

EXECUTIVE SUMMARY

Woodland Commons • 1970 Michigan Avenue Cocoa, FL 32922



OFFERING SUMMARY

Available SF: 1,742 - 9,588 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 7.31 Acres

Building Size: 10,308 SF

PROPERTY OVERVIEW

Welcome to Woodland Commons, an exceptional office complex offering prime leasing opportunities for businesses seeking a serene and professional environment. Nestled within a tranquil natural setting, this unique complex provides a distinctive backdrop for your company's success.

Flexible Spaces: Choose from a range of versatile office spaces, starting at 1,200 square feet and extending up to a potential 9,600 square feet. Tailor the layout to suit your business needs and accommodate future growth seamlessly.

Scenic Surroundings: Embrace the beauty of nature with Woodland Commons' thoughtfully designed landscape. The tranquil greenery surrounding the complex creates a serene atmosphere, fostering a productive and peaceful work environment.

Privacy and Security: Woodland Commons offers a discreet location that may particularly appeal to government contractors requiring confidentiality and security. The secluded nature of the complex provides an added layer of privacy for your business operations.

LOCATION OVERVIEW

Conveniently located off of US-1 in Cocoa

ROB BECKNER, SIOR

Principal
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rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
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ADDITIONAL PHOTOS

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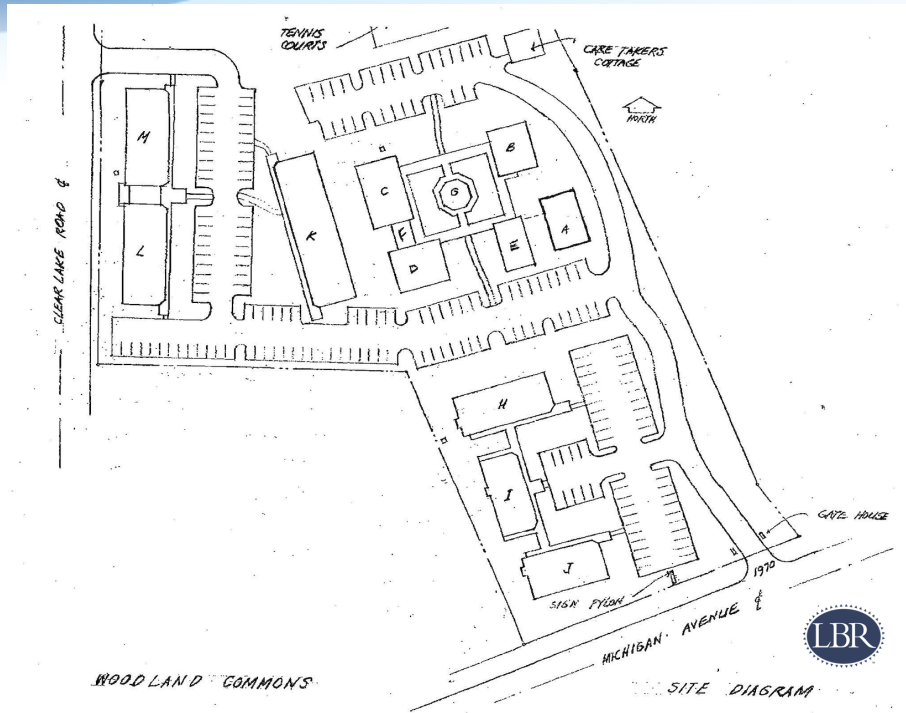
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,742 - 9,588 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
J-1	-	1,200 SF	Modified Gross	\$15.00 SF/yr	-	-
L	Available	4,789 SF	Modified Gross	\$15.00 SF/yr	-	-
M	Available	4,799 - 9,588 SF	Modified Gross	\$15.00 SF/yr	-	-
H-4	Available	1,742 SF	Modified Gross	\$15.00 SF/yr	-	-
H-3	-	308 SF	Modified Gross	\$15.00 SF/yr	-	-

