

EXECUTIVE SUMMARY

• 1243 Lake Dr Cocoa, FL 32922



OFFERING SUMMARY

Sale Price:	\$325,000
Price / SF:	\$93.34
Lot Size:	1.9 Acres
Year Built:	1957
Building Size:	3,482 SF
Zoning:	COMM
APN#:	24-36-32-25-D-1

PROPERTY OVERVIEW

Freestanding Building For Sale
Prior Shriner Club meeting hall with commercial kitchen offers numerous uses
Large Lot

LOCATION OVERVIEW

Great location near the SR 520 and Fiske Blvd intersection.
1-mile west of US Hwy 1.
Easy access to Historic Cocoa, Cocoa Beach and Orlando.

VITOR DE SOUSA

Retail Sales & Leasing
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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.

ADDITIONAL PHOTOS

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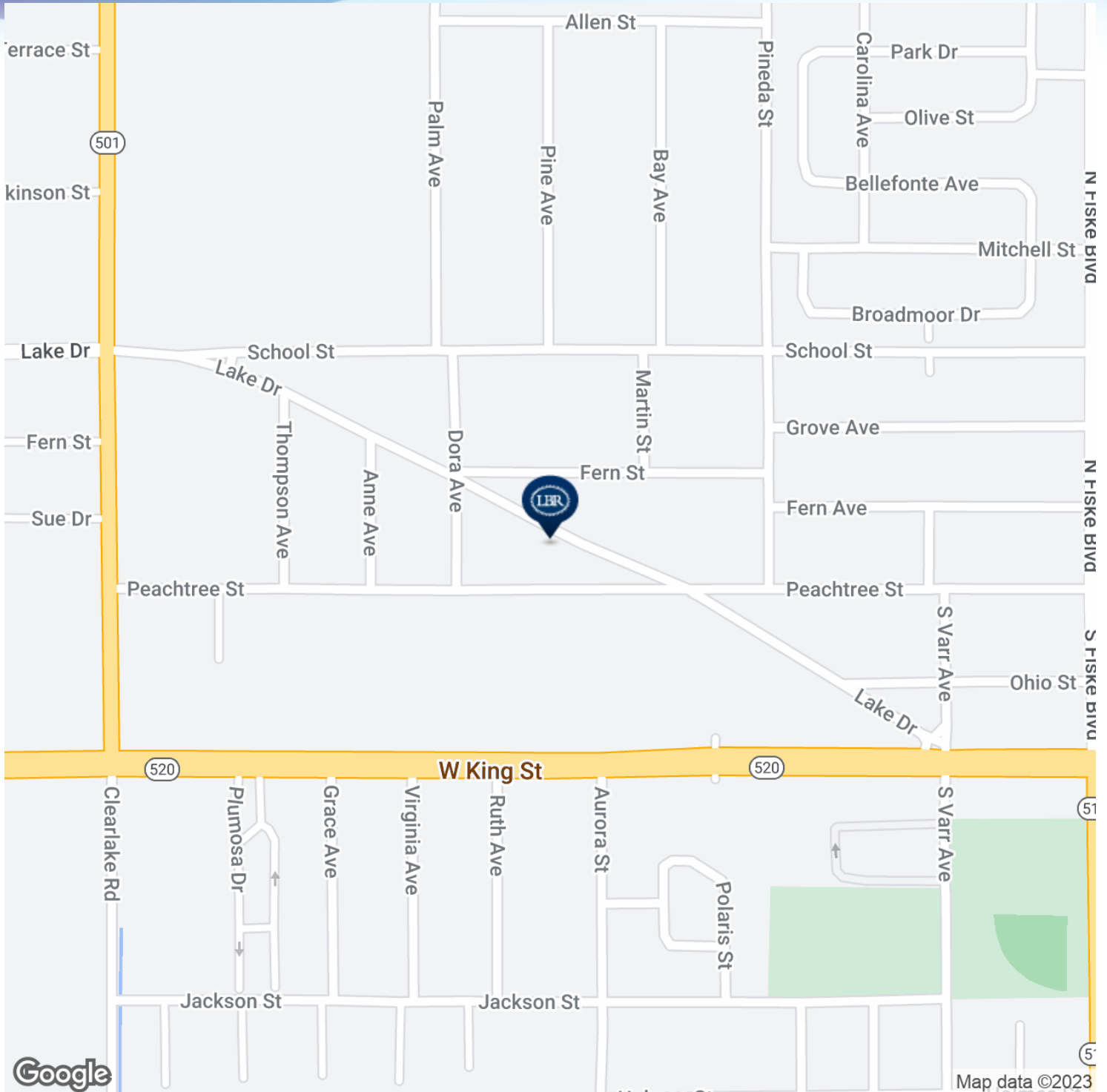
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LOCATION MAP

