

# 5.62 Acre Pad-Ready Outparcel

## FOR SALE ON STADIUM PKWY - SPACE COAST, FL



### Stadium Pkwy & I-95 Rockledge, Florida 32955

#### OUTPARCEL HIGHLIGHTS

- **5.62 Acre Commercial Outparcel**
- **PUD Grants: 1.0 FAR, 70' Max Building Height**
- **Utilities to Site + Off Site Drainage**
- **885' of Frontage**
- **Site Can Be Subdivided**

### Approved Development Plan & Currently Under Construction

Completion Date: **4th Quarter, 2025**

The 5.62 acre commercial outparcel sits at the main entrance to a new 246 acre master planned development that consists of:

- 190 Single Family Lots (Ashton Woods)**
- 226 Townhome Lots (Ashton Woods)**
- 380 Luxury Apartment Units (Thompson Rift)**
- 113 Acre Lake / On Site Storm Water**
- 5.62 Acre Development Ready Outparcel**



# 165+K

Visibility to  
Cars Per Day

# 78+K

Population  
within 5-Miles

# \$107+K

Average Income  
within 5-Miles

- 5.62 Acre Outparcel with 885' of Frontage on Stadium Parkway
- Adjacent to Viera's Master Planned Community
- Zoning & Permitted Uses Include: Retail + Drive-Thru, Hotel, Office & Self-Storage
- Full Movement Intersection at the South-end of the Property
- Across from the Lighted Southbound Exit Ramp off I-95





# MASTER PLAN DETAILS



# SITE ACCESS DETAILS





# RETAILERS AT A GLANCE





# RESIDENTIAL SNAPSHOT



**Adelaide**  
Avg. Home Price: \$2.4MM



**Colfax Landing**  
Avg. Home Price: \$850k



**Trasona Cove East**  
Avg. Home Price: \$790k



**Loren Cove**  
Avg. Home Price: \$450k



**Summer Lakes**  
Avg. Home Price: \$1.7MM



**Sonoma at Viera**  
Avg. Home Price: \$750k



**Modern Duran**  
Avg. Home Price: \$900k



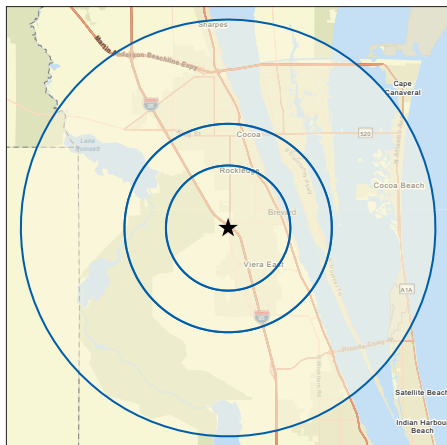
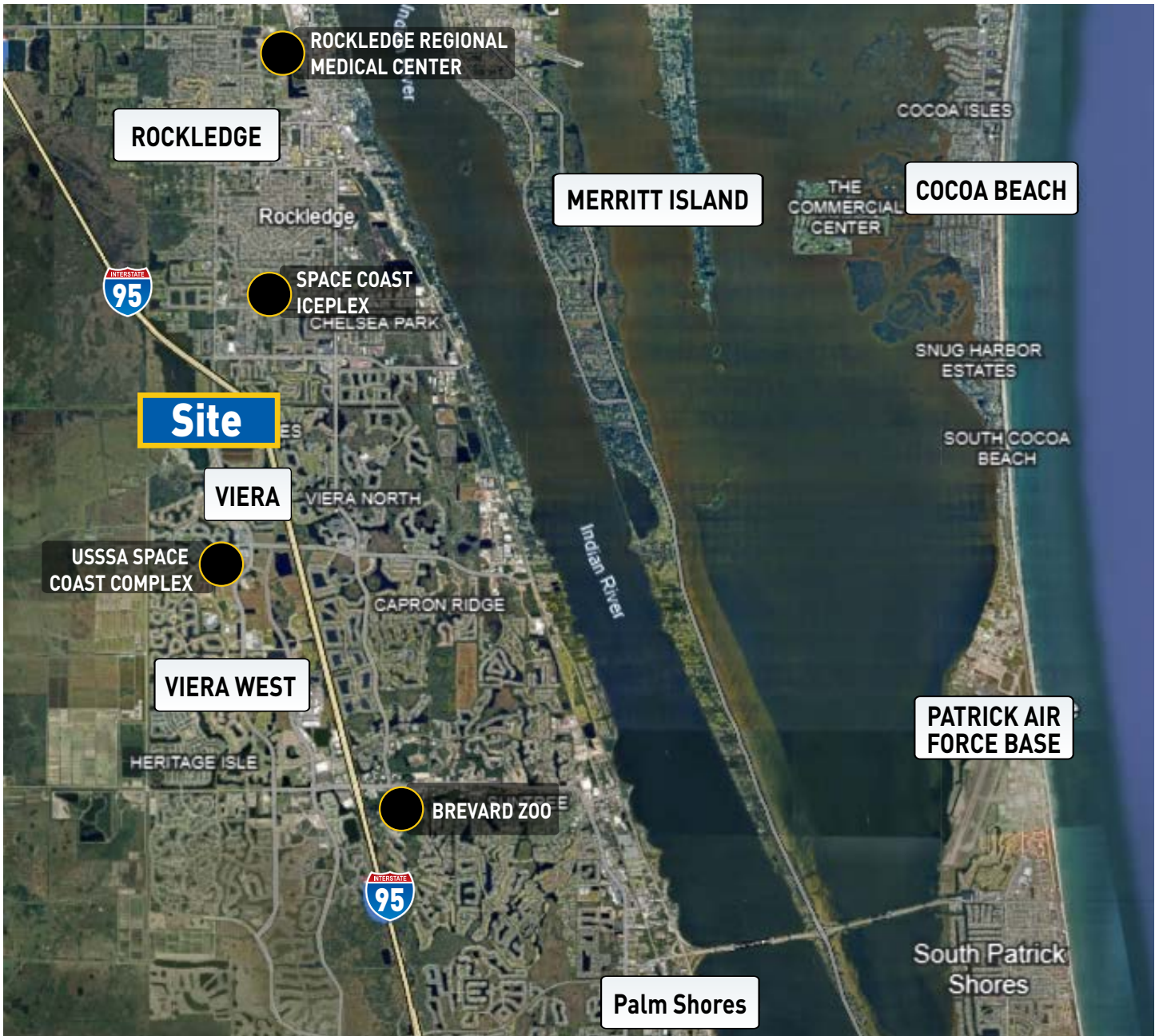
**Reeling Park**  
Avg. Home Price: \$800k