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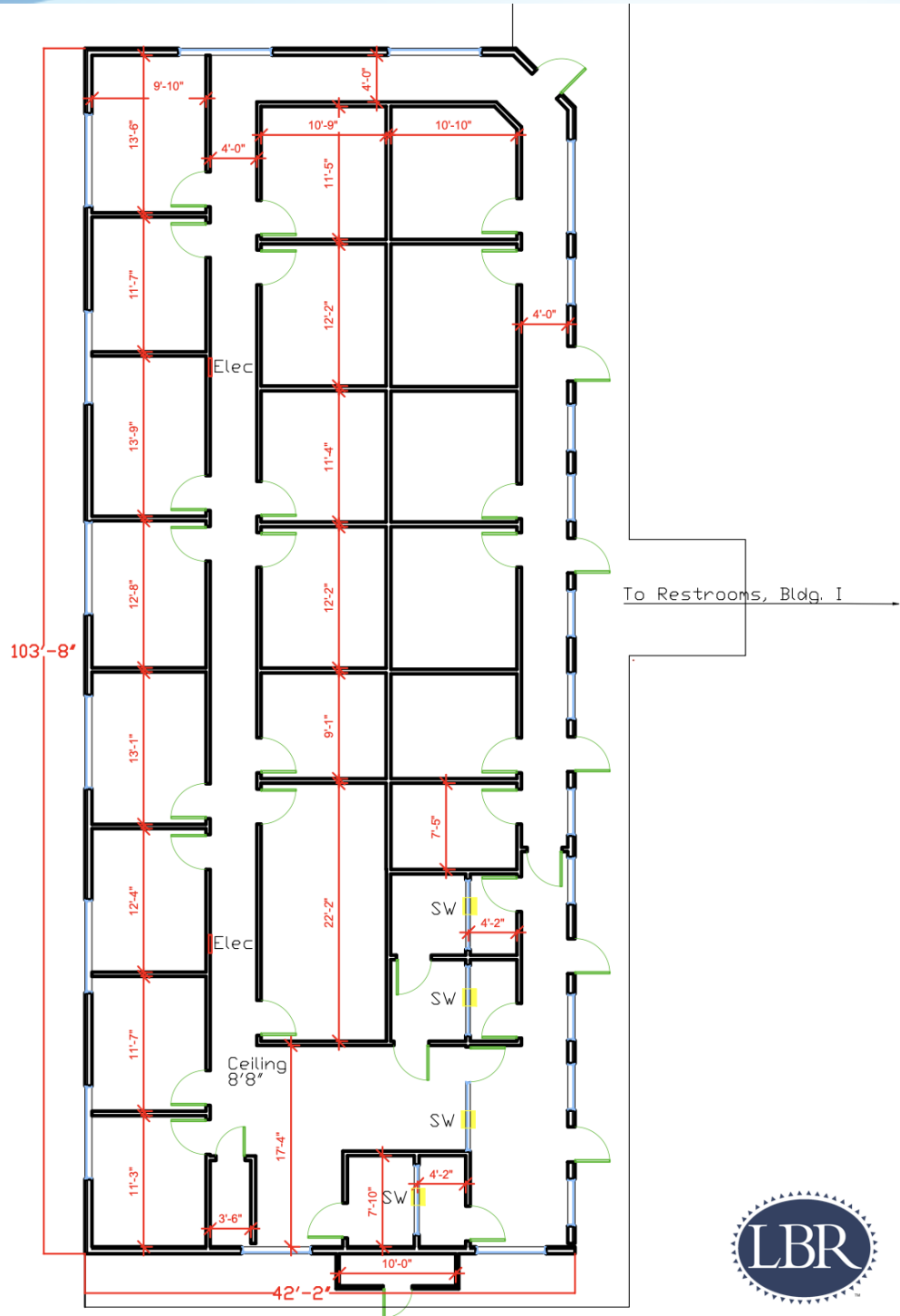
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FLOOR PLANS

