



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# THE CROSSINGS AT VIERA

2055 Viera Blvd · Rockledge, FL 32955

## PROPERTY HIGHLIGHTS

- Prime location at a highly accessible intersection, offering strong visibility and convenient access for both local and passing traffic.
- Flexible leasing opportunities, including end-cap spaces with drive-thru potential and landlord-supported build-outs.
- Anchored by Whole Foods, driving consistent foot traffic and attracting a high-quality customer base

## FEATURED TENANTS



DIRECTOR | LEASING  
ALEX CONNER +1(205) 795-3479  
aconner@crawfordsq.com

### POPULATION

3 mile 48,291  
5 mile 79,551  
10 mile 216,219

### DAYTIME POPULATION

3 mile 48,847  
5 mile 91,982  
10 mile 233,177

## DEMOGRAPHICS



### HOUSEHOLDS

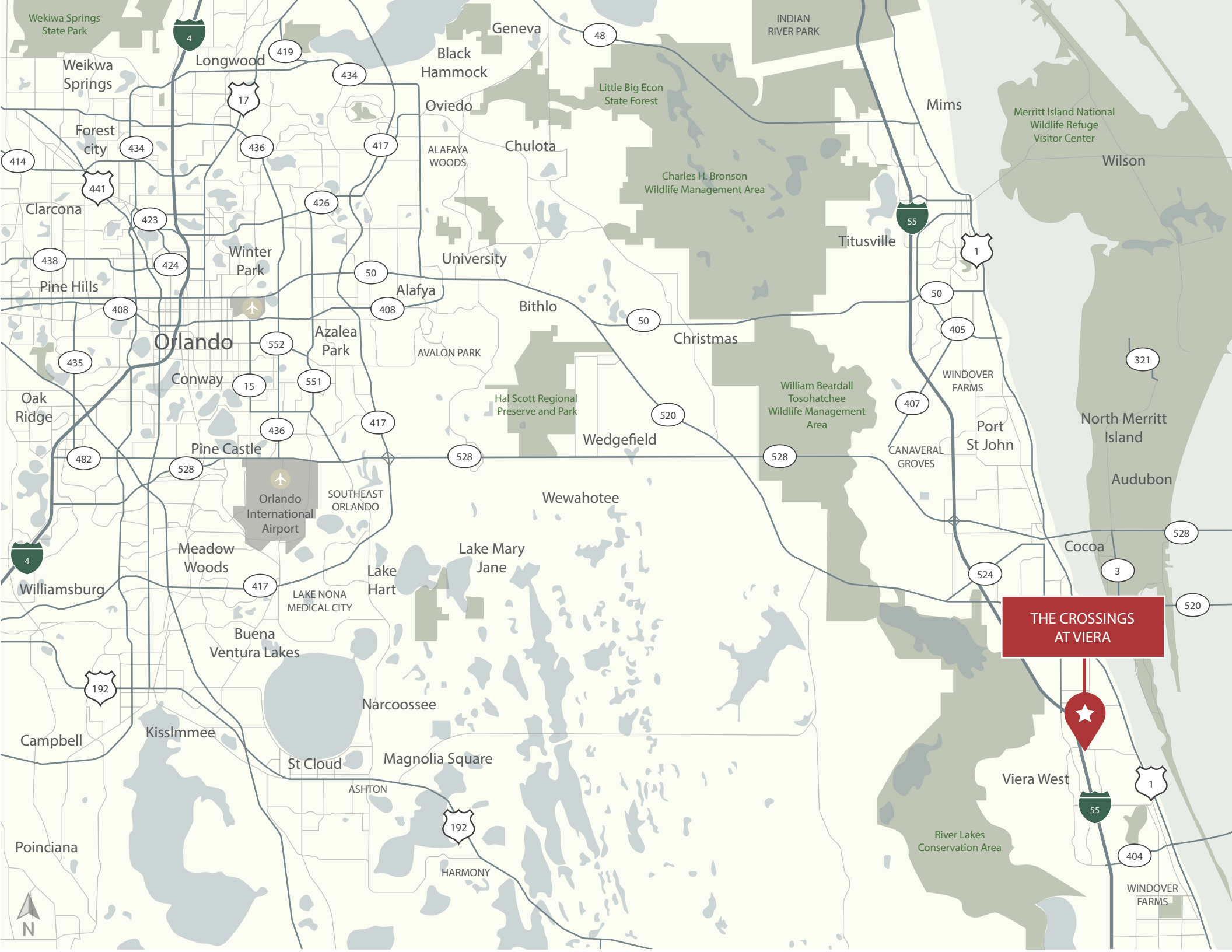
3 mile 20,360  
5 mile 28,349  
10 mile 101,354

