

# EXECUTIVE SUMMARY

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922



## OFFERING SUMMARY

<b>Available SF:</b>	800 - 946 SF
<b>Lease Rate:</b>	\$14.00 SF/yr (Gross)
<b>Lot Size:</b>	0.21 Acres
<b>Year Built:</b>	1960
<b>Building Size:</b>	5,323 SF
<b>Renovated:</b>	2019
<b>Zoning:</b>	CW

## PROPERTY OVERVIEW

RETAIL/OFFICE SPACE well located within a busy retail cluster, on SR 520. Easy access to Historic Cocoa, Cocoa Beach and Orlando. This building offers signage with great visibility and a high traffic counts. This is great small space that will not last long!

## 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.

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### 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.

# AVAILABLE SPACES

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922

**Lease Rate:** \$14.00 SF/YR (GROSS)      **Total Space:** 800 - 946 SF  
**Lease Type:** Gross      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Unit C	Office Building	\$14.00 SF/YR	Gross	946 SF
Suite D	Street Retail	\$14.00 SF/YR	Gross	800 SF

**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

**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.

# ADDITIONAL PHOTOS

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922



**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

**VITOR DE SOUSA**

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

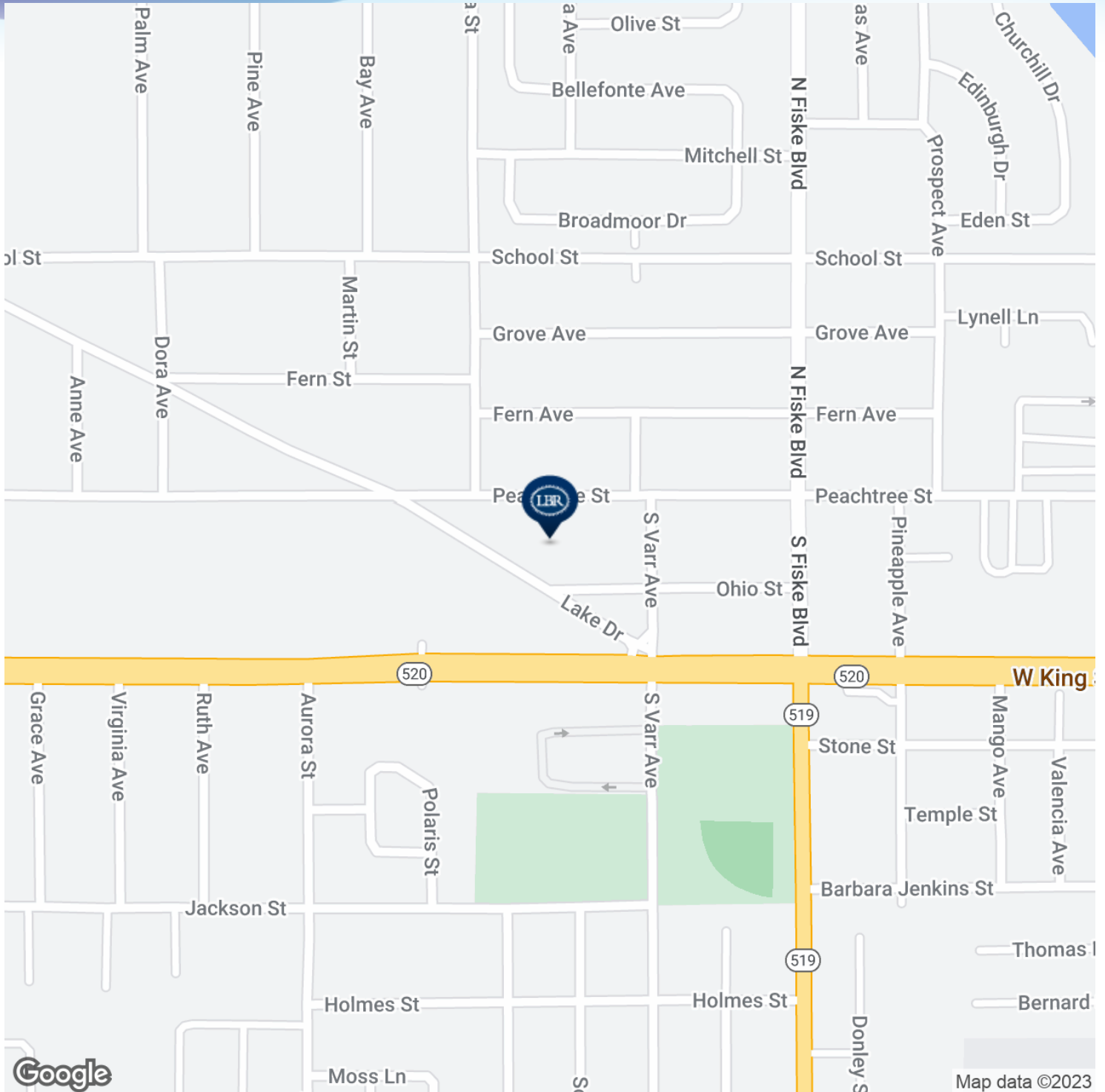
**Lightle Beckner Robison, Inc.**

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.

