

# EXECUTIVE SUMMARY

807-819 N Fiske • 807-819 N Fiske Blvd Cocoa, FL 32922



## OFFERING SUMMARY

**Available SF:** 2,196 SF

**Lease Rate:** \$14.00 SF/yr (Gross)

**Lot Size:** 0.89 Acres

**Year Built:** 1964

**Building Size:** 11,703 SF

**Zoning:** C-N

## PROPERTY OVERVIEW

One space available in neighborhood retail plaza.  
Surrounded by residential this walk-able plaza full of local businesses.  
Four offices, large work area and private restroom.  
Building signage

## LOCATION OVERVIEW

Plaza on North Fiske Blvd over 6,000 vehicles  
Located across apartment complex

### VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# INTERIOR PHOTO

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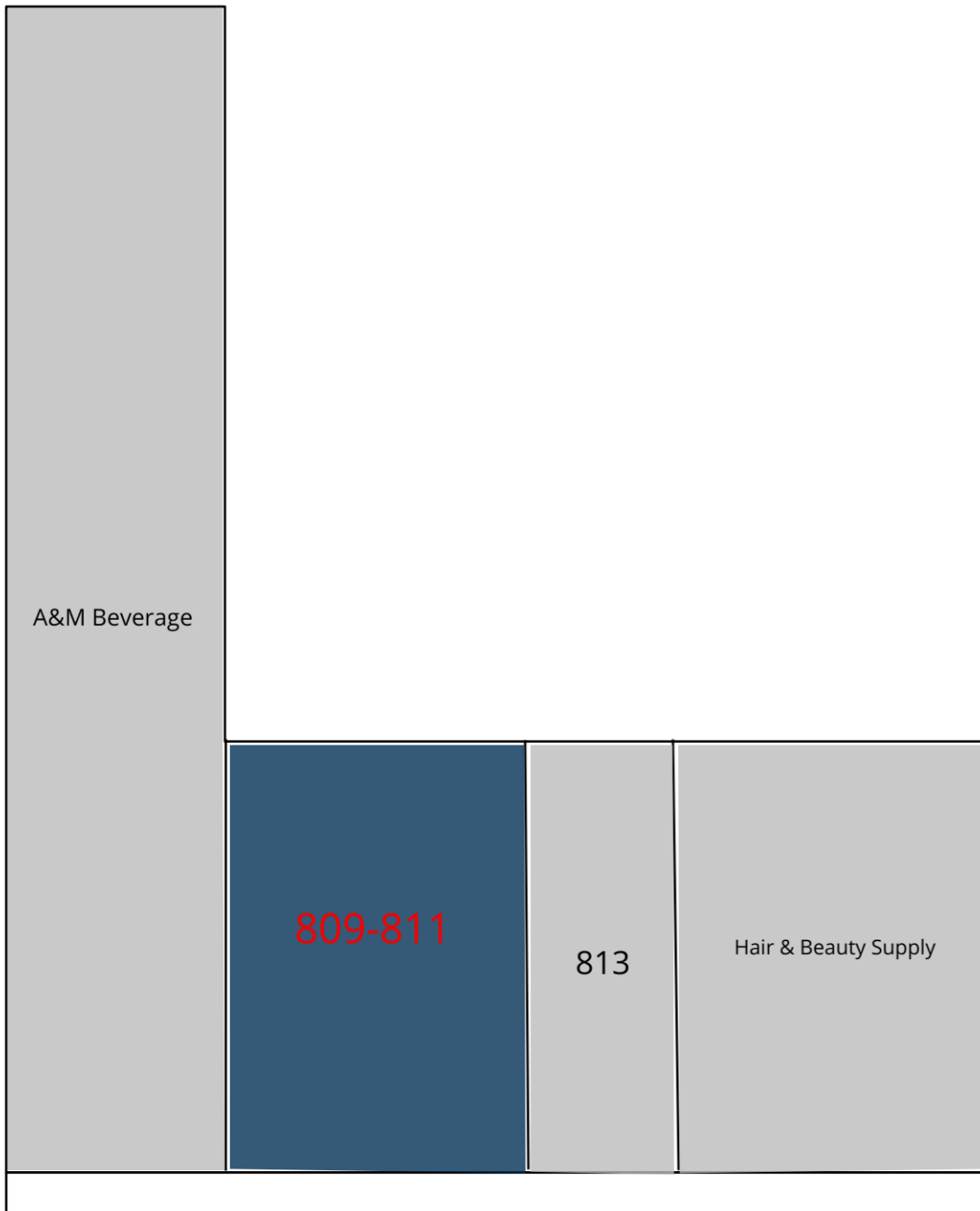
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# PLANS

