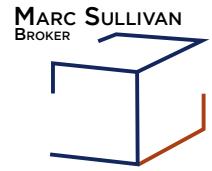


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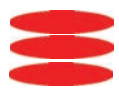
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## PROPERTY HIGHLIGHTS

- 1.1 acre available.
- I-95 visibility and access.
- Northern gateway to Viera.
- Signalized intersection at DeQuattro Blvd.
- Daily Traffic Counts
  - I-95 - 99,000
  - Fiske Blvd/Stadium Blvd - 26,500
  - Barnes Blvd - 13,600
- Gateway to Brevard County's 85 AC USSSA Space Coast Complex and national headquarters.
- Brevard County Viera parks and recreation ballfields & sport courts.

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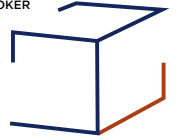
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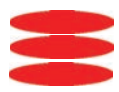
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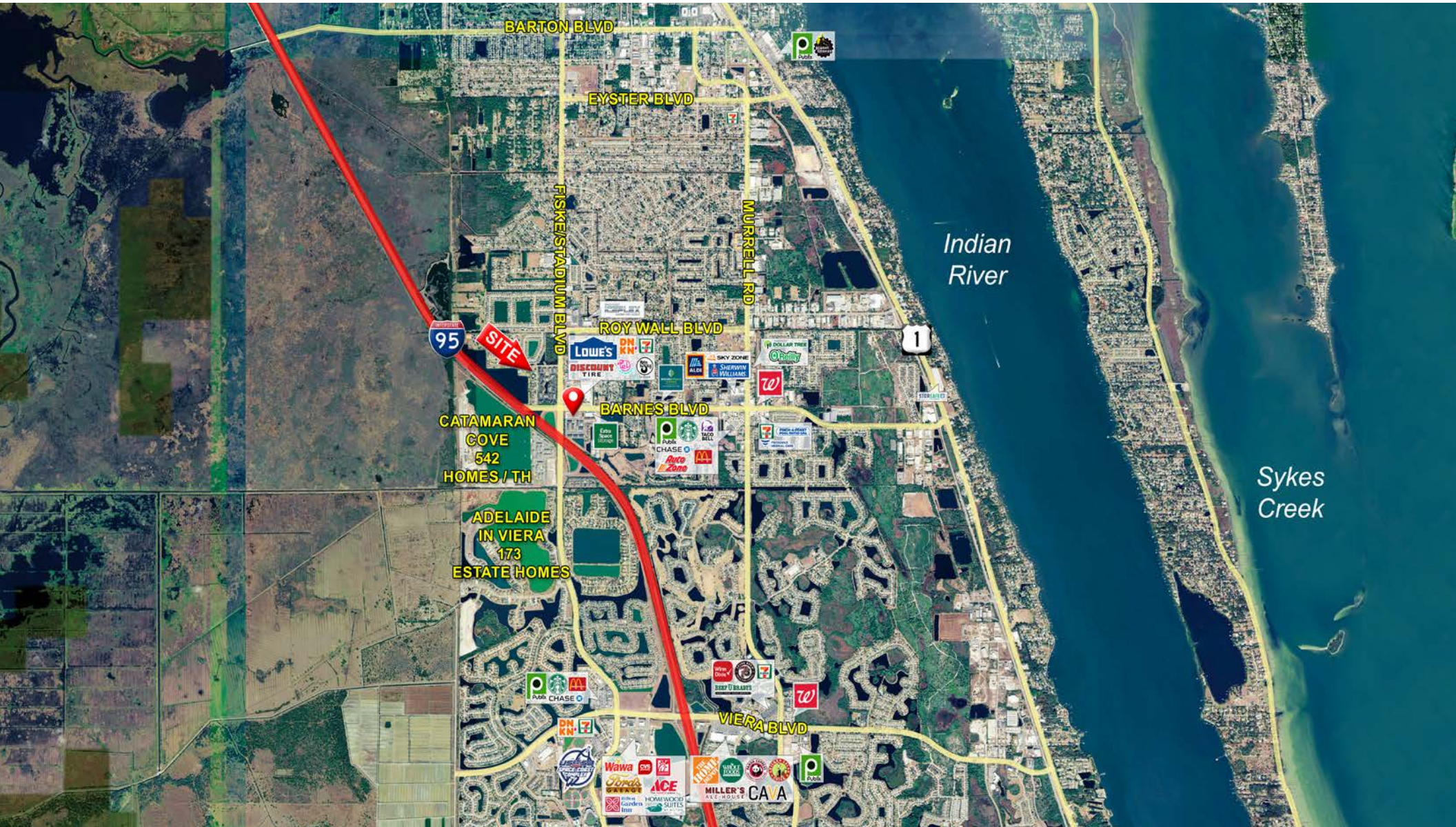
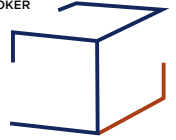
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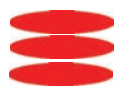
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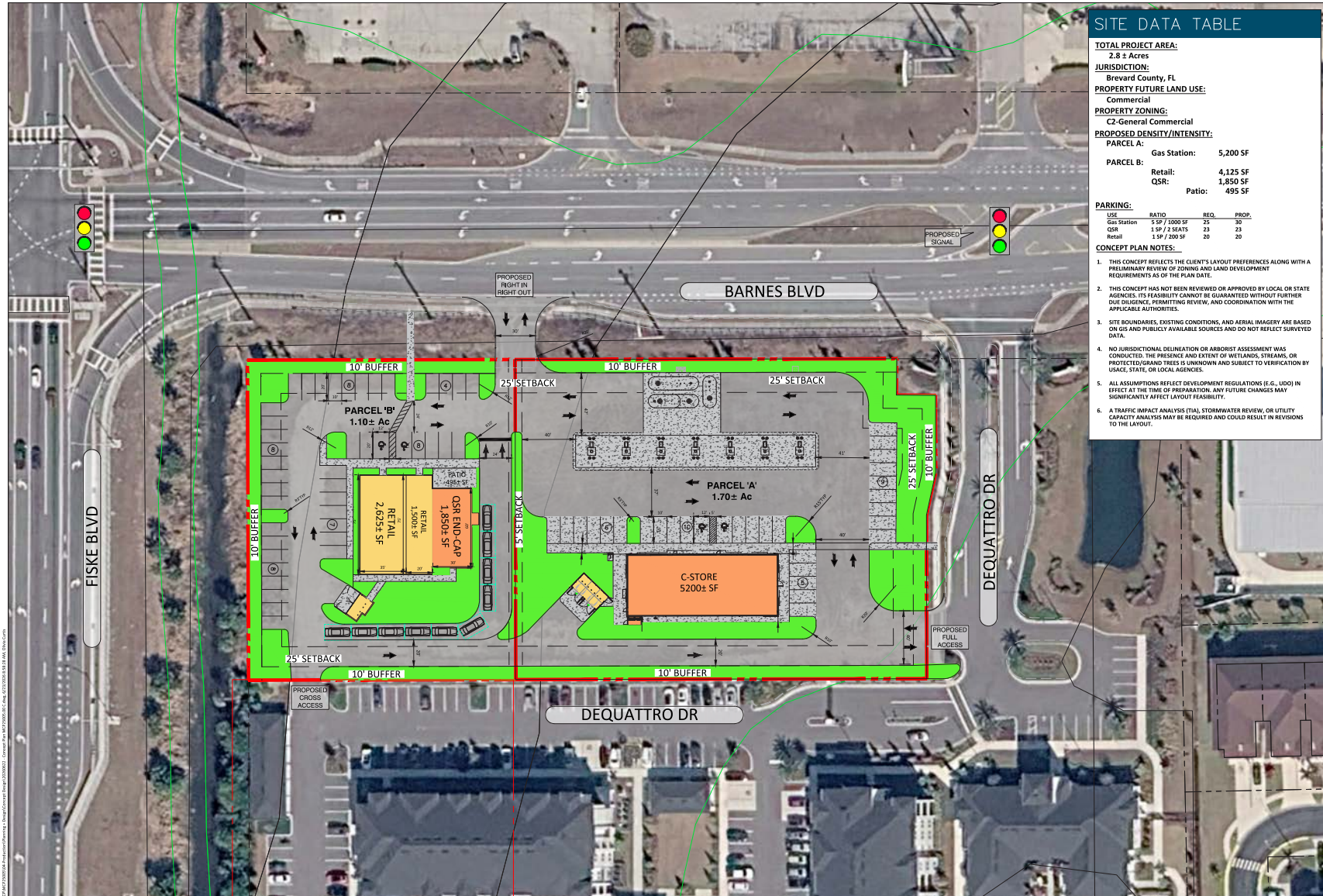
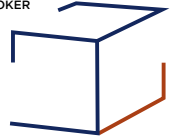
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## SITE DATA TABLE

