ONE SPACE REMAINING!

PROPERTY VIDEO!

2055 VIERA BLVD, ROCKLEDGE, 32955

THE CROSSINGS AT VIERA

SEEKING SMALL SHOP TENANTS

Atlantic RETAIL®

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- Grocery & Home Improvement Anchored Lifestyle Center at the Viera Blvd/I-95 Interchange
- Seeking small shop tenants. Can accommodate a variety of restaurants, retail, financial or medical users. Sizing is flexible
- Viera is among top selling Master Planned Communities in the US (#10)
- Visibility from I-95 (88,000 AADT)
- Area retailers include Publix, Winn Dixie, Walgreens, Texas Roadhouse, Chick-fil-A, McDonald's, WaWa, and Ford's Garage
- Viera new home sales average nearly $588,000 vs. Average home price in Brevard County of $356,000
- Two Surrounding Zip codes accounted for 23% of all single-family permits in Brevard County for 2018 - 2022

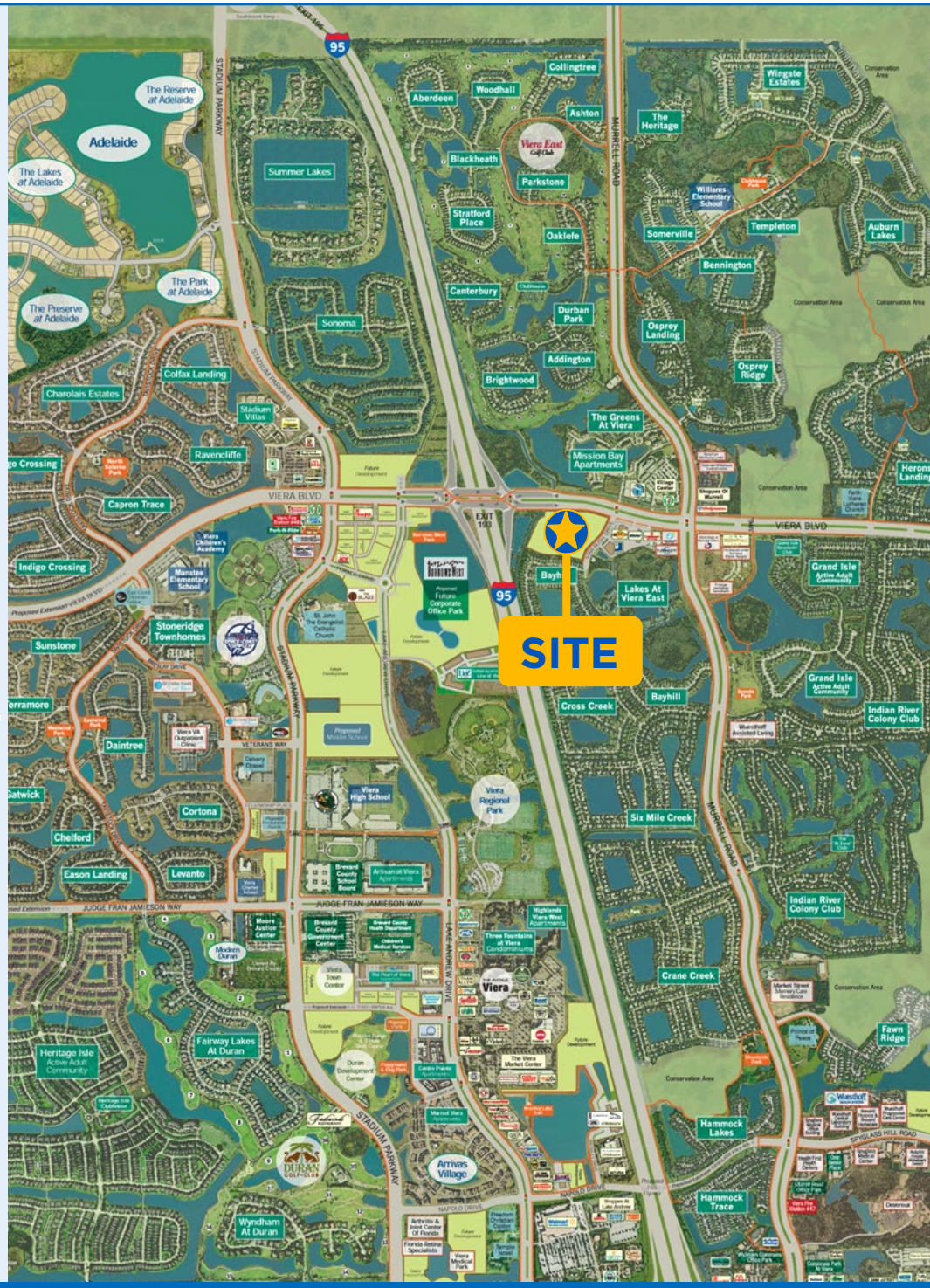
CO-TENANTS

WHOLE FOODS MARKET · THE HOME DEPOT · FATBURGER · CHICKEN SALAD CHICK · MILLER'S ALE HOUSE · HAND & STONE MASSAGE AND FACIAL SPA

