

HOTEL SITE PRE-APPROVED

# VIERA / ROCKLEDGE MARKETPLACE

Barnes & Fiske Blvd., Rockledge, FL 32955

## 2.19 ACRES AVAILABLE HOTEL SITE APPROVED

- Approved plans for 5-story, 98-room hotel on Lot 3 & 4
- Space Coast Stadium (within 3 mi) undergoing a \$10 million renovation bringing thousands of families daily to the Sports Complex.
  - Sports tournaments and other events will be held more than 250 days per year.
  - At least 75,000 nights of hotel room rentals a year in its first full year of operation and at least 100,000 rooms annually by its third year are guaranteed.
- Located at I-95 interchange in the rapidly growing city of Rockledge
- In close proximity to Space Coast Stadium, Avenues Mall, Brevard County Government Complex, and Wuesthoff Health System
- Utilities in place and off-site retention
- Land for sale adjacent to Discount Tire, Lowe's, Ruby Tuesday, and 7-Eleven. Dunkin' Donuts coming soon!
- Traffic Counts: S. Fiske Blvd. – 41,790 AADT  
Barnes Blvd. – 17,700 AADT  
I-95 – 87,000 AADT



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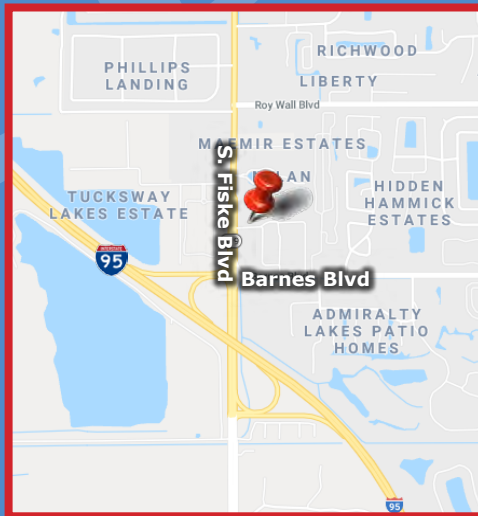
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## SURROUNDING RETAIL

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DEMOGRAPHICS (2017)	1 mile	3 mile	5 mile
Population	6,516	36,328	75,500
Avg. HH Income	\$76,790	\$83,291	\$81,073
No. of Businesses	105	1,134	3,041
Daytime Population	941	13,280	33,947



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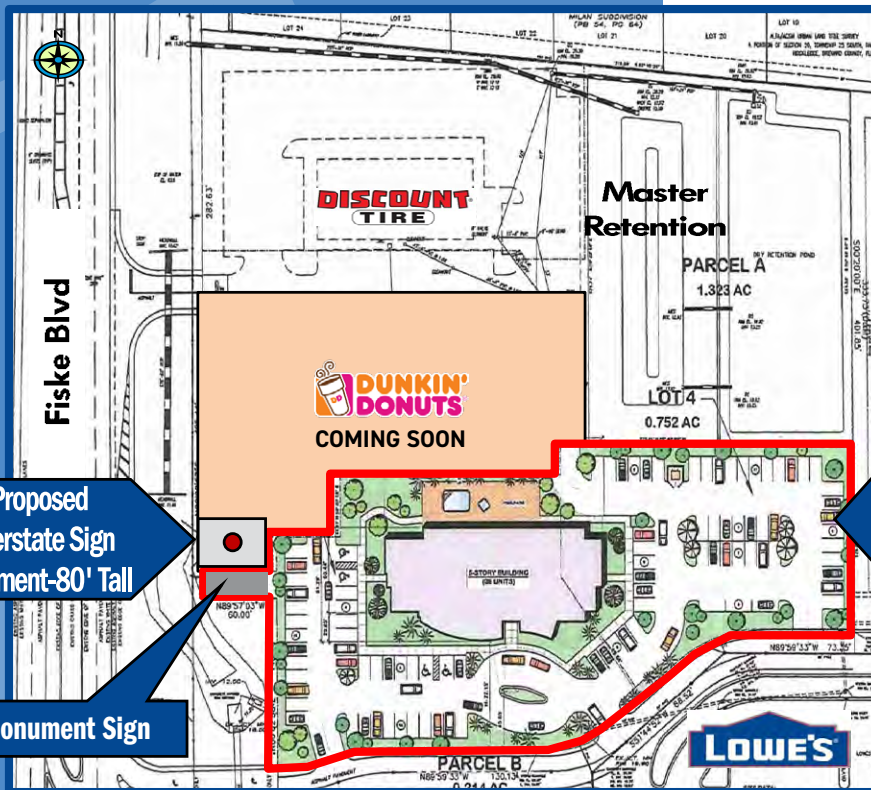
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## Proposed Hotel Site

