

Prime Commercial Development Site U.S. 1 Rockledge / Brevard County FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

6370 U.S. Route 1, Rockledge, FL 32955

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For More Information:

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PROPERTY DESCRIPTION

The subject property is located at **6370 US Highway 1 Rockledge Brevard County Florida** also known as the **Landscape Depot Brevard**. The property is comprise of **12.89+- Acres**, currently established with **Parcel 1 being a 10.39 Ac+-** which is the **landscape depot buildings and property** and **Parcel 2 which is a 2.5+ acres adjacent parcel to the north**. The property includes well-developed infrastructure supporting its existing use. The mix of buildings, includes retail spaces, offices, a unique converted train car, and various outbuildings, providing flexibility for an owner-user or offers an attractive investment opportunity for those seeking a distinctive property in a growing trade area.

The site currently serves specialized nursery and landscape supply uses, its prime location along a high-traffic corridor offers exceptional potential for future redevelopment and broader investment appeal. With a mix of structures , prospective buyers can explore various lease or sale options to best suit their needs.

The **subject property analysis**, see the uses adjacent to the property are noted below:
› **North** - Retention Pond and Vacant Land ; **South** - Residential Housing ;
› **East** - US 1 and Intercoastal and **West** - Industrial Development and Residential Housing

Access to the property is from **Hwy US 1 North and South to Friendship Lane**

The property is situated within a **thriving economic region** supported by major employers in **aerospace, defense, healthcare, and tourism sectors**. Companies such as **Northrop Grumman, L3Harris, Lockheed Martin, and Health First** contribute to a stable employment base, supporting local retail demand and making this site well-positioned for Commercial / Retail / Multi Family success.

This site accommodates a range of business strategies and investment goals. Whether continuing its **current retail use or pursuing redevelopment**, the property's size, location, and infrastructure make it a standout opportunity within Rockledge's competitive commercial market. It is an ideal choice for investors and developers aiming to capitalize on the dynamic Space Coast region.

BOUNDARY SURVEYS WITH LELGAL DESCRIPTIONS:

10. 39 +-ACRES :<https://shorturl.at/IBjYg>

2.5+- ACRES : <https://shorturl.at/ZGvok>

BU - 2 ZONING LINK: <https://shorturl.at/7uF5q>

PROPERTY VIDEO: <https://shorturl.at/KxQlK>

OFFERING SUMMARY

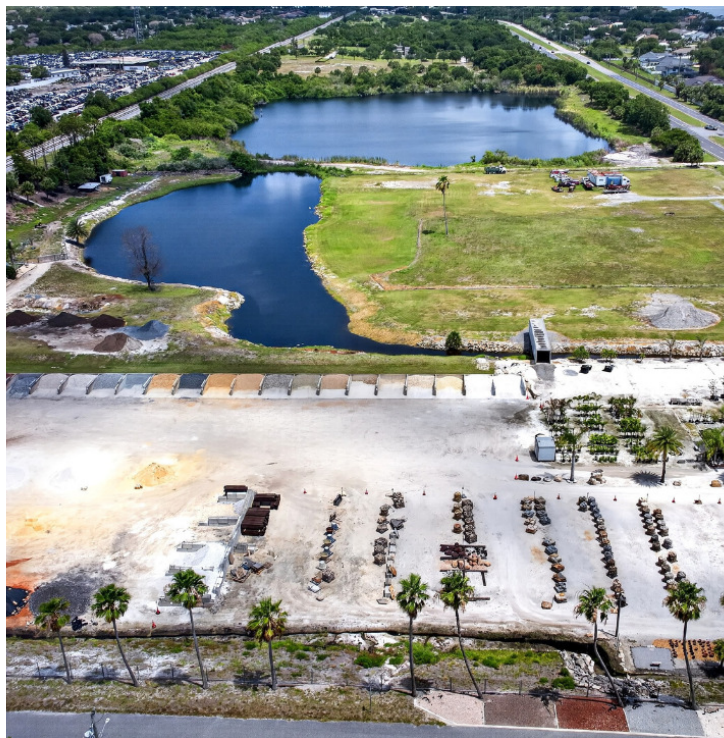
Total Sale Price:	\$5,475,000
10.39+- Acres	\$4,500,000
2.5+- Acres	\$975,000
Total Lot Size:	12.89 +- Acres
Current Zoning	BU - 2 General Retail Commercial
Utilities	Water: City Water Sewer: Onsite treatment plant
Disclosure:	Please note that the sale of the real estate pertains strictly to the real estate property, the office building, caboose, and water tower. It does not include the transfer of the existing business known as Landscape Depot, its assets, or its operations.