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# PLANS

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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
809-811	Available	2,196 SF	Gross	\$14.00 SF/yr

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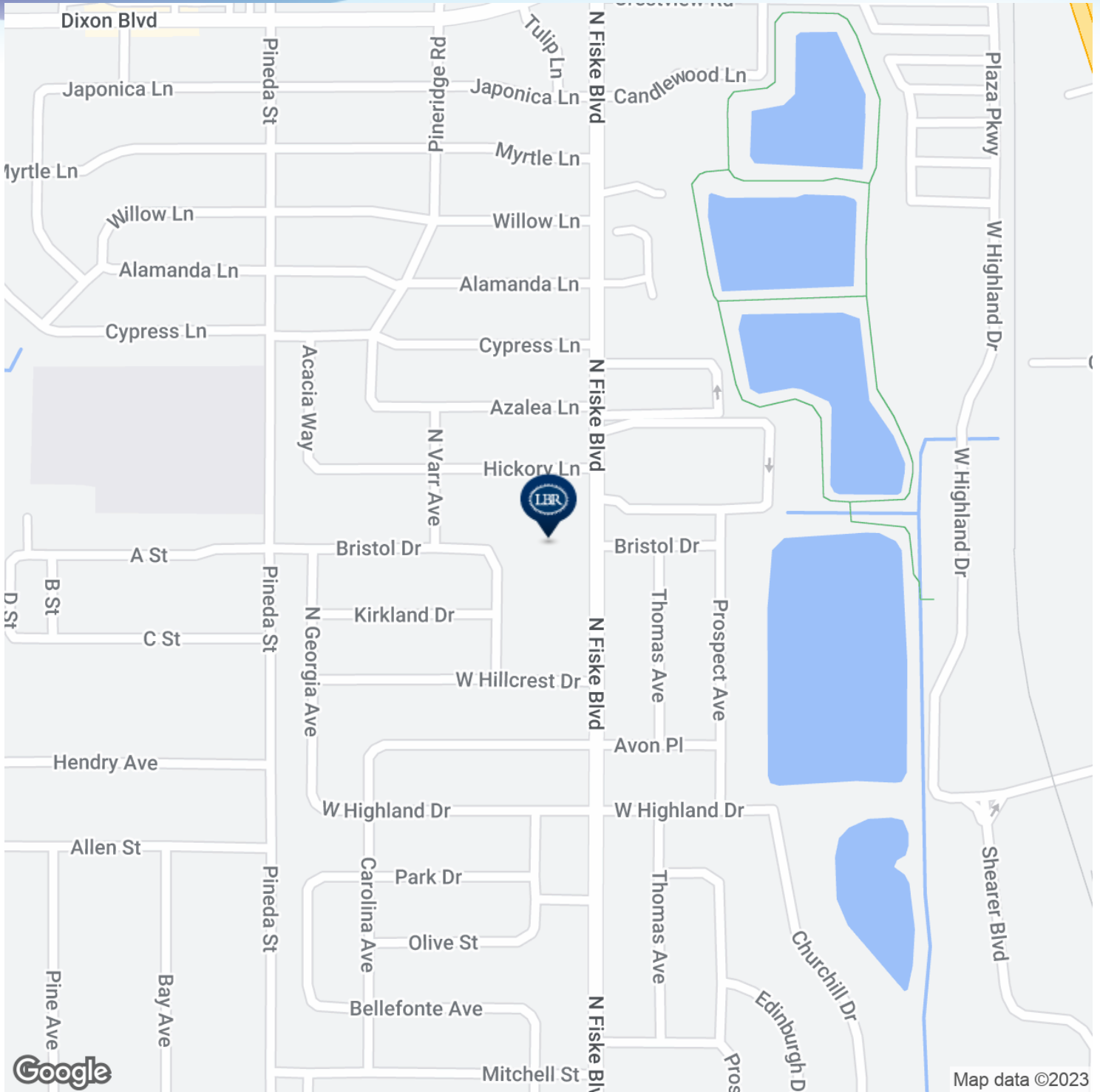
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# LOCATION MAP

