

EXECUTIVE SUMMARY

• 100 Harrison Street Cocoa, FL 32922



OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Lot Size:	0.06 Acres
Year Built:	1916
Building Size:	7,338 SF
Zoning:	CBD-CVO

PROPERTY OVERVIEW

Welcome to 100 Harrison Street, a highly desirable office space available for lease in the heart of Cocoa Village.

Located on the second floor of a well-maintained building, this office offers a professional and functional workspace that overlooks the civic center, providing a bright and conducive environment for your business operations.

LOCATION OVERVIEW

Harrison Street is located in the center of Cocoa Village

Conveniently located minutes to SR 520 and US 1

VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
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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 PHOTOS

• 100 Harrison Street Cocoa, FL 32922



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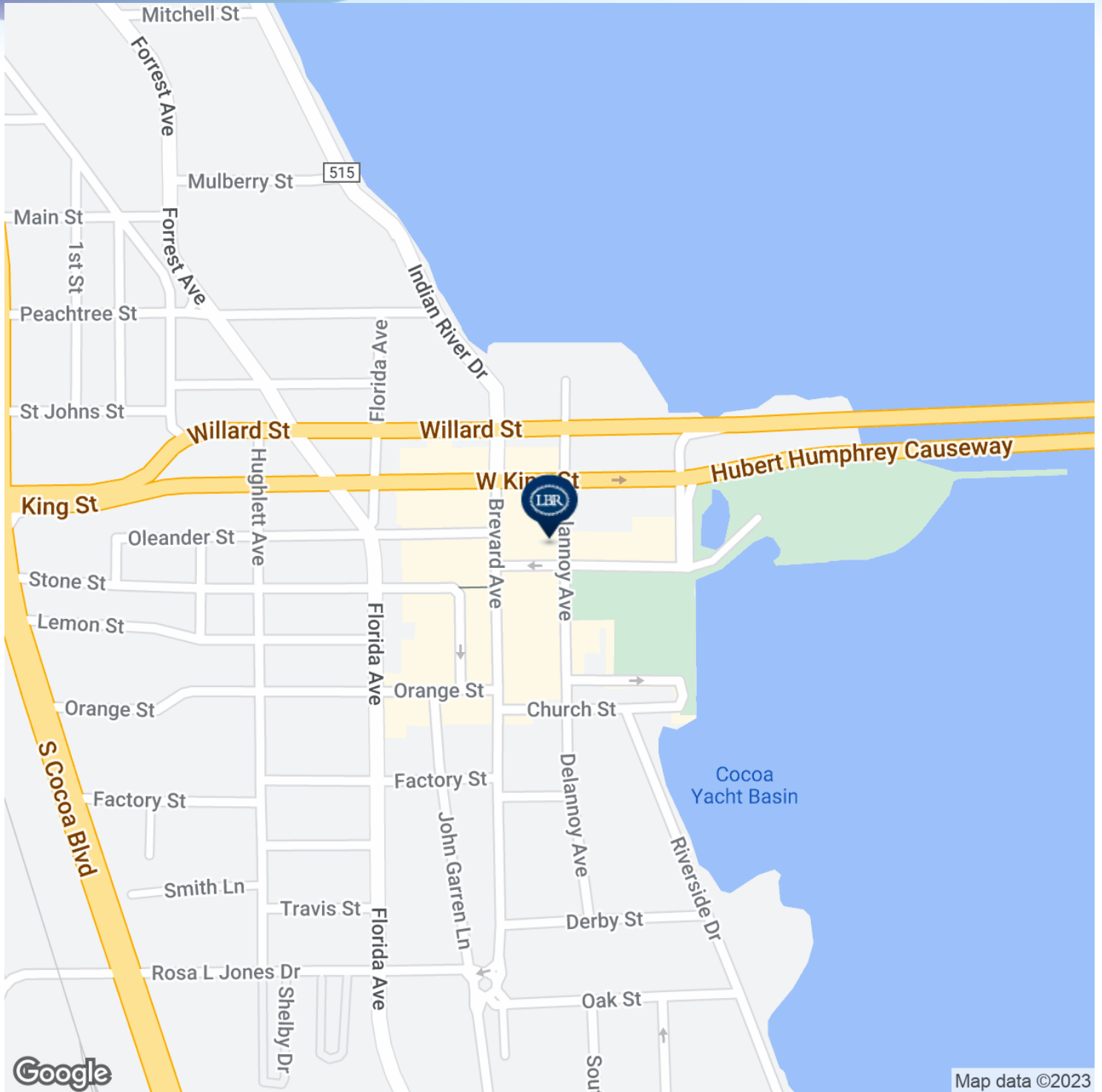
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LOCATION MAP