### TOTAL PROJECT AREA:

2.8 ± Acres

### JURISDICTION:

Brevard County, FL

### PROPERTY FUTURE LAND USE:

Commercial

### PROPERTY ZONING:

C2-General Commercial

### PROPOSED DENSITY/INTENSITY:

PARCEL A: Gas Station: 5,200 SF

PARCEL B: Retail: 4,125 SF

QSR: 1,850 SF

Patio: 495 SF

### PARKING:

| USE         | RATIO          | REQ. | PROD. |
|-------------|----------------|------|-------|
| Gas Station | 5 SP / 1000 SF | 25   | 30    |
| QSR         | 1 SP / 2 SEATS | 23   | 23    |
| Retail      | 1 SP / 200 SF  | 20   | 20    |

### CONCEPT PLAN NOTES:

1. THIS CONCEPT REFLECTS THE CLIENT'S LAYOUT PREFERENCES ALONG WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AS OF THE PLAN DATE.
2. THIS CONCEPT HAS NOT BEEN REVIEWED OR APPROVED BY LOCAL OR STATE AGENCIES. ITS FEASIBILITY CANNOT BE GUARANTEED WITHOUT FURTHER DUE DILIGENCE, PERMITTING REVIEW, AND COORDINATION WITH THE APPLICABLE AUTHORITIES.
3. SITE BOUNDARIES, EXISTING CONDITIONS, AND AERIAL IMAGERY ARE BASED ON GIS AND PUBLICLY AVAILABLE SOURCES AND DO NOT REFLECT SURVEYED DATA.
4. NO JURISDICTIONAL DELINEATION OR ARBORIST ASSESSMENT WAS CONDUCTED. THE PRESENCE AND EXTENT OF WETLANDS, STREAMS, OR PROTECTED/GRAND TREES IS UNKNOWN AND SUBJECT TO VERIFICATION BY USACE, STATE, OR LOCAL AGENCIES.
5. ALL ASSUMPTIONS REFLECT DEVELOPMENT REGULATIONS (E.G., UDO) IN EFFECT AT THE TIME OF PREPARATION. ANY FUTURE CHANGES MAY SIGNIFICANTLY AFFECT LAYOUT FEASIBILITY.
6. A TRAFFIC IMPACT ANALYSIS (TIA), STORMWATER REVIEW, OR UTILITY CAPACITY ANALYSIS MAY BE REQUIRED AND COULD RESULT IN REVISIONS TO THE LAYOUT.



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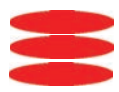
SCALE: 1" = 30'