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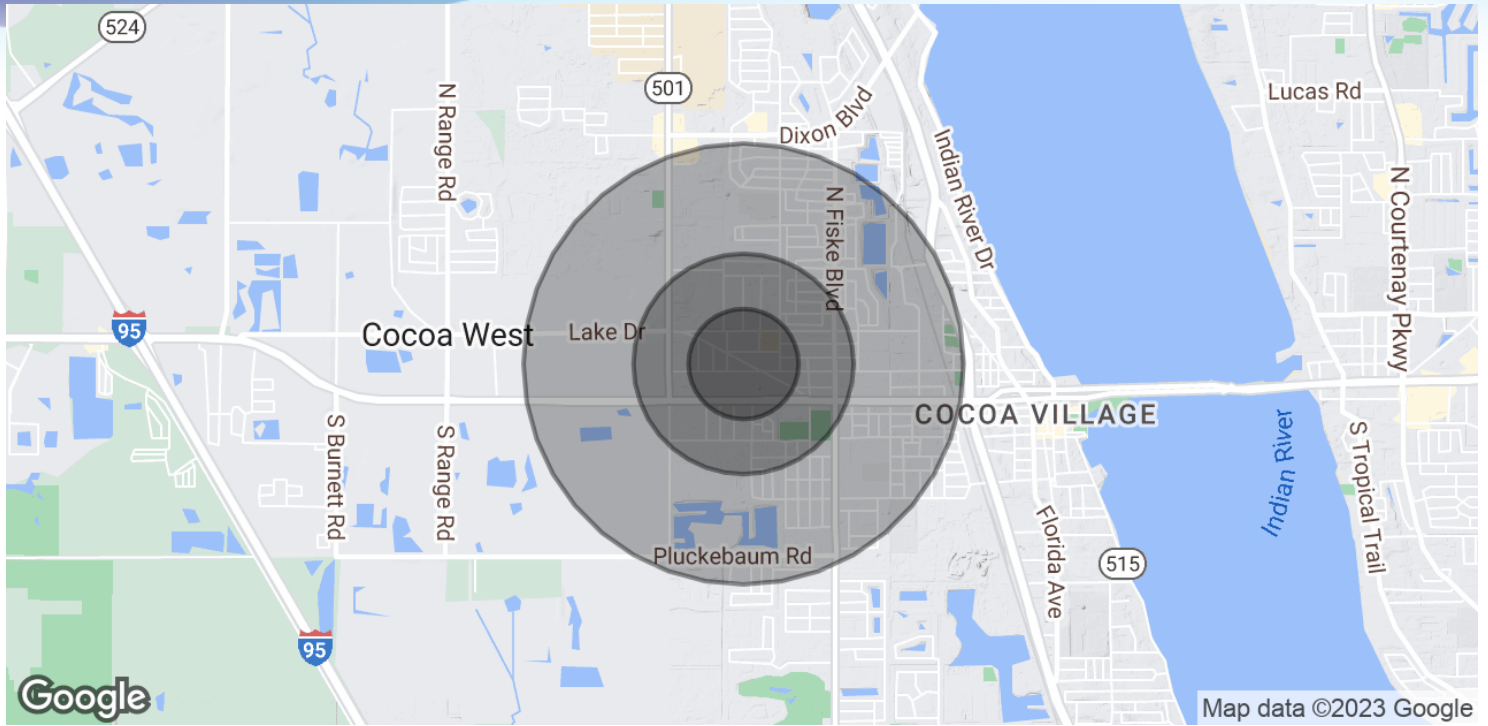
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	492	2,382	9,562
Average Age	29.3	34.9	32.3
Average Age (Male)	28.9	31.5	29.2
Average Age (Female)	29.7	35.8	34.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	248	1,104	4,370
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$33,237	\$34,374	\$36,018
Average House Value	\$47,445	\$66,920	\$74,244

* Demographic data derived from 2020 ACS - US Census

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