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1970 Michigan Ave.
Building H



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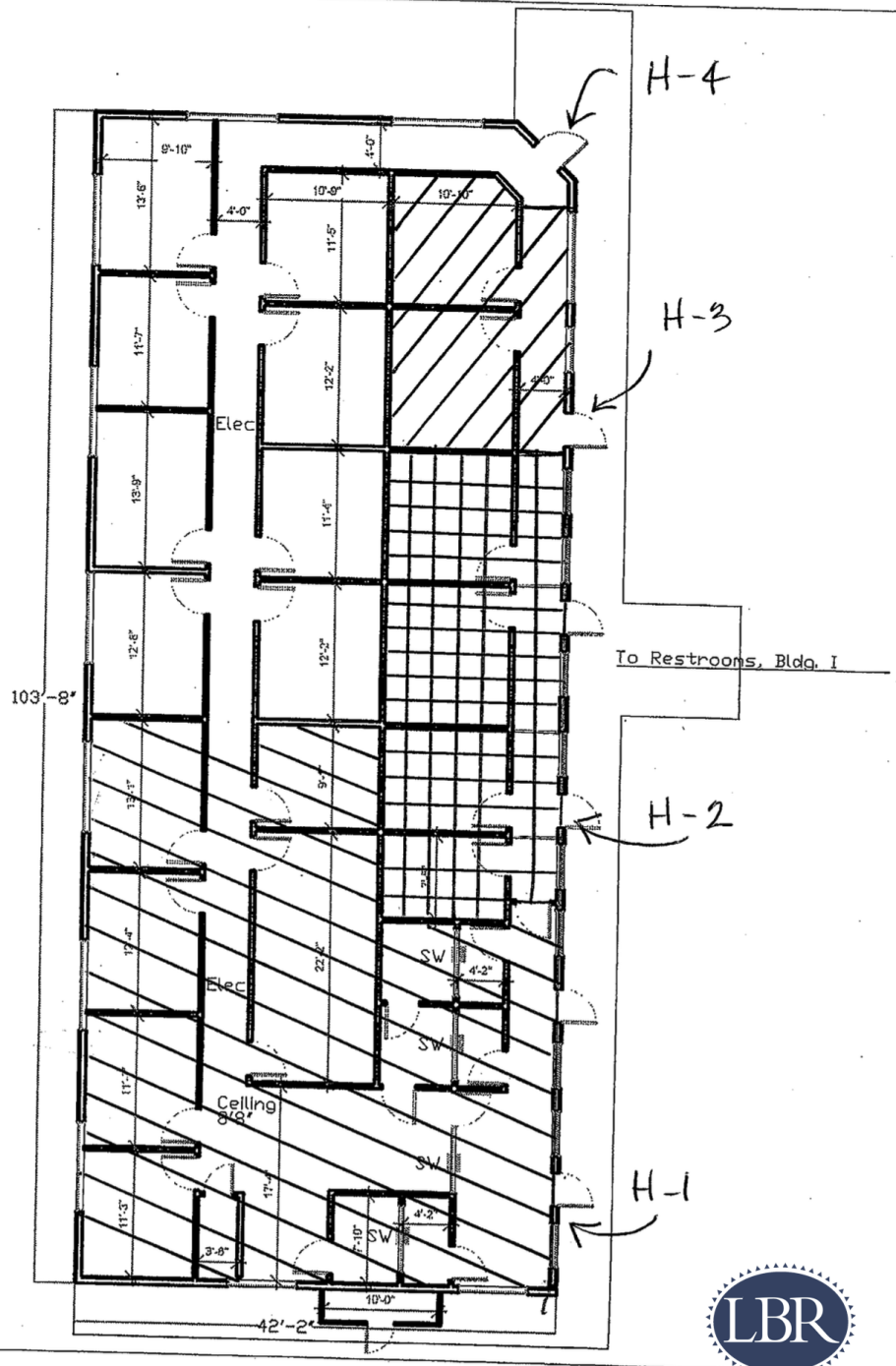
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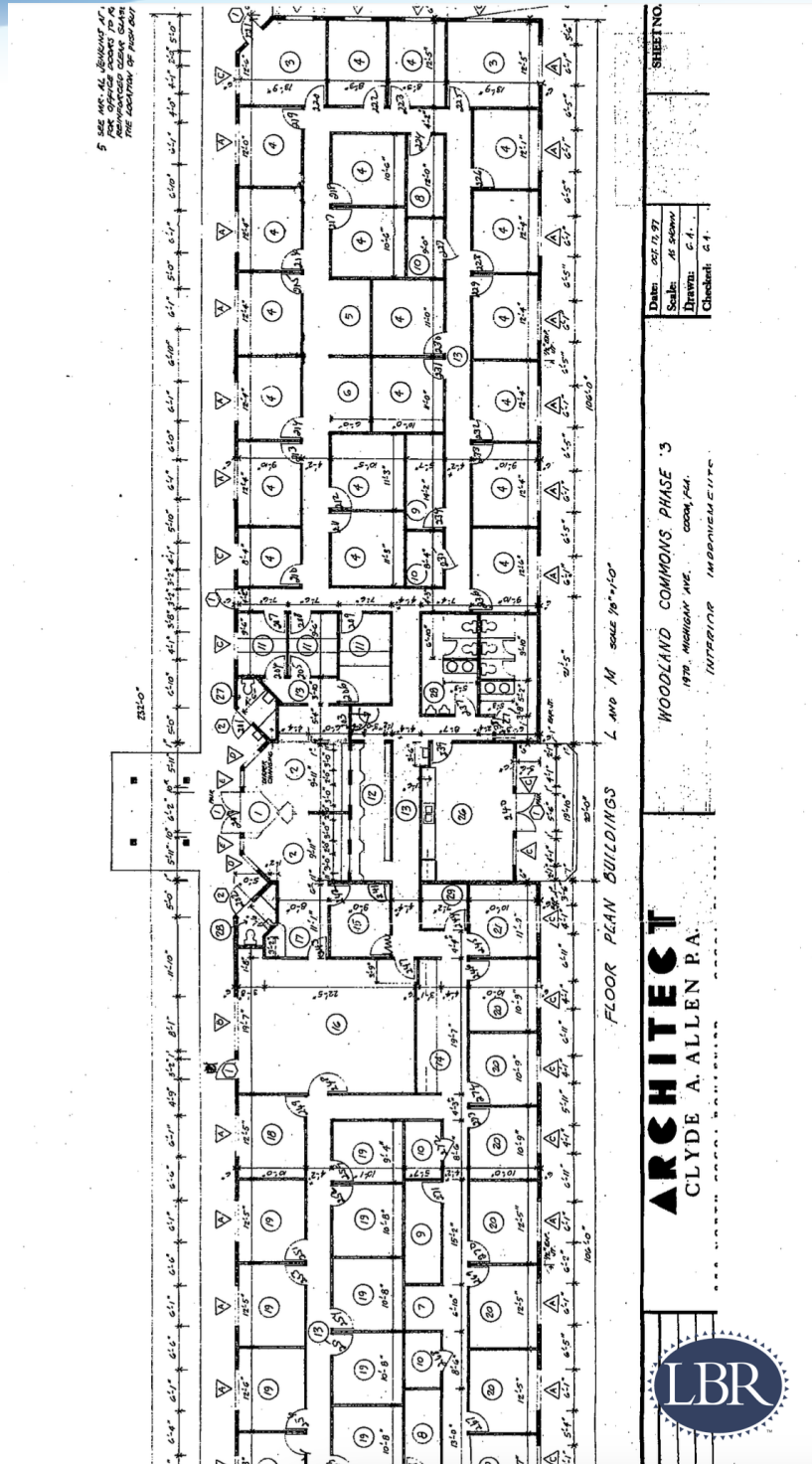