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,276	47,432	89,627
DAYTIME POPULATION	3,891	48,495	90,803
MEDIAN HH INCOME	$80,079	$94,542	$100,905
TOTAL HOUSEHOLDS	2,367	19,992	37,440

SOURCE: ESRI



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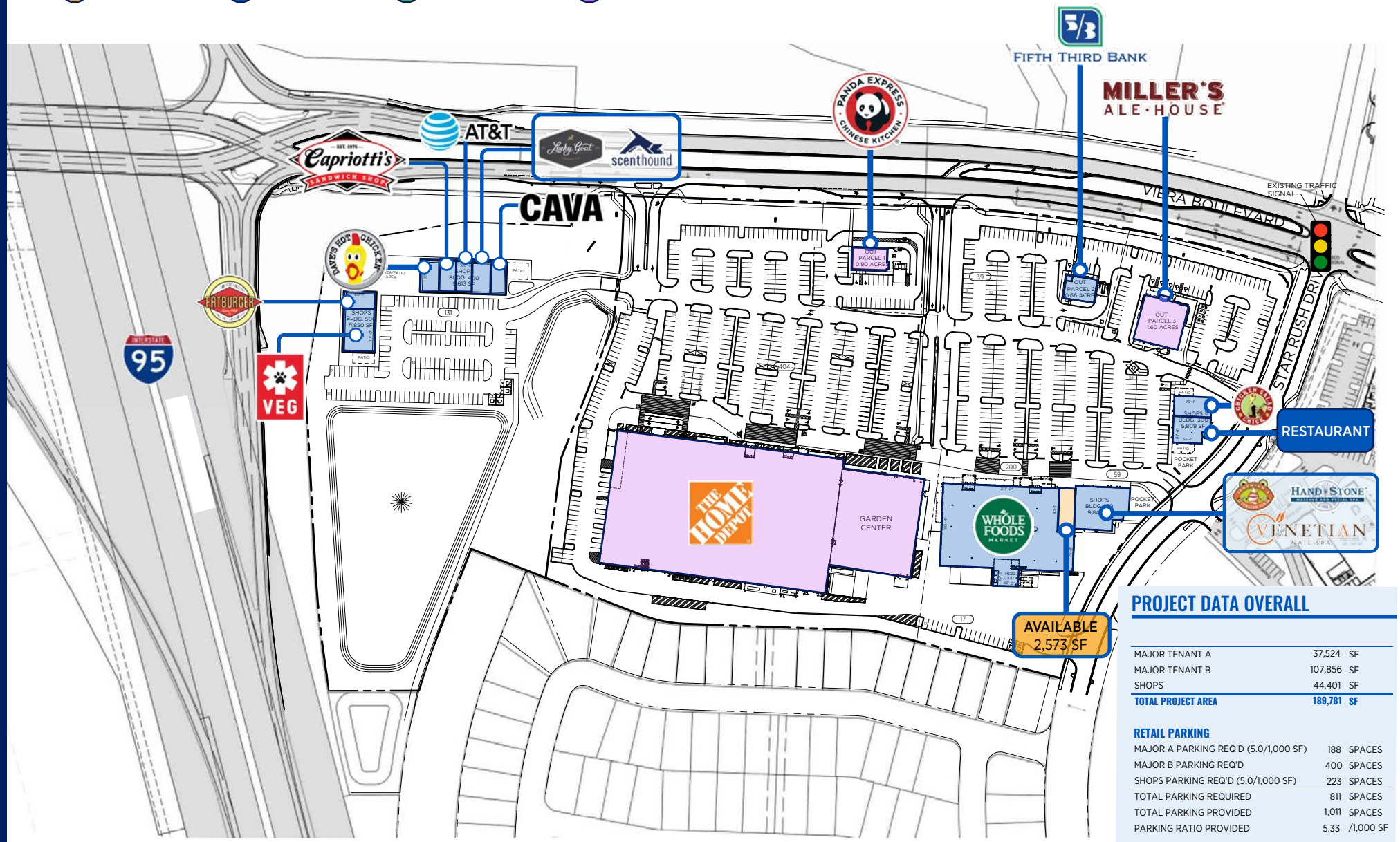
SITE PLAN

