

# EXECUTIVE SUMMARY

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922



## OFFERING SUMMARY

**Sale Price:** \$695,000

**Price / SF:** \$130.57

**Year Built:** 1960

**Building Size:** 5,323 SF

**Zoning:** Retail Store - Multiple units

**APN#:** 24-36-32-03-\*15.01

## PROPERTY OVERVIEW

Welcome to 1122 Lake Drive, an investment property in Cocoa, Florida, offering a unique opportunity for savvy investors looking to expand their portfolio.

**Nestled in Opportunity:** Located in Cocoa, this property presents a compelling investment opportunity in an area showing potential for growth and development.

**Unit Diversity:** Comprising a collection of small, individual units, this property is well-suited to cater to the needs of various tenants. The versatility of these units opens up the potential for a diverse tenant mix, enhancing the stability of your investment.

## 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  
321.722.0707 X15  
vitor@teamlbr.com

### JEFFERY T. ROBISON, CCIM

President | Broker  
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### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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# ADDITIONAL PHOTOS

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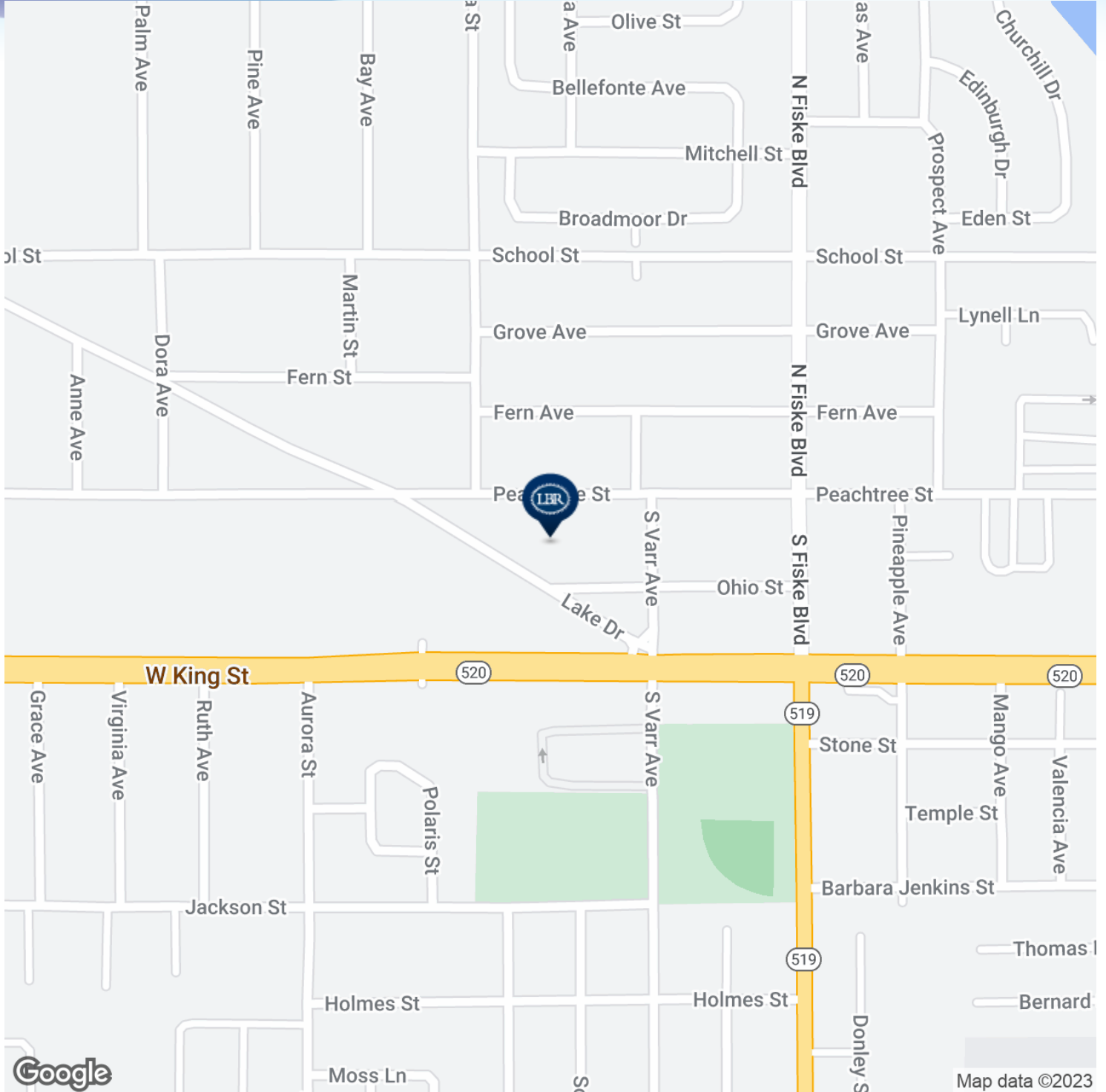
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# LOCATION MAP