- Lots 3 & 4 approved plans for hotel
- 5 stories, 59'
- 98 rooms
- 94 parking spaces

Proposed  
Hotel Site-  
2.19 Acres



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**SECTION 1: PARCELS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26, 27 & 28, 29 & 30, 31 & 32, 33 & 34, 35 & 36, 37 & 38, 39 & 40, 41 & 42, 43 & 44, 45 & 46, 47 & 48, 49 & 50, 51 & 52, 53 & 54, 55 & 56, 57 & 58, 59 & 60, 61 & 62, 63 & 64, 65 & 66, 67 & 68, 69 & 70, 71 & 72, 73 & 74, 75 & 76, 77 & 78, 79 & 80, 81 & 82, 83 & 84, 85 & 86, 87 & 88, 89 & 90, 91 & 92, 93 & 94, 95 & 96, 97 & 98, 99 & 100, 101 & 102, 103 & 104, 105 & 106, 107 & 108, 109 & 110, 111 & 112, 113 & 114, 115 & 116, 117 & 118, 119 & 120, 121 & 122, 123 & 124, 125 & 126, 127 & 128, 129 & 130, 131 & 132, 133 & 134, 135 & 136, 137 & 138, 139 & 140, 141 & 142, 143 & 144, 145 & 146, 147 & 148, 149 & 150, 151 & 152, 153 & 154, 155 & 156, 157 & 158, 159 & 160, 161 & 162, 163 & 164, 165 & 166, 167 & 168, 169 & 170, 171 & 172, 173 & 174, 175 & 176, 177 & 178, 179 & 180, 181 & 182, 183 & 184, 185 & 186, 187 & 188, 189 & 190, 191 & 192, 193 & 194, 195 & 196, 197 & 198, 199 & 200, 201 & 202, 203 & 204, 205 & 206, 207 & 208, 209 & 210, 211 & 212, 213 & 214, 215 & 216, 217 & 218, 219 & 220, 221 & 222, 223 & 224, 225 & 226, 227 & 228, 229 & 230, 231 & 232, 233 & 234, 235 & 236, 237 & 238, 239 & 240, 241 & 242, 243 & 244, 245 & 246, 247 & 248, 249 & 250, 251 & 252, 253 & 254, 255 & 256, 257 & 258, 259 & 260, 261 & 262, 263 & 264, 265 & 266, 267 & 268, 269 & 270, 271 & 272, 273 & 274, 275 & 276, 277 & 278, 279 & 280, 281 & 282, 283 & 284, 285 & 286, 287 & 288, 289 & 290, 291 & 292, 293 & 294, 295 & 296, 297 & 298, 299 & 300, 301 & 302, 303 & 304, 305 & 306, 307 & 308, 309 & 310, 311 & 312, 313 & 314, 315 & 316, 317 & 318, 319 & 320, 321 & 322, 323 & 324, 325 & 326, 327 & 328, 329 & 330, 331 & 332, 333 & 334, 335 & 336, 337 & 338, 339 & 340, 341 & 342, 343 & 344, 345 & 346, 347 & 348, 349 & 350, 351 & 352, 353 & 354, 355 & 356, 357 & 358, 359 & 360, 361 & 362, 363 & 364, 365 & 366, 367 & 368, 369 & 370, 371 & 372, 373 & 374, 375 & 376, 377 & 378, 379 & 380, 381 & 382, 383 & 384, 385 & 386, 387 & 388, 389 & 390, 391 & 392, 393 & 394, 395 & 396, 397 & 398, 399 & 400, 401 & 402, 403 & 404, 405 & 406, 407 & 408, 409 & 410, 411 & 412, 413 & 414, 415 & 416, 417 & 418, 419 & 420, 421 & 422, 423 & 424, 425 & 426, 427 & 428, 429 & 430, 431 & 432, 433 & 434, 435 & 436, 437 & 438, 439 & 440, 441 & 442, 443 & 444, 445 & 446, 447 & 448, 449 & 450, 451 & 452, 453 & 454, 455 & 456, 457 & 458, 459 & 460, 461 & 462, 463 & 464, 465 & 466, 467 & 468, 469 & 470, 471 & 472, 473 & 474, 475 & 476, 477 & 478, 479 & 480, 481 & 482, 483 & 484, 485 & 486, 487 & 488, 489 & 490, 491 & 492, 493 & 494, 495 & 496, 497 & 498, 499 & 500, 501 & 502, 503 & 504, 505 & 506, 507 & 508, 509 & 510, 511 & 512, 513 & 514, 515 & 516, 517 & 518, 519 & 520, 521 & 522, 523 & 524, 525 & 526, 527 & 528, 529 & 530, 531 & 532, 533 & 534, 535 & 536, 537 & 538, 539 & 540, 541 & 542, 543 & 544, 545 & 546, 547 & 548, 549 & 550, 551 & 552, 553 & 554, 555 & 556, 557 & 558, 559 & 560, 561 & 562, 563 & 564, 565 & 566, 567 & 568, 569 & 570, 571 & 572, 573 & 574, 575 & 576, 577 & 578, 579 & 580, 581 & 582, 583 & 584, 585 & 586, 587 & 588, 589 & 590, 591 & 592, 593 & 594, 595 & 596, 597 & 598, 599 & 600, 601 & 602, 603 & 604, 605 & 606, 607 & 608, 609 & 610, 611 & 612, 613 & 614, 615 & 616, 617 & 618, 619 & 620, 621 & 622, 623 & 624, 625 & 626, 627 & 628, 629 & 630, 631 & 632, 633 & 634, 635 & 636, 637 & 638, 639 & 640, 641 & 642, 643 & 644, 645 & 646, 647 & 648, 649 & 650, 651 & 652, 653 & 654, 655 & 656, 657 & 658, 659 & 660, 661 & 662, 663 & 664, 665 & 666, 667 & 668, 669 & 6**



