



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 DAVIDSON +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

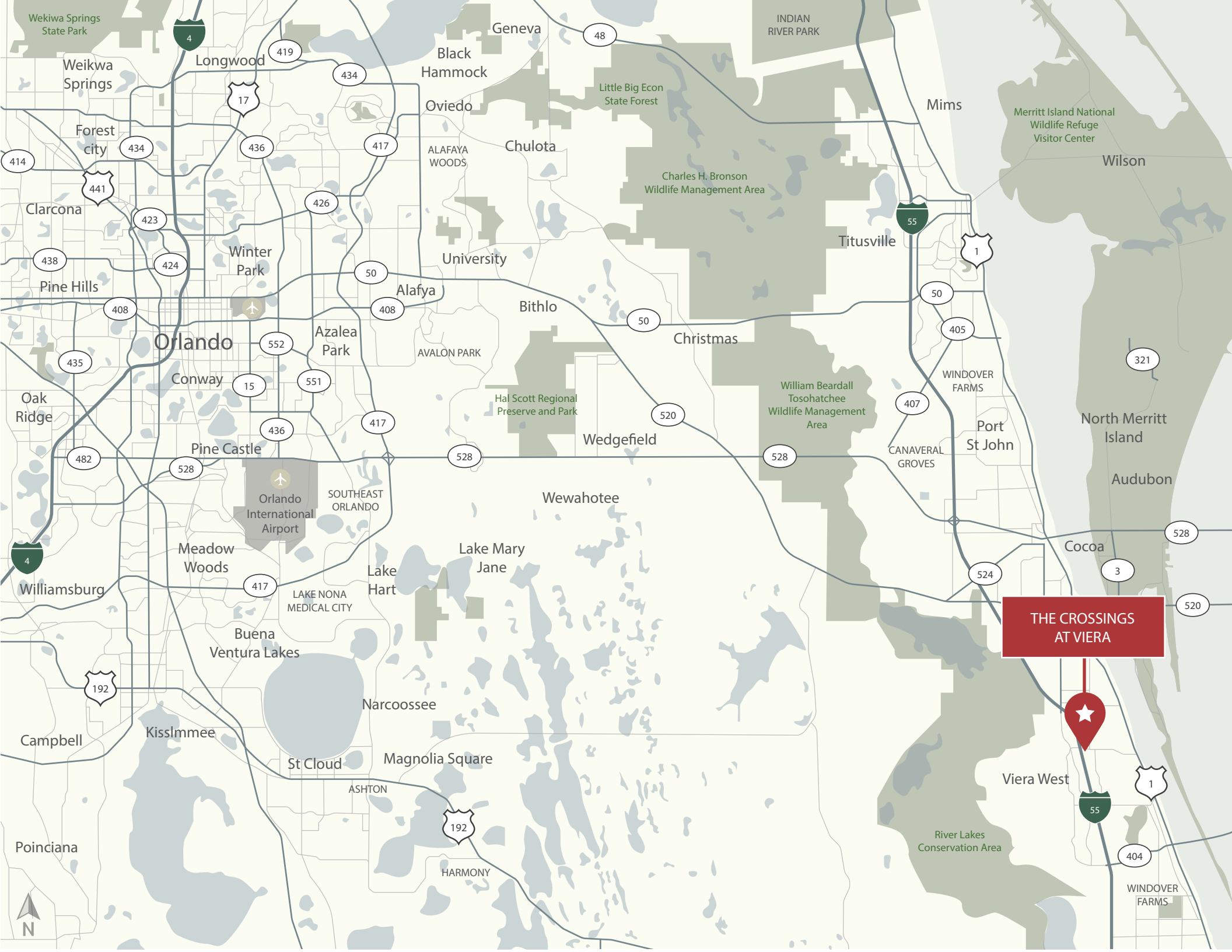
3 mile 20,360
5 mile 28,349
10 mile 101,354

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

AREA MAP

AVENUE VIERA



THE CROSSINGS AT VIERA



THE SHOPPES AT LAKE ANDREW



CRAWFORD SQUARE





Winn-Dixie Beef 'O' Brady's F45

Cumberland
Farms



Walgreens



Mister



THE CROSSINGS AT VIERA

AREA MAP



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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

