



GAS STATION / CONVENIENCE STORE

690 Eyster Blvd
ROCKLEDGE, FL 32955

FOR SALE



EXECUTIVE SUMMARY

APEX Capital Realty is proud to present a prime corner gas station and convenience store opportunity situated on ±1.03 acres with excellent visibility along Eyster Blvd and Huntington Lane. Built in 2006, this ±3,000 SF property will be delivered vacant and free of any fuel supply agreements, offering exceptional flexibility for rebranding, repositioning, or redevelopment. This underperforming, owner operated station represents a strong value add opportunity in one of Brevard County's most established and growing corridors.

OFFERING SUMMARY

TYPE	Fuel Station / C-Store
DELIVERY	Vacant at closing – no fuel contract in place
YEAR BUILT	2006
BUILDING SIZE	±3,000 SF
LOT SIZE	±1.03 acres (44,867 SF)
OPERATION	Owner-operated
PUMPS	8 total (4 double-sided)

ASKING PRICE

\$1,950,000



INVESTMENT HIGHLIGHTS

- **Prime Corner Location:** Excellent visibility and access on Eyster Blvd and Huntington Ln.
- **Vacant Delivery:** Delivered free and clear of fuel supply agreements ideal for rebranding or redevelopment.
- **Underperforming Operation:** ±30,000 gallons/month fuel and ±\$30,000/month C-store sales. Owner has closed periodically due to family issues, creating strong upside.
- **Motivated Seller:** Ready to close – no seller financing.
- **High-Traffic Corridor:** Strategically located within Brevard County near Cocoa and Melbourne, with strong retail and residential demand.

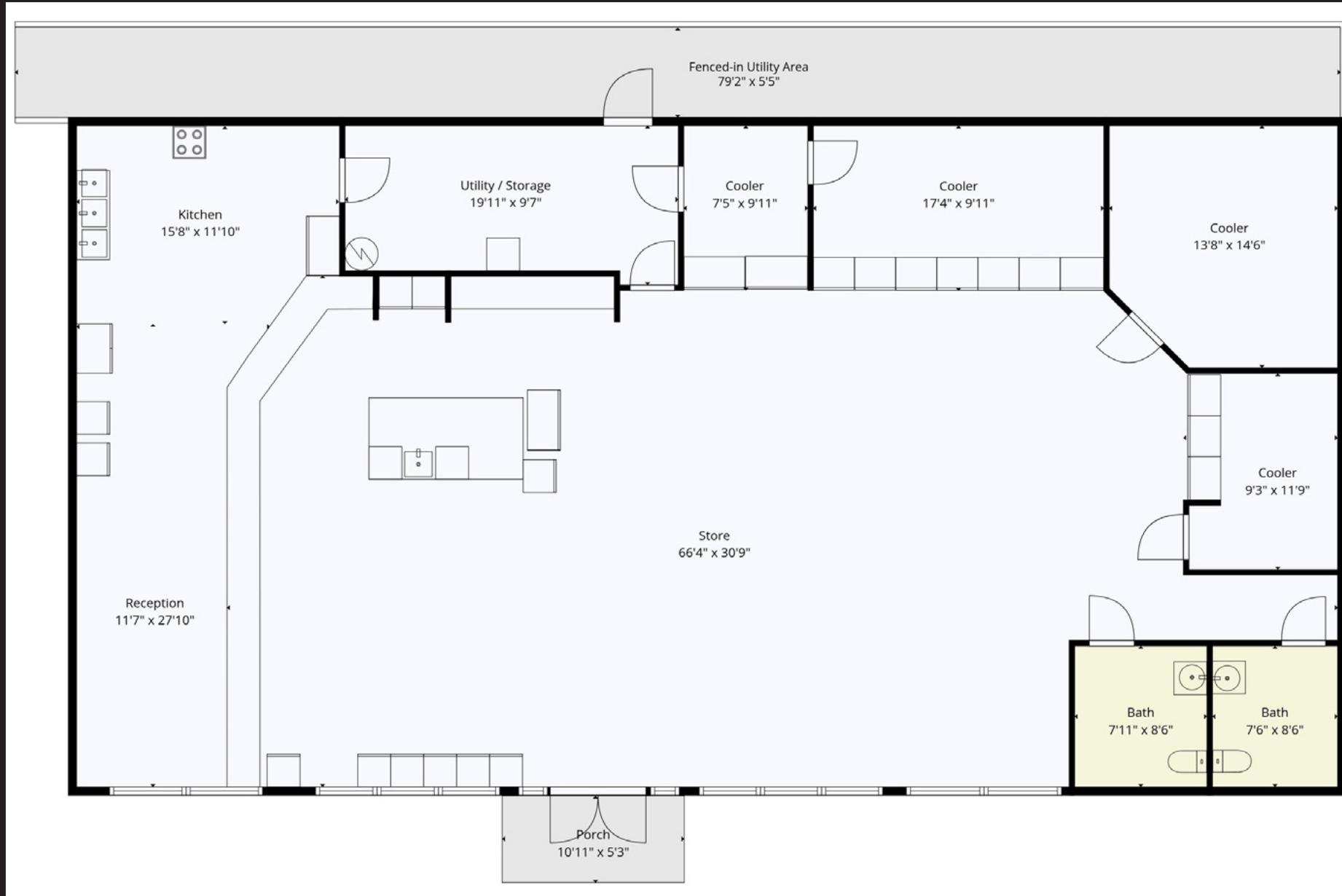
AREA OVERVIEW



Rockledge is one of Brevard County's most established markets, benefiting from steady population growth and proximity to major employers and highways.

Eyster Blvd connects U.S. 1 and Murrell Road, offering strong visibility and consistent vehicle flow.

FLOOR PLAN



INTERIOR PHOTOS





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