

# VIERA VILLAGE CENTER

5410 MURRELL RD, ROCKLEDGE, FLORIDA

## OUTPARCEL & RETAIL SPACE AVAILABLE



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# FEATURES:

## VIERA VILLAGE CENTER

5410 MURRELL ROAD

ROCKLEDGE, FLORIDA 32955

- WINN DIXIE ANCHORED REDEVELOPED RETAIL CENTER COMPLETED SPRING 2019
- IN-LINE SPACE AND OUTPARCELS AVAILABLE FOR LEASE
- LOCATED IN THE HEART OF VIERA, BREVARD COUNTY'S PREEMINENT MASTER PLANNED COMMUNITY, WITH OVER 23,000 CURRENT RESIDENTS, AND PROJECTED TO EXCEED 60,000 RESIDENTS UPON COMPLETION
- VIERA BOULEVARD EXPANSION/NEW I-95 INTERCHANGE COMPLETED IN SUMMER 2019. THIS IMPROVEMENT WILL SUBSTANTIALLY INCREASE TRAFFIC COUNTS IN THE NEIGHBORHOOD
- CURRENT AVERAGE HOUSEHOLD INCOME AND GROWTH RATES ARE THE HIGHEST OF ANY LOCATION IN ALL OF BREVARD COUNTY
- VIERA BOULEVARD TRAFFIC COUNTS OF 17,100 VEHICLES PER DAY ARE PROJECTED TO EXCEED 30,000 VEHICLES PER DAY WITH NEW I-95 INTERCHANGE

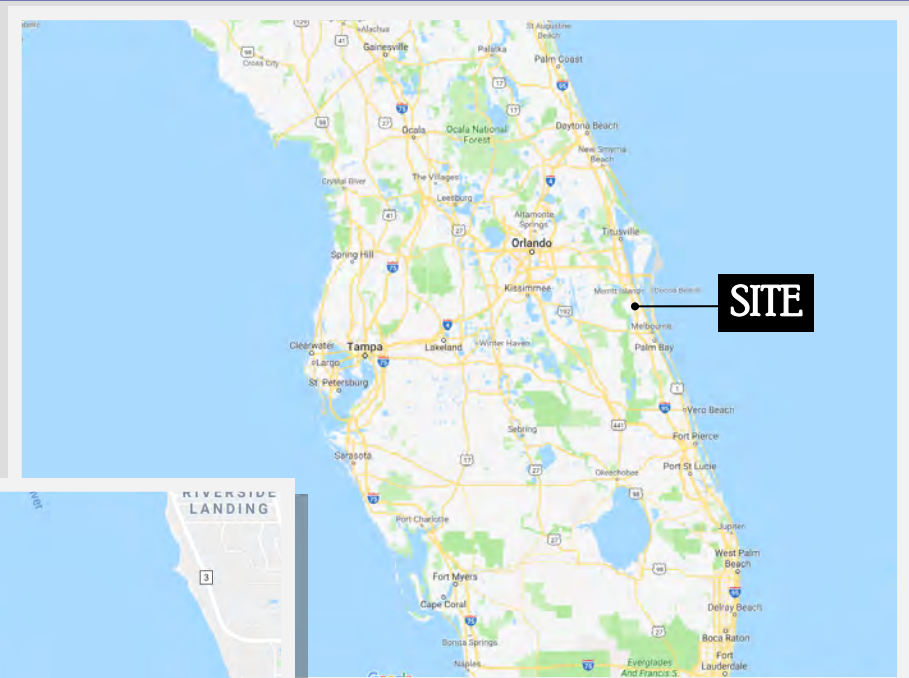
| DEMOGRAPHICS         |               |               |               |
|----------------------|---------------|---------------|---------------|
|                      | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
| <u>POPULATION</u>    | 7,150         | 41,166        | 74,146        |
| <u>AVG HH INCOME</u> | \$92,955      | \$91,466      | \$96,299      |





