

# EXECUTIVE SUMMARY

• 114 Harrison St Cocoa, FL 32922



## OFFERING SUMMARY

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Available SF:</b>  | 5,797 SF                         |
| <b>Lease Rate:</b>    | \$30.00 SF/yr<br>(\$3.50/sf NNN) |
| <b>Lot Size:</b>      | 0.1 Acres                        |
| <b>Year Built:</b>    | 1920                             |
| <b>Building Size:</b> | 5,797 SF                         |
| <b>Zoning:</b>        | CBDCVO                           |

## PROPERTY OVERVIEW

Originally a prestigious bank building, 114 Harrison Street has been tastefully converted into a second-generation restaurant space, complete with all existing restaurant equipment and infrastructure. The seamless transformation combines the historic charm of the original structure with the modern amenities required for a successful restaurant operation. The restaurant space comes fully equipped with a comprehensive range of kitchen and dining equipment, enabling a seamless transition for new tenants. From cooking appliances to seating arrangements, all the necessary elements are in place for immediate operation.

## LOCATION OVERVIEW

Nestled in the bustling enclave of Cocoa Village, this property benefits from a strategic location that draws both locals and tourists alike. The building's prominent position on Harrison Street ensures high visibility and foot traffic, contributing to its potential for thriving business.

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# ADDITIONAL PHOTOS

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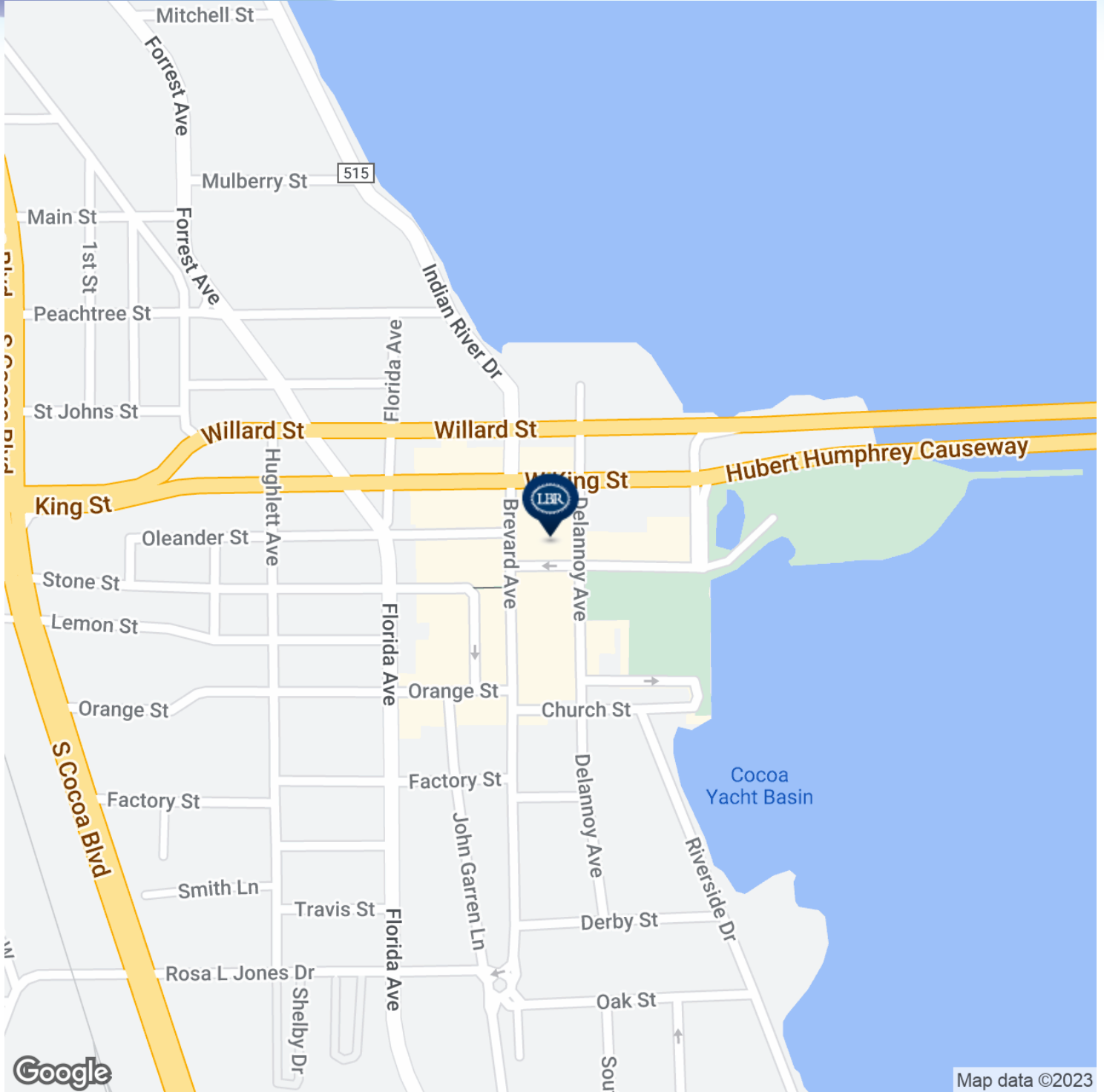
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# LOCATION MAP