AVAILABLE | LEASED | SIGNED LOI | OPEN



PROJECT DATA OVERALL

MAJOR TENANT A	37,524	SF
MAJOR TENANT B	107,856	SF
SHOPS	44,401	SF
TOTAL PROJECT AREA	**189,781**	**SF**

RETAIL PARKING

MAJOR A PARKING REQ'D (5.0/1,000 SF)	188	SPACES
MAJOR B PARKING REQ'D	400	SPACES
SHOPS PARKING REQ'D (5.0/1,000 SF)	223	SPACES
TOTAL PARKING REQUIRED	811	SPACES
TOTAL PARKING PROVIDED	1,011	SPACES
PARKING RATIO PROVIDED	5.33	/1,000 SF

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BUILDING 100

THE CROSSINGS AT VIERA • NEW CONTRUCTION • SEEKING SMALL SHOP TENANTS

AVAILABLE | LEASED | SIGNED LOI

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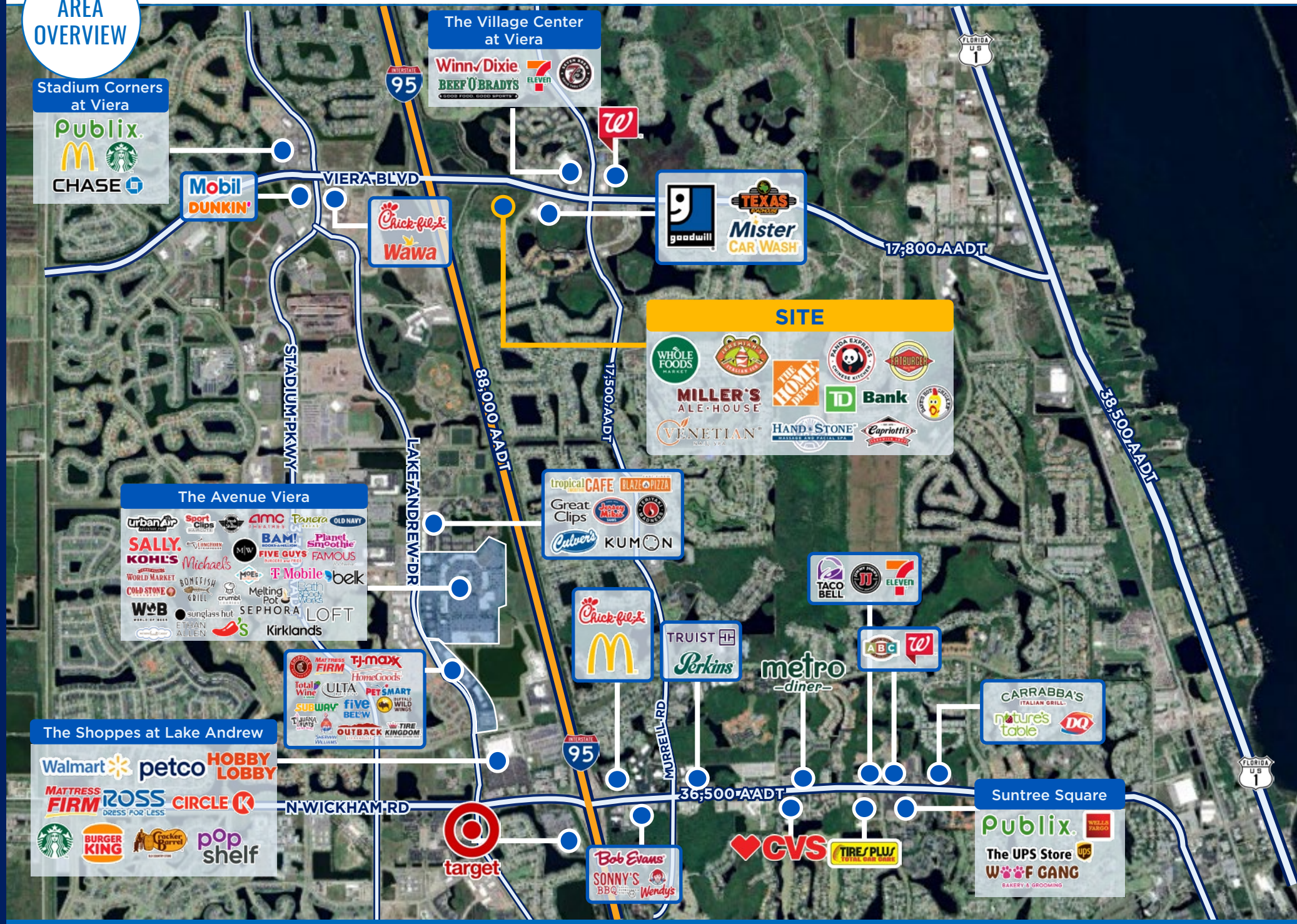
AREA OVERVIEW



