

Rockledge Square (Phase II)

1802 US Highway 1
Rockledge, Florida

FOR SALE



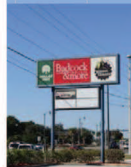
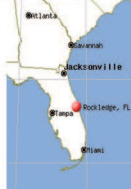
Cohen Real Estate is pleased to offer for sale Rockledge Square (Phase II), a 66,637 SF shopping center tenanted by Badcock Furniture, Planet Fitness and Dollar Tree. The property is centrally located in Rockledge, Florida (Brevard County) and is shadow anchored by Publix (Florida's #1 grocer).

Investment Highlights:

- Shadow anchored by a high sales volume Publix retail center
- 100% occupied property, non-management intensive
- National and regional credit tenancy
- Excellent visibility and signage with easy access from US Highway 1
- Recently renovated roof and facades
- Property is being delivered free and clear of financing



Location:	1802 US Highway 1 (Rockledge Blvd), Rockledge, Florida								
GLA:	66,637 SF								
Acreage:	6.33								
Year Built:	1985, complete renovation 2007								
Occupancy:	100%								
Parcel:	25-36-10-00-00265.0-0000.00								
Tenants:	<table><thead><tr><th></th><th>Area SF</th></tr></thead><tbody><tr><td>Dollar Tree</td><td>12,800</td></tr><tr><td>Planet Fitness</td><td>22,309</td></tr><tr><td>Badcock Furniture</td><td>31,528</td></tr></tbody></table>		Area SF	Dollar Tree	12,800	Planet Fitness	22,309	Badcock Furniture	31,528
	Area SF								
Dollar Tree	12,800								
Planet Fitness	22,309								
Badcock Furniture	31,528								
Traffic Count:	+/- 35,000 cars per day								
Financing:	Offered Free & Clear								



COHEN
REAL ESTATE

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Vice President
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cleeman@cohenco.com





CONFIDENTIALITY AGREEMENT

Re: Rockledge Square (Phase II)
Rockledge, Florida

To Whom It May Concern:

Cohen Real Estate (**CRE**) represents the Owner as Owner's exclusive broker for the potential sale of Rockledge Square (Phase II), Rockledge, Florida (the "Property").

This Confidentiality Agreement is to be signed by you prior to the release of an Offering Memorandum. The Offering Memorandum is intended solely for your limited use in considering whether to pursue negotiations to acquire the Property.

The Offering Memorandum contains brief, select information pertaining to the business and affairs of the Property and has been prepared by **CRE** ("Broker"). It does not, however, purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire. Neither Owner nor Broker or any of their officers, employees, agents, or advisors make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

By acknowledgment of your receipt of the Offering Memorandum, you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner or Broker and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

OWNER EXPRESSLY RESERVES THE RIGHT AT OWNER'S DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THIS PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN ANY CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

If you do not wish to pursue negotiations leading to this acquisition or are unable to comply with the confidentiality provisions of the Offering Memorandum, kindly return the Offering Memorandum to Broker.

The information provided in the Memorandum has been gathered from sources that are deemed reliable, but the Owner and Broker do not warrant or represent that the information is true or correct. Prospective



purchasers are advised to verify information independently. The Owner reserves the right to change the price, or any information in the Offering Memorandum or to withdraw the property from the market at any time, without notice. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

In addition, you acknowledge that if you are acting as a principal, you or any of your subsidiaries or affiliates purchasing the property may not act as a principal and broker for this transaction, and you will have no claim for a commission, finder's fee or other type of compensation from the Owner or Cohen & Company, Inc. Real Estate.

Michael Cleeman
Vice President
212-803-5785
Fax: 212-679-1533
cleeman@cohenco.com

Please Type or Print Clearly

COMPANY

CONTACT

ADDRESS

CITY, STATE, ZIP

TELEPHONE NO.

FAX NO.

E-MAIL ADDRESS

DATE

By: _____

Its: _____