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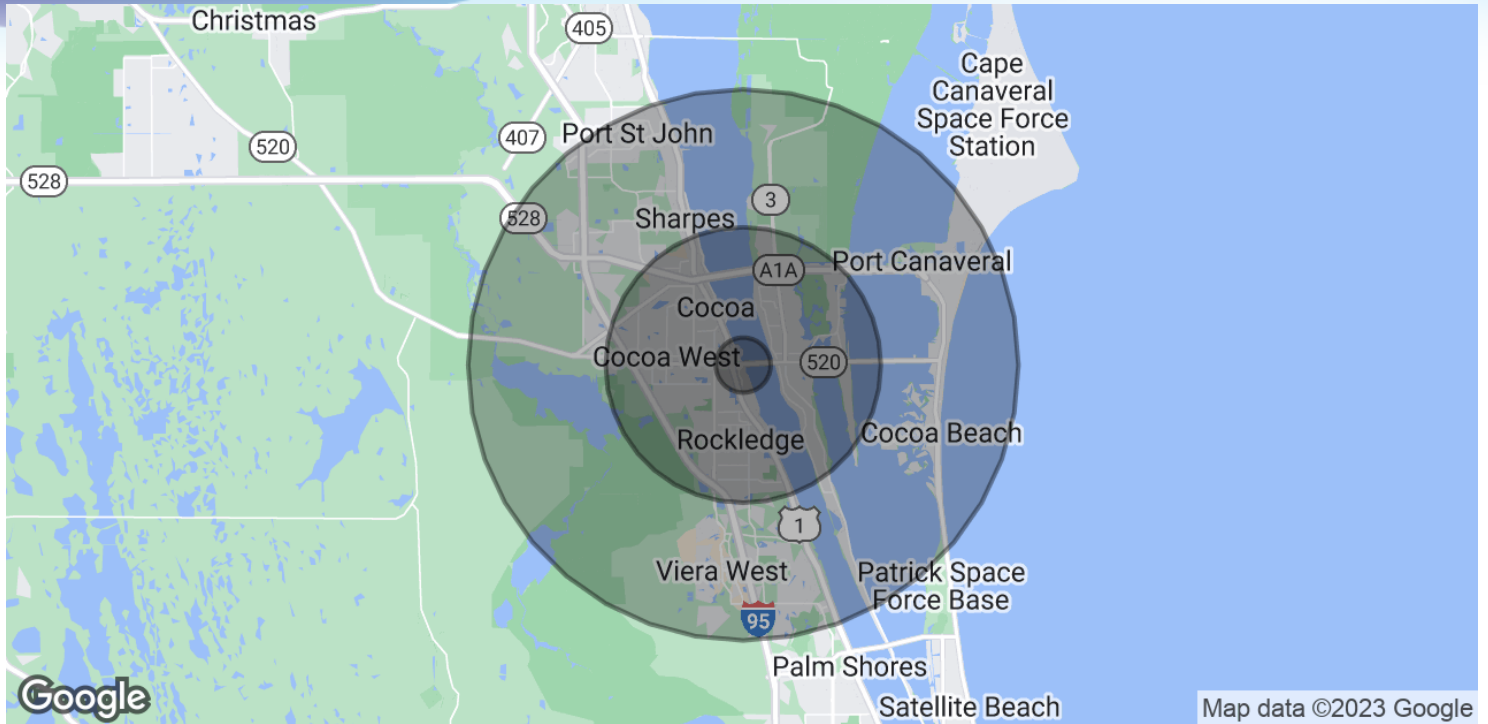
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 4,062  | 92,955  | 199,002  |
| Average Age          | 44.8   | 45.1    | 47.5     |
| Average Age (Male)   | 44.7   | 43.1    | 46.4     |
| Average Age (Female) | 45.7   | 46.3    | 48.3     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,399     | 44,276    | 100,688   |
| # of Persons per HH | 1.7       | 2.1       | 2.0       |
| Average HH Income   | \$65,986  | \$64,949  | \$69,871  |
| Average House Value | \$235,208 | \$222,191 | \$264,466 |

\* Demographic data derived from 2020 ACS - US Census

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