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LOCATION DESCRIPTION

Regional and Demographic Analysis

The Palm Bay-Melbourne-Titusville Metropolitan Statistical Area, encompassing Brevard County, is a significant region in east-central Florida along the Atlantic coast. With a population of 606,612 as of the 2020 census, Brevard ranks as the state's 10th largest county and benefits from major transportation routes such as U.S. Route 1 and State Routes 3 and 50. The county is bordered by Volusia, Indian, Osceola, and Orange counties and has a diverse economy driven by manufacturing, tourism, and public administration, including major military installations like Patrick Air Force Base and Cape Canaveral Air Force Station. Tourism plays a vital role due to the county's coastal location, attracting visitors nationwide.

Local Area and Demographic Analysis

The subject property is situated in Rockledge, Florida, the oldest incorporated city in Brevard County. Located on the western shore of the Indian River Lagoon, Rockledge lies between Cocoa to the north and Viera to the south, placing it centrally within Florida's Space Coast region. The city benefits from excellent transportation access, including direct frontage on U.S. Highway 1, nearby Interstate 95, and State Road 520, facilitating regional connectivity. Air travel options are accessible via Orlando Melbourne International Airport about 20 miles south and Orlando International Airport roughly 40 miles west, while Port Canaveral, a major cruise and cargo port, is located approximately 15 miles northeast. It is important to recognize that all such forecasts are inherently subject to assumptions and modeling techniques, and comparisons with other data sources may show variation due to differences in methodology.

Community Services and Predominant Land Uses

Public services in the area are readily available, with fire and police protection provided by the City of Rockledge and Brevard County agencies, and the Rockledge Regional Medical Center serving as the primary hospital. Educational facilities, libraries, and municipal offices are conveniently located nearby, supporting the community's needs. The corridor surrounding the subject property is characterized by highway-oriented commercial development, anchored by retail centers such as Publix, Walmart, and Home Depot, along with smaller strip centers and standalone restaurants, all supported by adjacent residential neighborhoods. Natural and recreational amenities like the Indian River Lagoon, Cocoa Riverfront Park, and Brevard Zoo enhance the area's appeal. Vacant and underutilized parcels along U.S. 1 are generally targeted for continued commercial and mixed-use redevelopment, reflecting the ongoing growth within Brevard County's north-central submarket.

The property contains multiple structures and site improvements:

Retail Store (Building #1)

> Use: Retail Store – 1 Unit, Year Built: 1998, Construction: Hardie board siding, wood frame, enamel metal roof, Size: 972 SF base area (+240 SF porch, total sub-area ±1,212 SF)

Office/Converted Train Car (Building #2)

> Use: Manufactured Housing – Double Wide (converted for office use), Year Built: 2008, Size: ±1,188 SF

Additional Features:

> Monument signage on U.S. 1 Outbuildings totaling several thousand square feet Greenhouse (±900 SF); Multiple paved are; as: asphalt (6,916 SF), concrete (11,004 SF), stone (1,570 SF) and Decks, fences, and carports



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FUTURE DEVELOPMENT

Hyde Parkway Townhomes a 4-lot townhome subdivision (PLAT2023-0007), which is located behind the FIRST CHRISTIAN CHURCH (DISCIPLES OF CHRIST) OF MELBOURNE.

Florida Tech has constructed a new student dormitory at the northeast corner of South Babcock Street and University Boulevard.

Andretti Thrill Park has been demolished for an affordable housing project, currently called Melbourne Thrill Park Multi-Family (ENGR2025-0026). The proposal is for 323 residential units, with 40% of the units at Moderate Income level.