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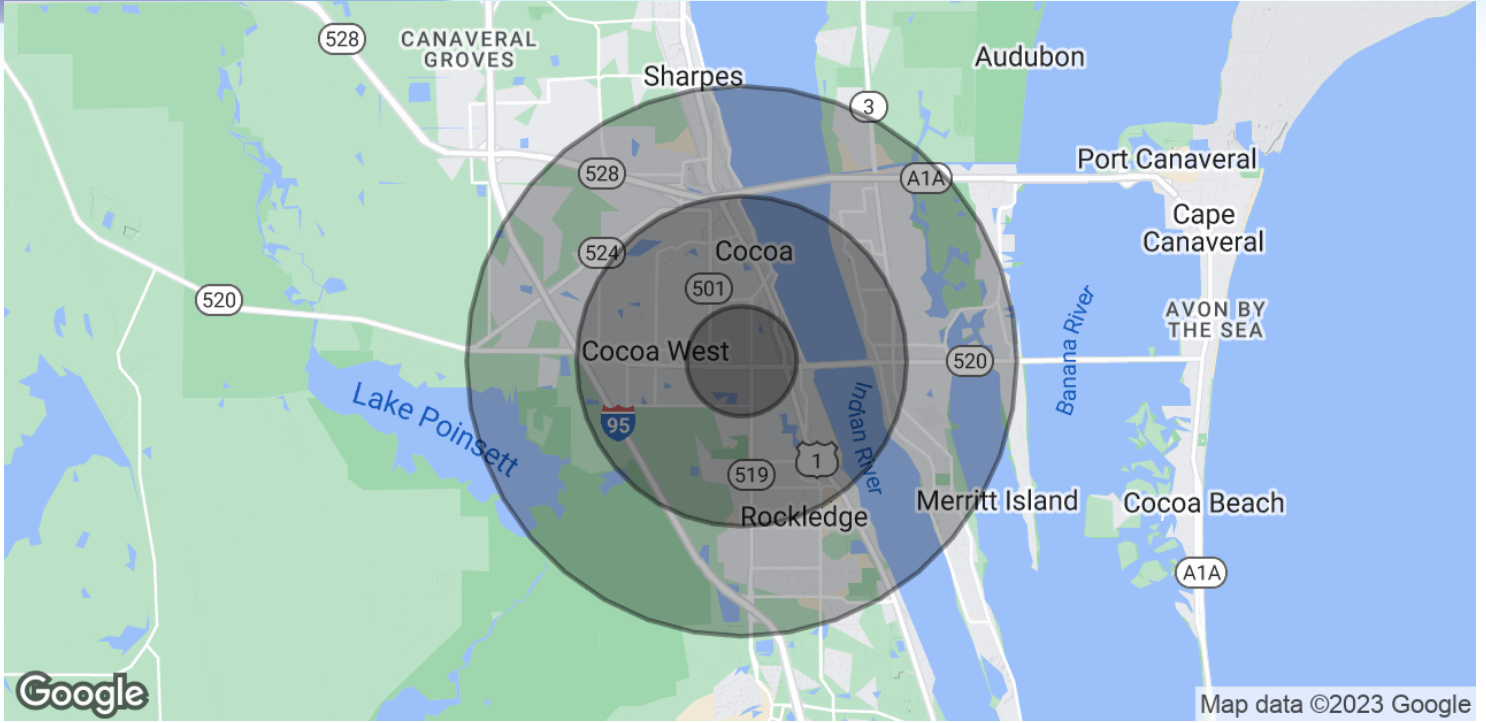
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,628	45,633	88,594
Average Age	34.2	41.9	44.8
Average Age (Male)	31.9	39.5	43.0
Average Age (Female)	35.7	43.8	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,104	22,005	41,991
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$39,508	\$50,391	\$62,158
Average House Value	\$87,638	\$168,029	\$213,686

\* Demographic data derived from 2020 ACS - US Census

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