

EXECUTIVE SUMMARY

• 1343 W King St Cocoa, FL 32922



OFFERING SUMMARY

Sale Price:	\$1,250,000
Price / SF:	\$92.70
Lot Size:	0.66 Acres
Year Built:	1958
Building Size:	13,484 SF
APN#:	24-36-32-31-*-11

PROPERTY OVERVIEW

Perfect opportunity in Cocoa, FL for an owner-user. 13343 W King St. provides 13,484sf of former retail space with ~160 feet of frontage on King St. which sees approximately 23,500 vehicles per day. The building has 9,964sf of ground floor space and roughly 3,520sf of second floor space. This sale includes two separate parcels, totaling roughly 0.66 acres. Recently annexed into the City of Cocoa, these parcels have not yet been assigned a zoning designation. Seller financing is available.

LOCATION OVERVIEW

Property sites directly on King St. (SR-520) between Clearlake Rd and Fiske Blvd.

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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

• 1343 W King St Cocoa, FL 32922



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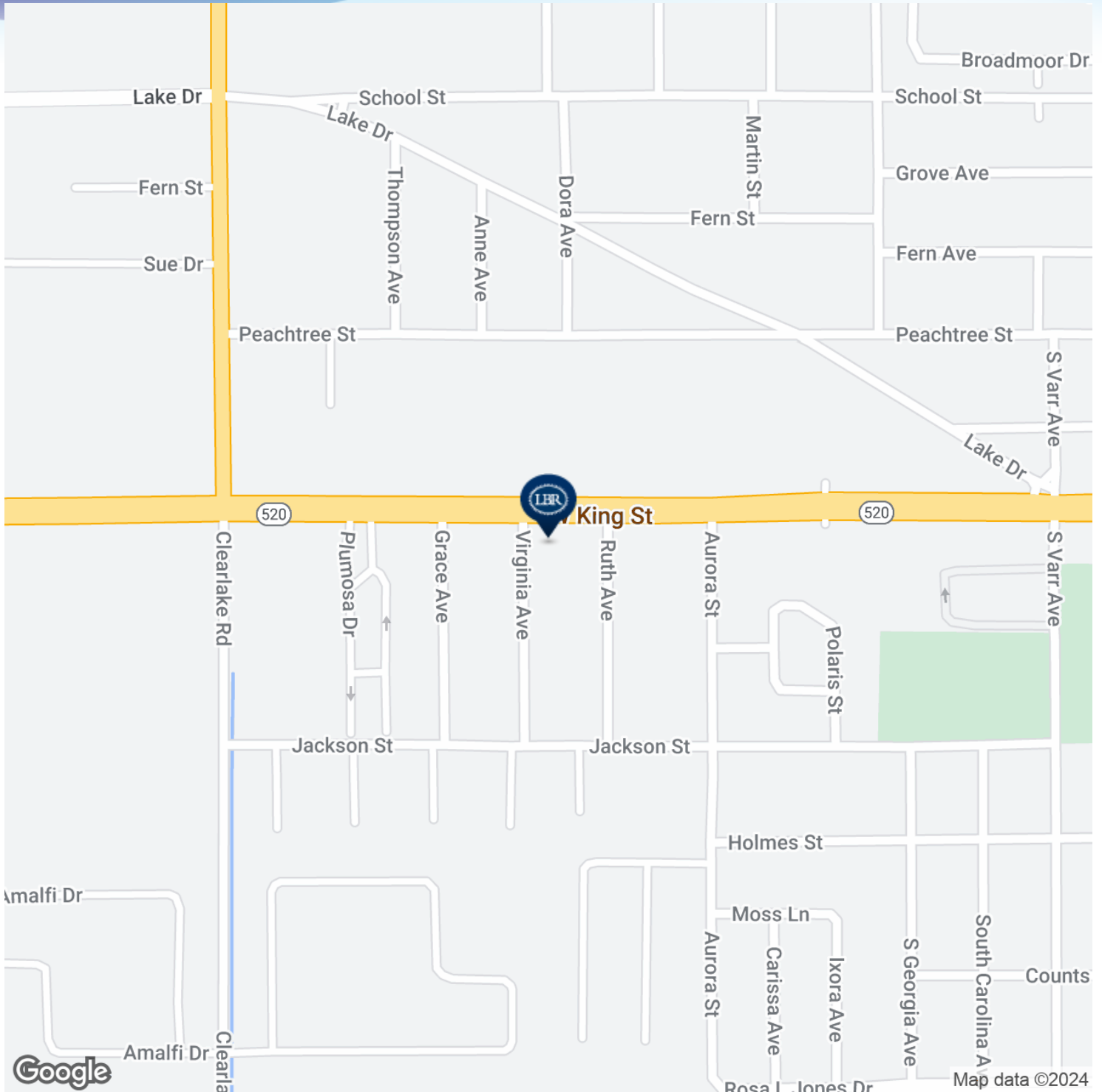
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LOCATION MAP