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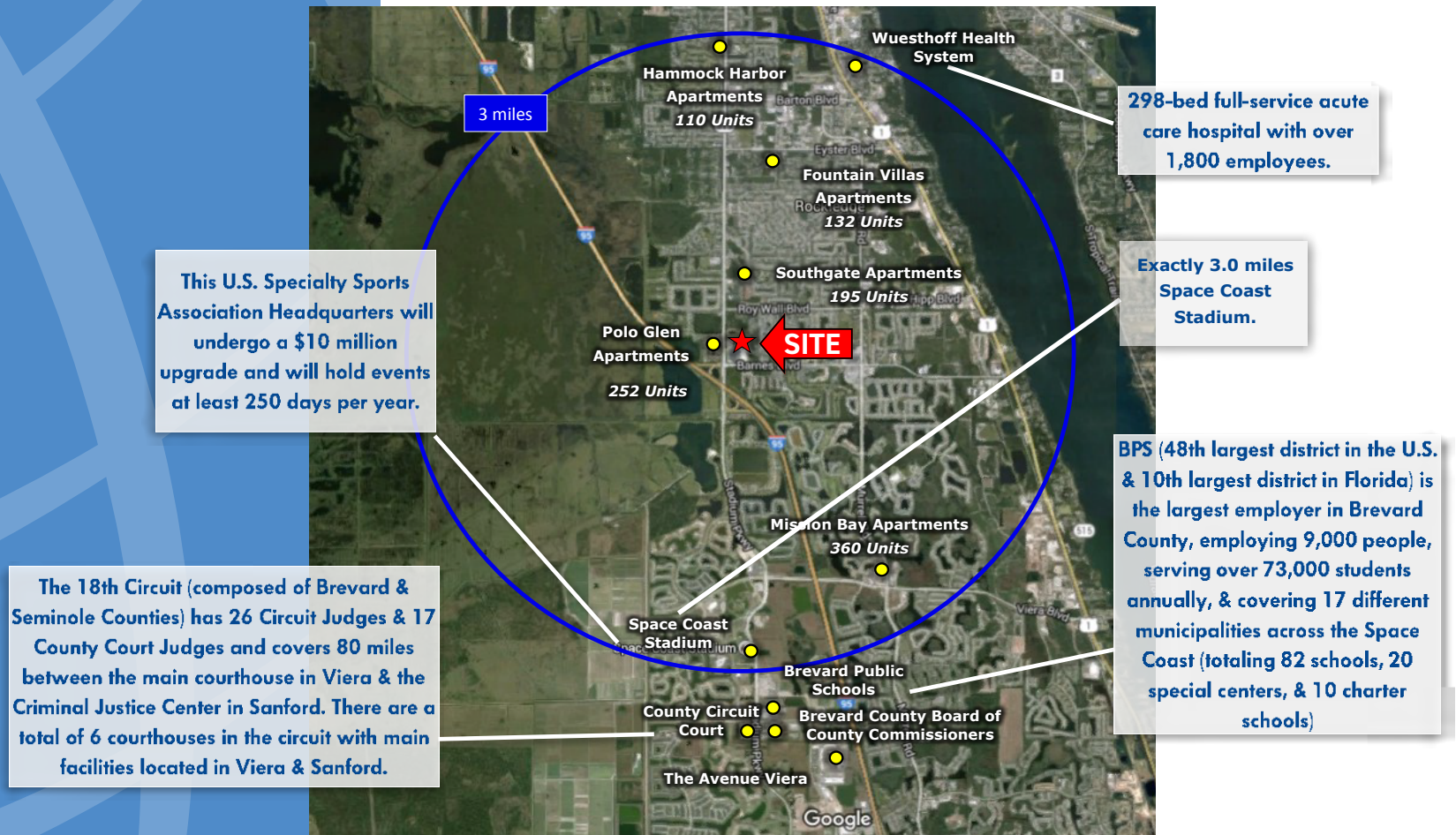
Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.