KEY	
	Existing Developments
	Under Construction
	Proposed

5.62 Acre Commercial Outparcel | For Sale, Asking \$8 Million



# LOCATION AT A GLANCE



### 3 MILE RADIUS

- 42,115**  
ESTIMATED  
POPULATION
- 43.22**  
MEDIAN AGE
- \$105,570**  
AVERAGE  
HOUSEHOLD  
INCOME

### 5 MILE RADIUS

- 78,281**  
ESTIMATED  
POPULATION
- 45.42**  
MEDIAN AGE
- \$107,606**  
AVERAGE  
HOUSEHOLD  
INCOME

### 10 MILE RADIUS

- 190,116**  
ESTIMATED  
POPULATION
- 47.86**  
MEDIAN AGE
- \$107,337**  
AVERAGE  
HOUSEHOLD  
INCOME



# FLORIDA'S SPACE COAST

Brevard County, Florida earned its name "The Space Coast" through decades of history-making pioneers and the workforce behind their legacy. Home to the world-famous Kennedy Space Center and Cape Canaveral Space Force Station, Florida's Space Coast has grown from a launching ground to the mecca of the nation's aerospace and aviation industry.

Legacy powerhouses such as Boeing and Lockheed Martin both house headquarter offices on the north side of the Space Coast, while Collins Aerospace, Leonardo DRS, Northrop Grumman Corporation and Embraer hold major centers in the south. Technology pioneers such as Blue Origin, SpaceX and OneWeb Satellites are also laying claim to the new future of space, right from the same launchpads of the Apollo era.

The area's largest employer in the industry, L3Harris, holds it main headquarters in the heart of the Space Coast in Melbourne, Florida.

## MAJOR EMPLOYERS



## FLORIDA'S SPACE COAST DEMOGRAPHIC SNAPSHOT



**#12** Fastest-Growing Metro in USA



**#7** Best Job Growth in the USA



**#5** Best-Performing City



**#3** Place to Live in Florida

### ONE SMALL STEP FOR YOUR GIANT LEAP

Ranked as the #3 place to live in Florida by U.S. News & World Report, Florida's Space Coast is a gateway to possibilities. A place where quality of life soars among a strong diversified economy. A place where space exploration is in our history, but also in our future. A place perfectly located in the heart of the Sunshine State, offering an idyllic setting of coastal waterways and rocket-lit sky's.

[CLICK HERE](#) to take a deeper dive into Florida Space Coast's Industry Profile.

SOURCE: Space Coast EDC