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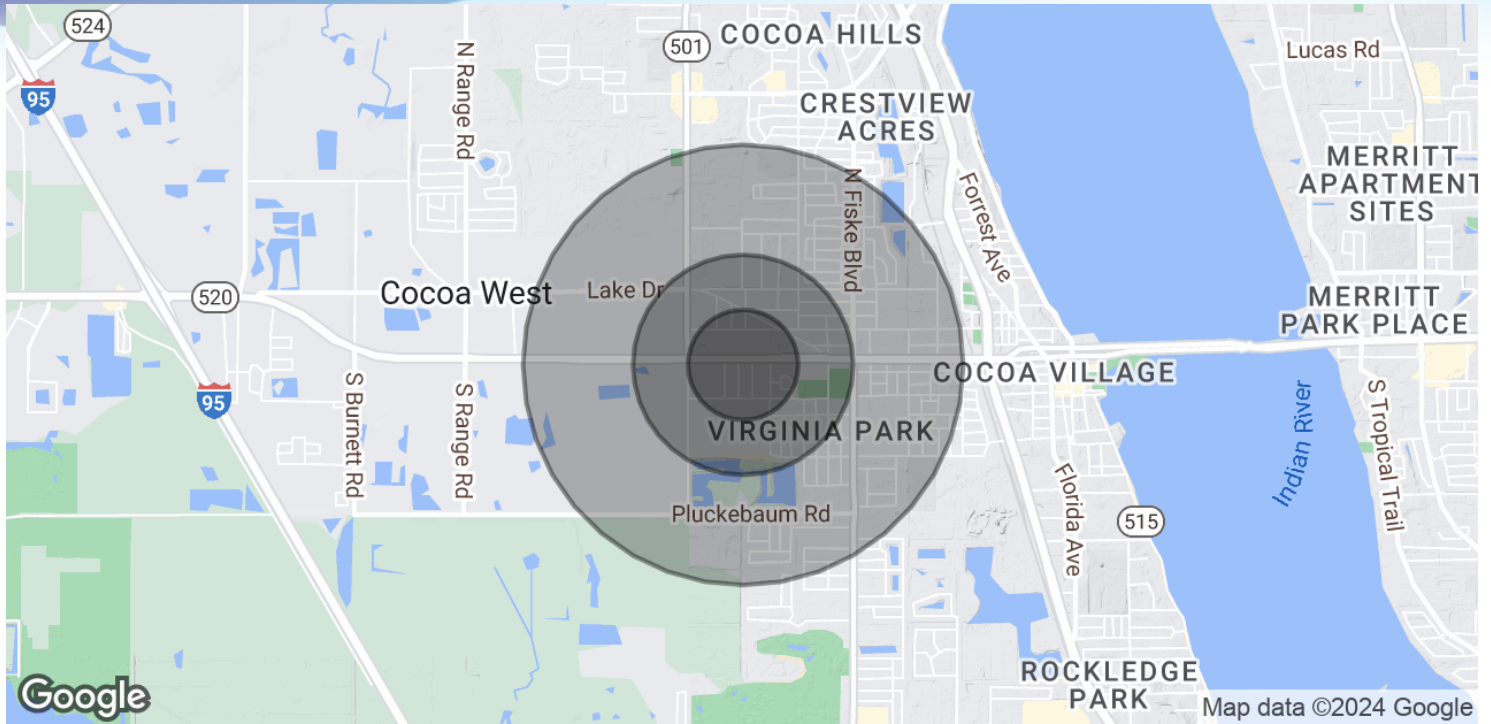
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	635	2,168	8,479
Average Age	32.4	35.5	33.0
Average Age (Male)	31.5	29.8	29.6
Average Age (Female)	32.6	36.0	35.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	271	958	3,857
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$35,819	\$33,951	\$35,475
Average House Value	\$82,899	\$74,240	\$77,040

* Demographic data derived from 2020 ACS - US Census

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