AERIAL

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- 1.3 million square feet of turf
- Latest LED lighting technology
- Two new concessions

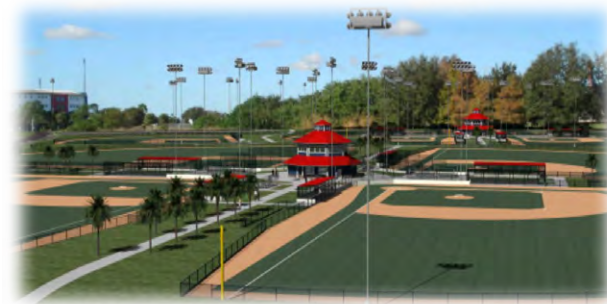
At least 75,000 nights of hotel room rentals a year in its 1st full year of operation and at least 100,000 rooms annually by its 3rd year of operation are guaranteed.

The USSSA will:

- Hold sports tournaments in Viera at least 250 days a year.
- Take over operations & routine maintenance of the buildings, fields, & other facilities
- Contribute \$250,000 a year for capital improvements & capital maintenance of the stadium complex
- Make the stadium complex available for events sponsored by the county or community organizations for at least 250 days a year, and negotiate a percentage of food and beverage revenue-sharing to go toward the community organizations

The Space Coast Stadium, new headquarters to the U.S. Specialty Sports Association (USSSA), will undergo a \$10 million renovation to the stadium complex and the surrounding practice fields and training facilities to include the following (opening 2018):

- 8,100 seat all turf stadium for Baseball and Softball with 11 suites and Video Board
- 225' Championship Field with Video Board
- Four 225' NCAA Softball regulation Turf fields
- Four 325' baseball/softball fields
- Four 385' NCAA regulation turf baseball fields
- 18,000 square foot indoor facility for training, rehabilitation and clinic
- 175' Championship field for 8 and under championship with a video board



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