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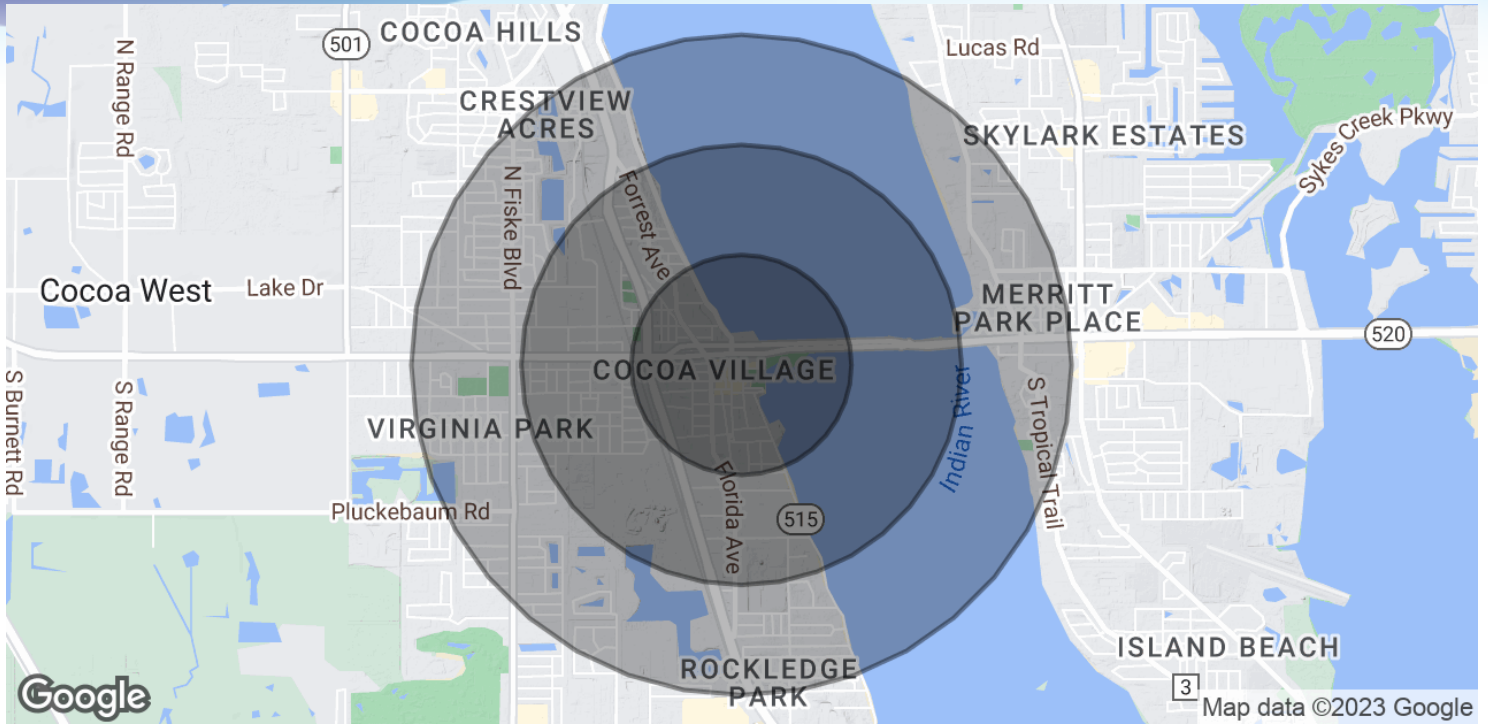
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	949	4,032	11,090
Average Age	60.8	45.0	42.9
Average Age (Male)	61.0	44.9	43.4
Average Age (Female)	60.4	45.9	43.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	674	2,383	6,119
# of Persons per HH	1.4	1.7	1.8
Average HH Income	\$100,623	\$66,285	\$55,573
Average House Value	\$330,902	\$236,901	\$206,428

* Demographic data derived from 2020 ACS - US Census

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