### AVG HH INCOME (\$)

3 mile 134,790  
5 mile 140,112  
10 mile 123,152

### MED HH INCOME (\$)

3 mile 103,549  
5 mile 108,240  
10 mile 92,656



**THE CROSSINGS  
AT VIERA**



Weikwa Springs  
State Park

Forest city

Clarcona

Oak Ridge

Williamsburg

Campbell

Poinciana

Kissimmee

St. Cloud

ASHTON

Longwood

Winter Park

Pine Hills

Oak Ridge

Meadow Woods

Buena Ventura Lakes

Narcoossee

St. Cloud

Magnolia Square

HARMONY

Geneva

Black Hammock

Oviedo

University

Alafya

Bithlo

Christmas

Wedgefield

Wewahottee

Lake Mary Jane

Geneva

Chulota

ALAFAYA WOODS

ALAFAYA WOODS

Wedgefield

Wewahottee

Lake Mary Jane

Lake Hart

Lake Nona Medical City

LAKE NONA MEDICAL CITY

Geneva

Little Big Econ State Forest

Charles H. Bronson Wildlife Management Area

Hal Scott Regional Preserve and Park

William Beardall Tosohatchee Wildlife Management Area

Wedgefield

Wewahottee

Lake Mary Jane

Lake Hart

LAKE NONA MEDICAL CITY

Geneva

INDIAN RIVER PARK

Charles H. Bronson Wildlife Management Area

William Beardall Tosohatchee Wildlife Management Area

Wedgefield

Wewahottee

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# AREA MAP



**THE CROSSINGS AT VIERA**

- WHOLE FOODS MARKET
- JEREMIAH'S
- THE HOME DEPOT
- HAND & STONE MASSAGE AND FACIAL SPA
- AT&T
- MILLER'S ALE-HOUSE
- THE FRESH MARKET

## AVENUE VIERA

- Rack
- crumbl cookies
- Bath&BodyWorks
- amc
- JOJO WHILDEN
- KOHL'S
- belk
- COLD STONE CREAMERY
- BAM!

- ULTA
- HomeGoods
- TJ-MAXX
- Total Wine & MORE

- WALK-ONS
- OUTBACK STEAKHOUSE
- PETSMART
- BUFFALO WILD WINGS

## THE SHOPPES AT LAKE ANDREW

- POPSHELF
- Walmart
- petco
- DOLLAR TREE
- HOBBY LOBBY



- HAND & STONE
- ZAXBY'S
- JOJO WHILDEN
- THE FRESH MARKET



CRAWFORD SQUARE



Winn-Dixie BEEF O'BRADY'S F45

Cumberland Farms

7-Eleven

Walgreens

TEXAS ROADHOUSE

goodwill

Mister

CUBE SMART self storage

**THE CROSSINGS AT VIERA**

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CRAWFORD SQUARE  
REAL ESTATE ADVISORS



| SUITE  | TENANT                     | SF     |
|--------|----------------------------|--------|
| Anchor | Whole Foods                | 37,483 |
| PAD    | Miller's Ale House         | 7,300  |
| 100    | Drip Fitness               | 2,573  |
| 101    | Chicken Salad Chick        | 2,609  |
| 104    | Turning Point              | 3,199  |
| 150    | Jeremiah's Italian Ice     | 1,117  |
| 170    | Hand & Stone               | 3,168  |
| 190    | Noire Nail Bar             | 3,077  |
| 410    | Dave's Hot Chicken         | 2,283  |
| 430    | AT&T                       | 1,217  |
| 440    | Scenthound                 | 1,145  |
| 450    | Lucky Goat                 | 1,236  |
| 460    | Pop Up Bagel               | 1,234  |
| 490    | CAVA                       | 2,500  |
| 510    | Veterinary Emergency Group | 5,003  |
| 590    | Fatburger                  | 1,857  |

