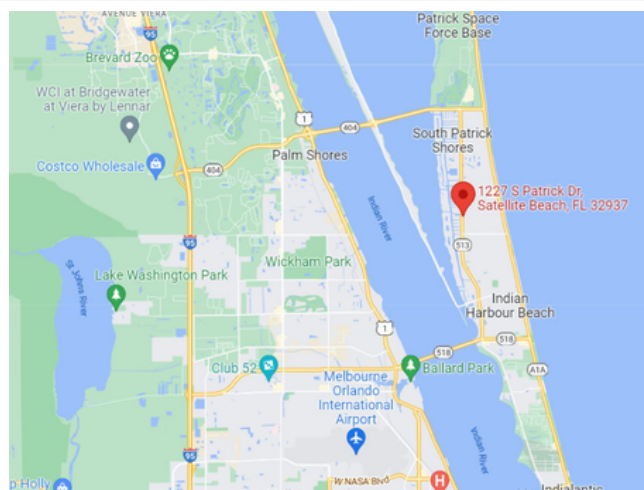
**AVAILABLE SUITE**

Suite #7: 1,255 SF | \$12.00/SF/YR | NNN: \$5.87/SF/YR

**PROPERTY DESCRIPTION**

1,255 SF existing beauty studio available now. Situated directly on US 1 in Rockledge with monument & facade signage. Over 34,000 vehicles per day. Near SR 520 for easy access to I-95 & Beachside.

**LOCATION MAP**



Suite #7 | 1,255 SF | Available Now

**CONTACT FOR LEASING INFORMATION**



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