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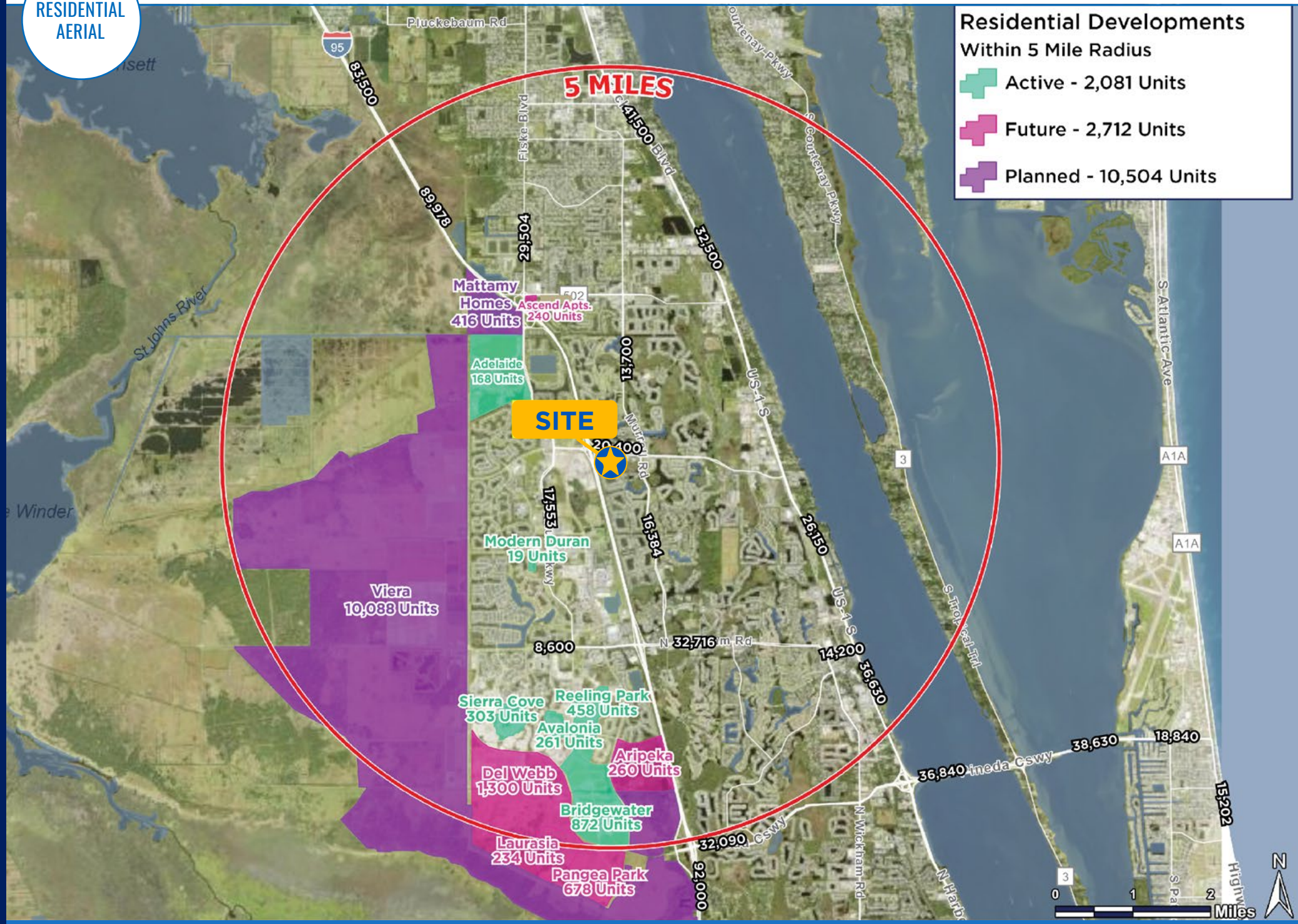
RESIDENTIAL AERIAL



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VIERA, FLORIDA

THE CROSSINGS AT VIERA

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