# VIERA VILLAGE CENTER

5410 MURRELL RD, ROCKLEDGE, FLORIDA







Viera East Village Shopping Center ~ Rockledge, Florida





Viera East Village Shopping Center ~ Rockledge, Florida





Viera East Village Shopping Center ~ Rockledge, Florida





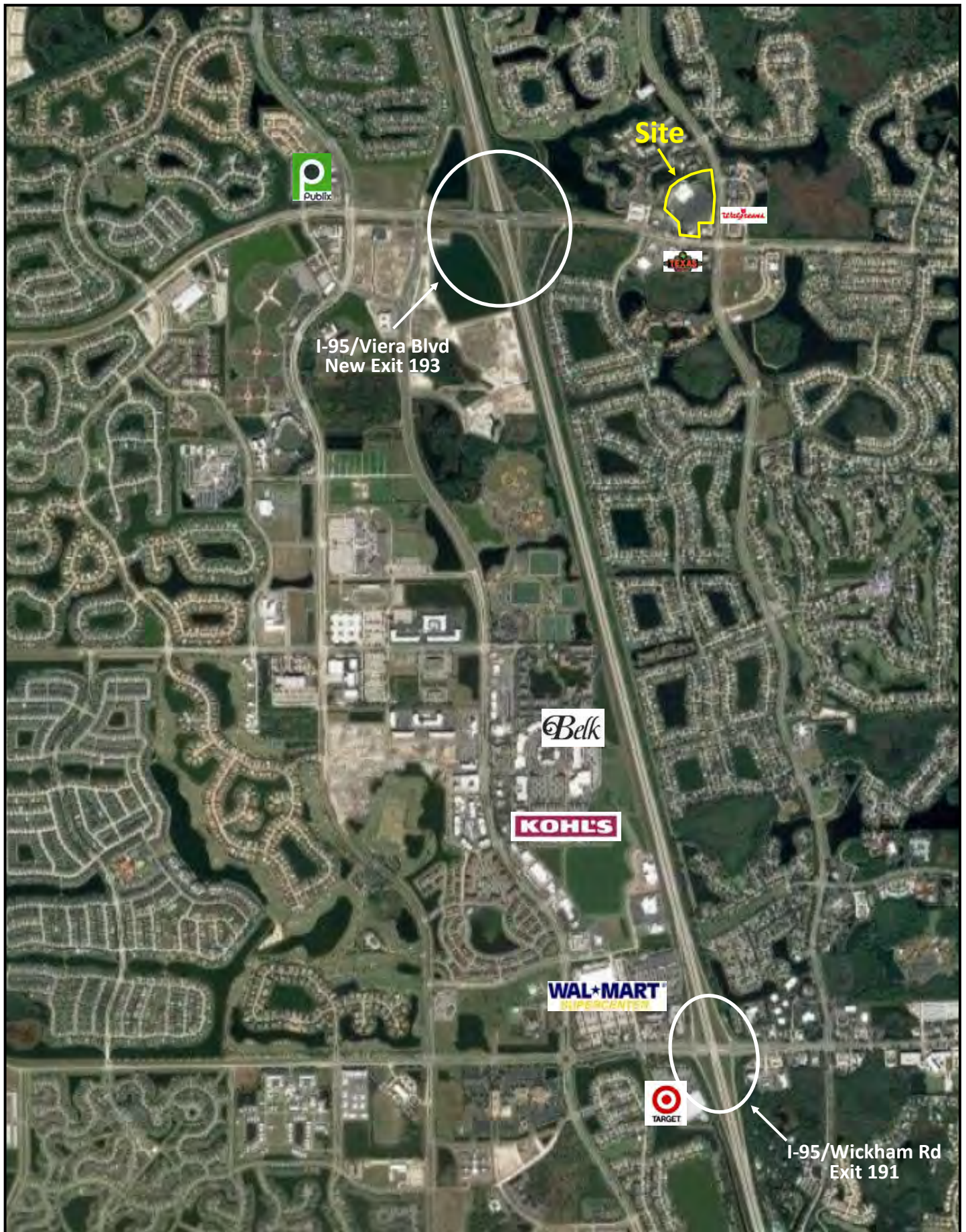
Viera East Village Shopping Center ~ Rockledge, Florida