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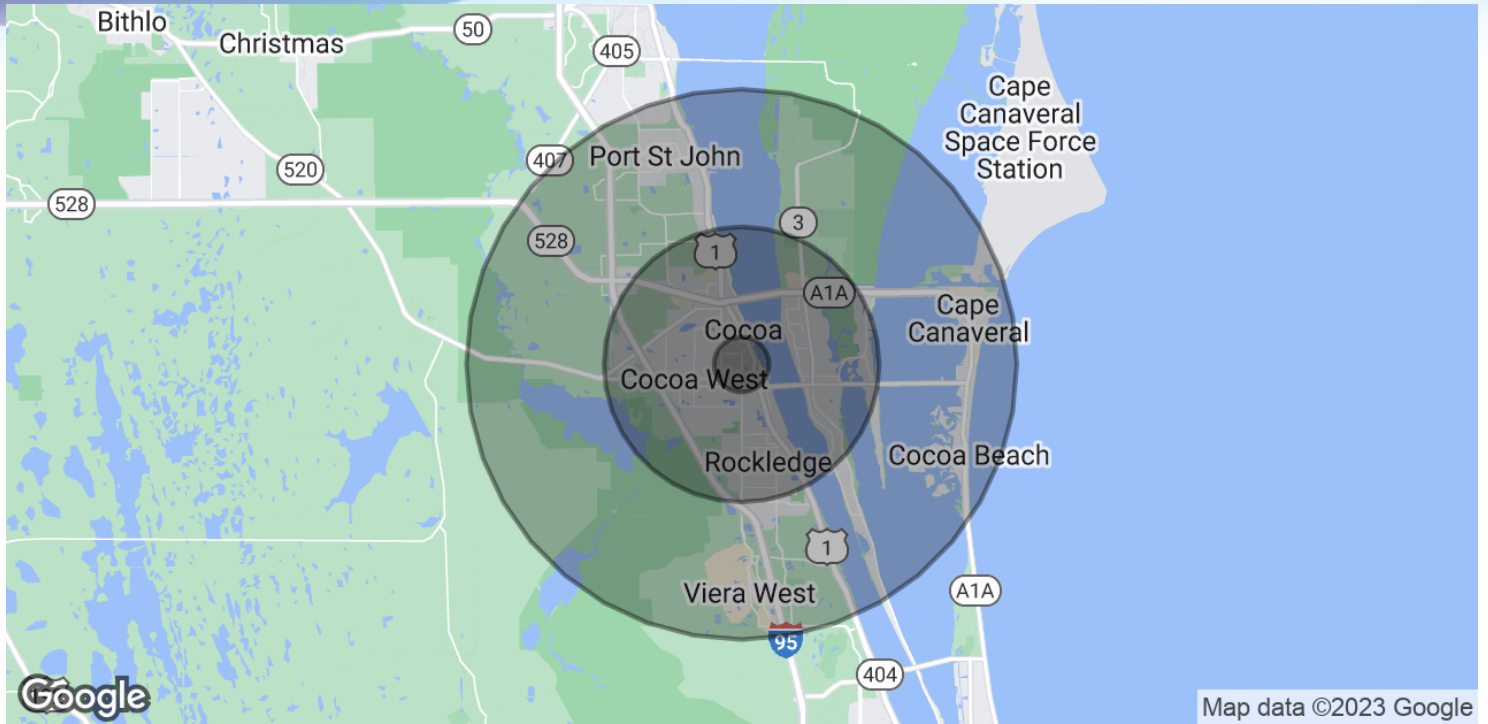
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census

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