Across the street, the Mayfair East PUD (PLAT2023-0006) is currently building homes in Phase 1. This is a residential PUD subdivision with a total of 4 phases and 536 lots with a mix of 40'- and 50'-wide lots located east of the canal. Only Phase 1 has been recorded with a total of 109 lots and the main entrance located on Pirate Lane/Eber Road, almost to Lipscomb Street. A second entrance will be located in Phase 2 on Florida Avenue.

The Mayfair property located west of the canal has future plans for a 123-lot townhome development (not approved), a 266-lot multi-family residential apartment development (voided for future resubmittal)(and a commercial/mixed-use area (not yet in application).



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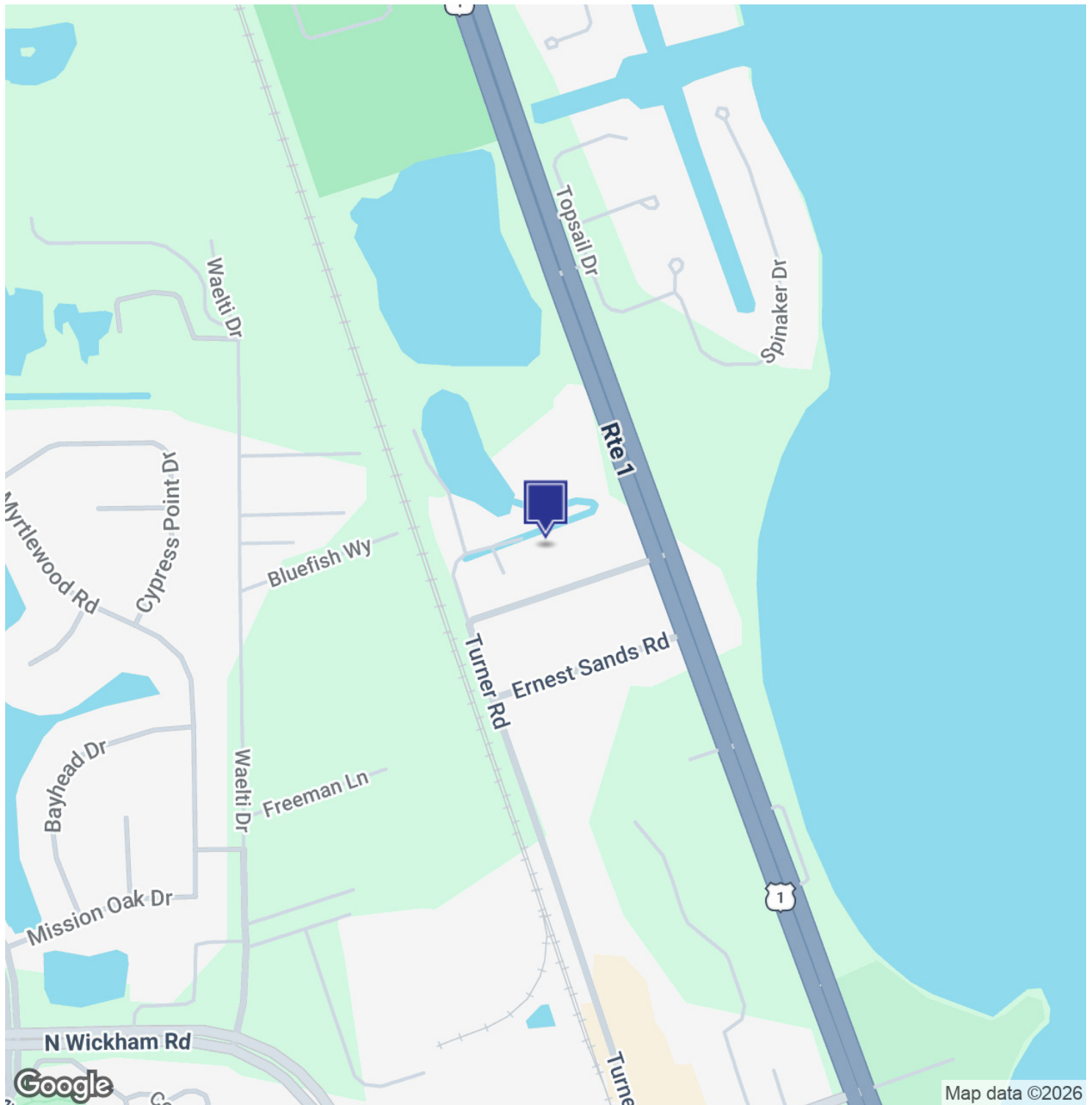
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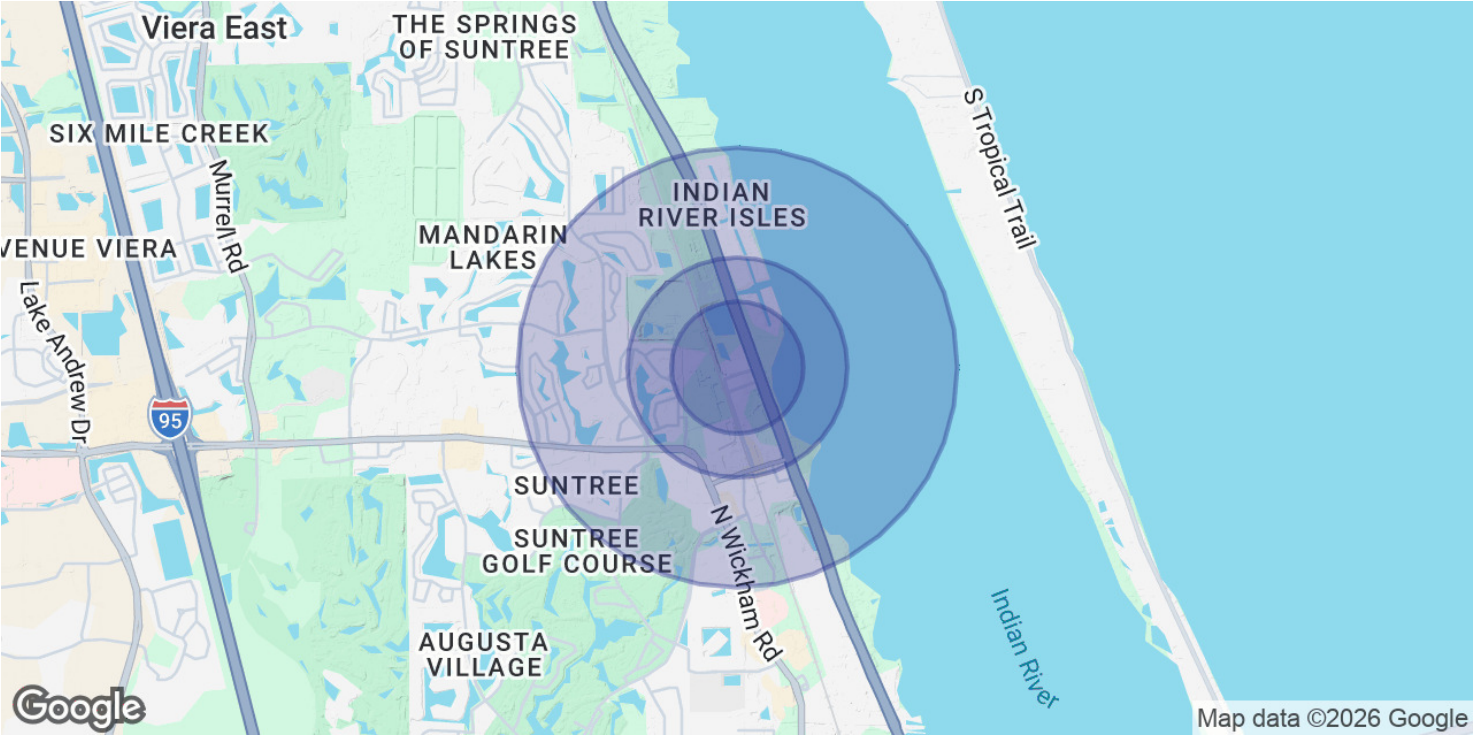
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	198	854	3,928
Average Age	48	47	51
Average Age (Male)	47	46	49
Average Age (Female)	48	48	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	362	1,779
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$146,269	\$144,835	\$126,559
Average House Value	\$493,872	\$471,671	\$481,297

2020 American Community Survey (ACS)



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