Viera Village Center





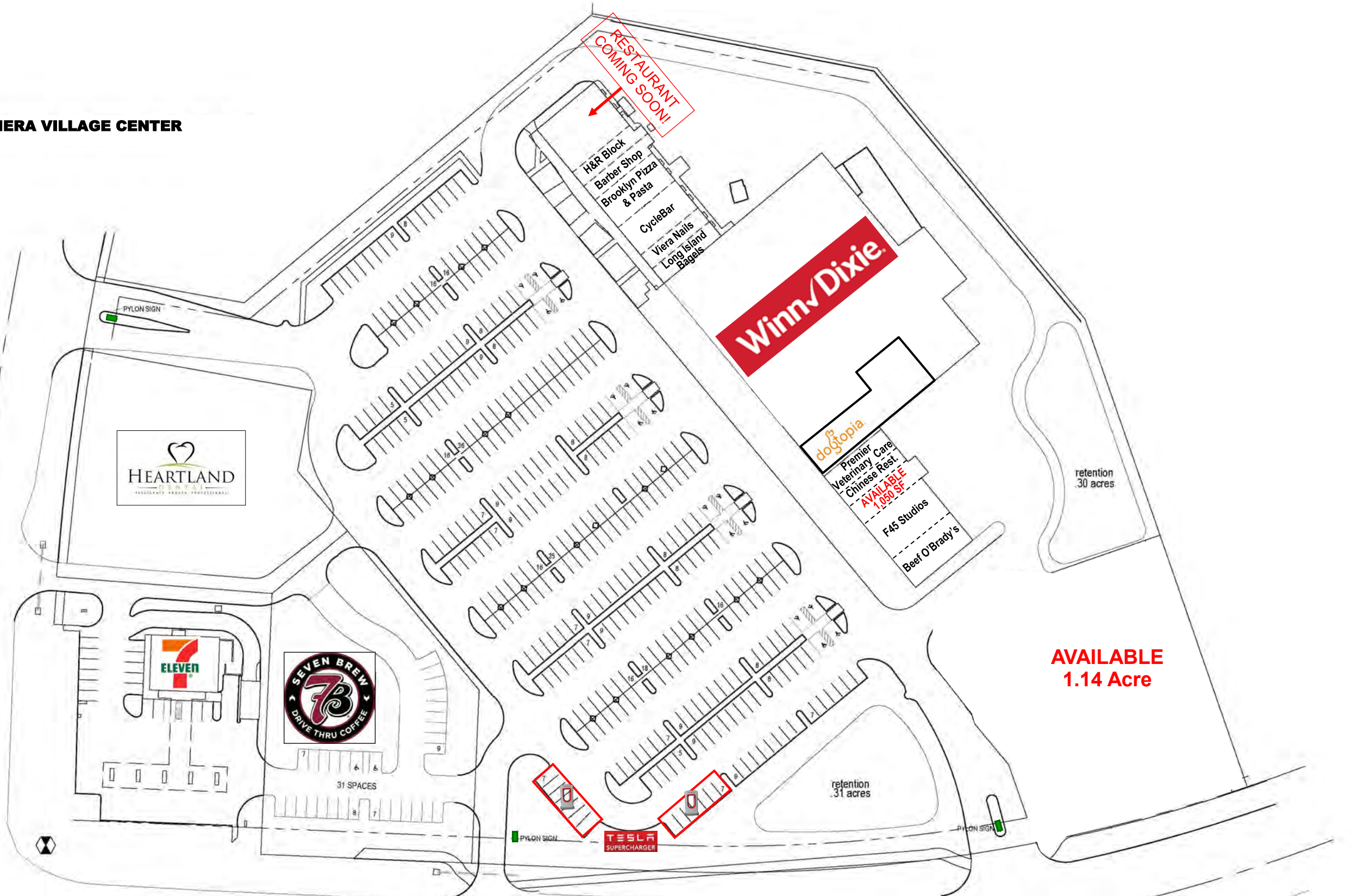
Viera, Florida



**VIERA VILLAGE CENTER**

Viera Boulevard

Murrell Road



RESTAURANT  
COMING SOON!

**AVAILABLE  
1.14 Acre**