MPC25005  
06.23.2026

CONCEPT PLAN



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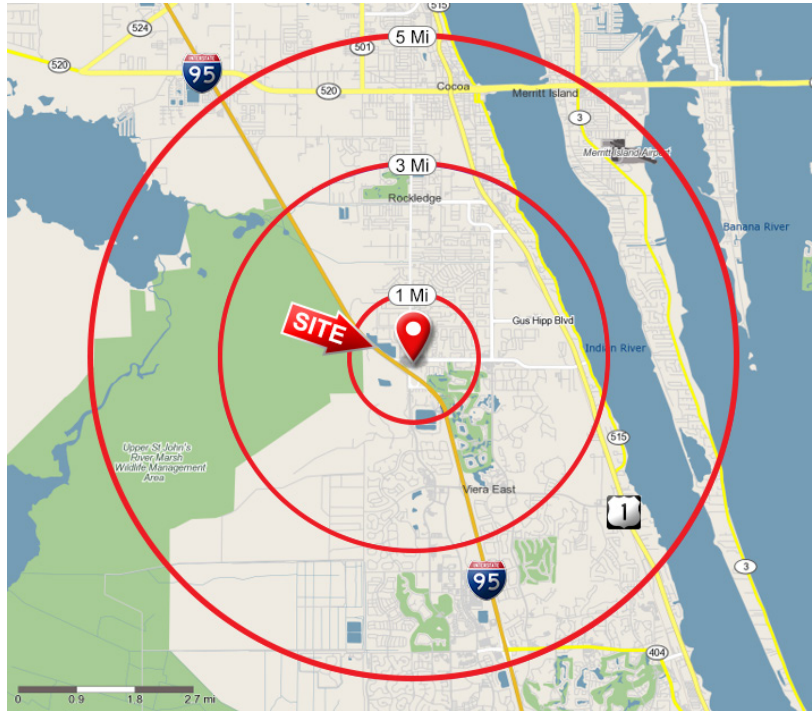
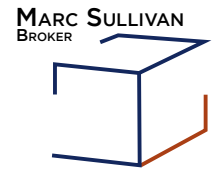


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**39,427**

**Population**

in 3 miles



**19,506**

**Daytime  
Employees**

in 3 miles



**\$118,132**

**HH Income**

in 3 miles

|                                               | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|-----------------------------------------------|-----------|-----------|-----------|
| <b>Population: 2025</b>                       |           |           |           |
| Total Population                              | 6,375     | 39,427    | 86,623    |
| Population Median Age                         | 46.0      | 44.0      | 46.0      |
| Population Growth 2025-2030                   | 1.65%     | 3.40%     | 4.19%     |
| <b>Income: 2025</b>                           |           |           |           |
| Average Household Income                      | \$116,261 | \$118,132 | \$117,385 |
| Median Household Income                       | \$94,630  | \$98,046  | \$95,665  |
| Per Capita Income                             | \$53,208  | \$49,824  | \$50,109  |
| <b>Households: 2025</b>                       |           |           |           |
| Households                                    | 2,998     | 16,590    | 36,944    |
| Average Household Size                        | 2.21      | 2.36      | 2.34      |
| Hhld Growth 2010-2020                         | 16.39%    | 16.50%    | 19.98%    |
| Hhld Growth 2025-2030                         | 2.04%     | 3.83%     | 4.55%     |
| <b>Race and Ethnicity: 2025</b>               |           |           |           |
| % American Indian or Alaska Native Population | 0.42%     | 0.38%     | 0.39%     |
| % Asian Population                            | 3.05%     | 3.56%     | 3.50%     |
| % Black Population                            | 10.41%    | 10.57%    | 12.30%    |
| % Hawaiian or Pacific Islander Population     | 0.09%     | 0.11%     | 0.11%     |
| % Multirace Population                        | 10.48%    | 11.41%    | 11.16%    |
| % Other Race Population                       | 2.79%     | 3.14%     | 3.50%     |
| % White Population                            | 72.76%    | 70.84%    | 69.03%    |
| % Hispanic Population                         | 10.99%    | 12.09%    | 12.57%    |
| % Non Hispanic Population                     | 89.01%    | 87.91%    | 87.43%    |
| <b>2025 Daytime Population</b>                |           |           |           |
| Total Daytime Population                      | 4,814     | 37,600    | 86,383    |
| Population aged 16 and under (Children)       | 638       | 5,408     | 15,152    |
| Daytime Population Age 16+                    | 4,176     | 32,192    | 71,231    |
| Civilian 16+, at Workplace                    | 2,057     | 19,506    | 39,443    |
| Civilian 16+, Unemployed                      | 105       | 589       | 1,335     |
| Civilian 16+, Work at home                    | 533       | 2,126     | 5,036     |
| Homemakers Age 16+                            | 641       | 4,190     | 10,348    |
| Retired population Age 65+                    | 1,276     | 7,243     | 18,220    |
| Student popn: Pre-kindergarten to 8th         | 459       | 3,774     | 9,942     |
| Student popn: 9th grade-12th grade            | 6         | 912       | 4,230     |
| Student popn: Post-secondary students         | 233       | 1,299     | 3,082     |

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