# LOCATION MAP

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

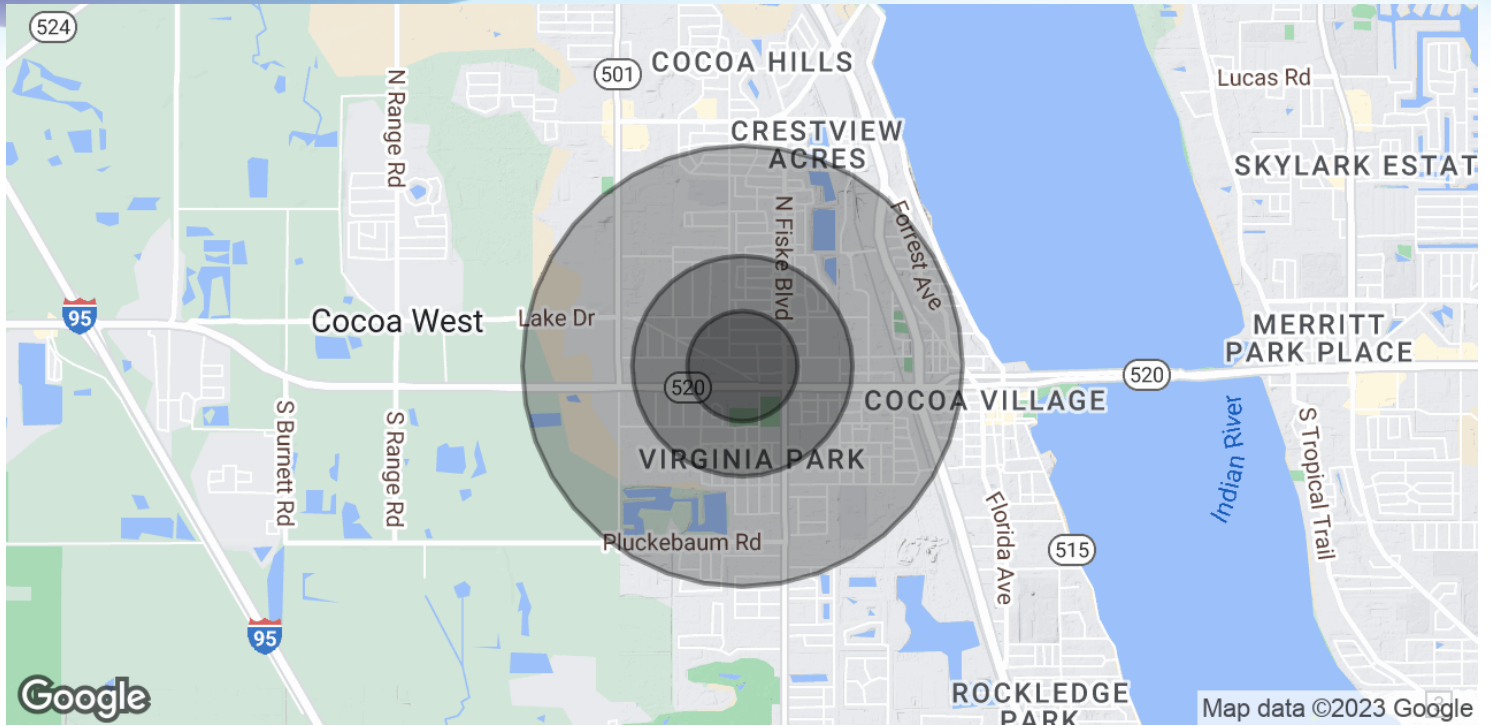
## Lightle Beckner Robison, Inc.

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.

# DEMOGRAPHICS MAP & REPORT

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	554	2,488	8,884
Average Age	29.3	32.5	34.1
Average Age (Male)	28.9	32.5	31.7
Average Age (Female)	29.3	32.9	35.6

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	1,176	4,216
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$34,059	\$35,409	\$39,535
Average House Value	\$57,531	\$75,738	\$86,967

\* Demographic data derived from 2020 ACS - US Census

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### 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.