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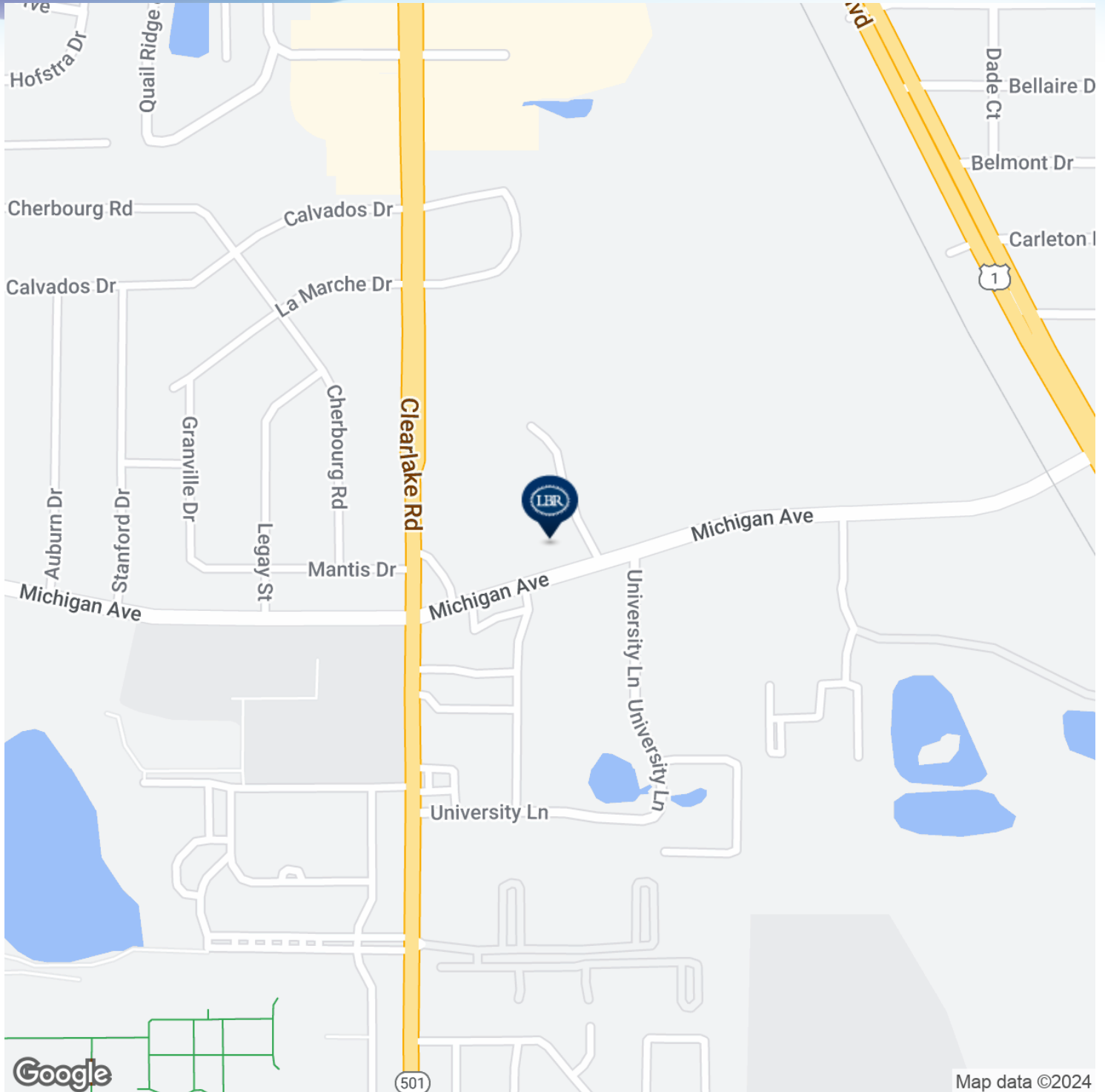
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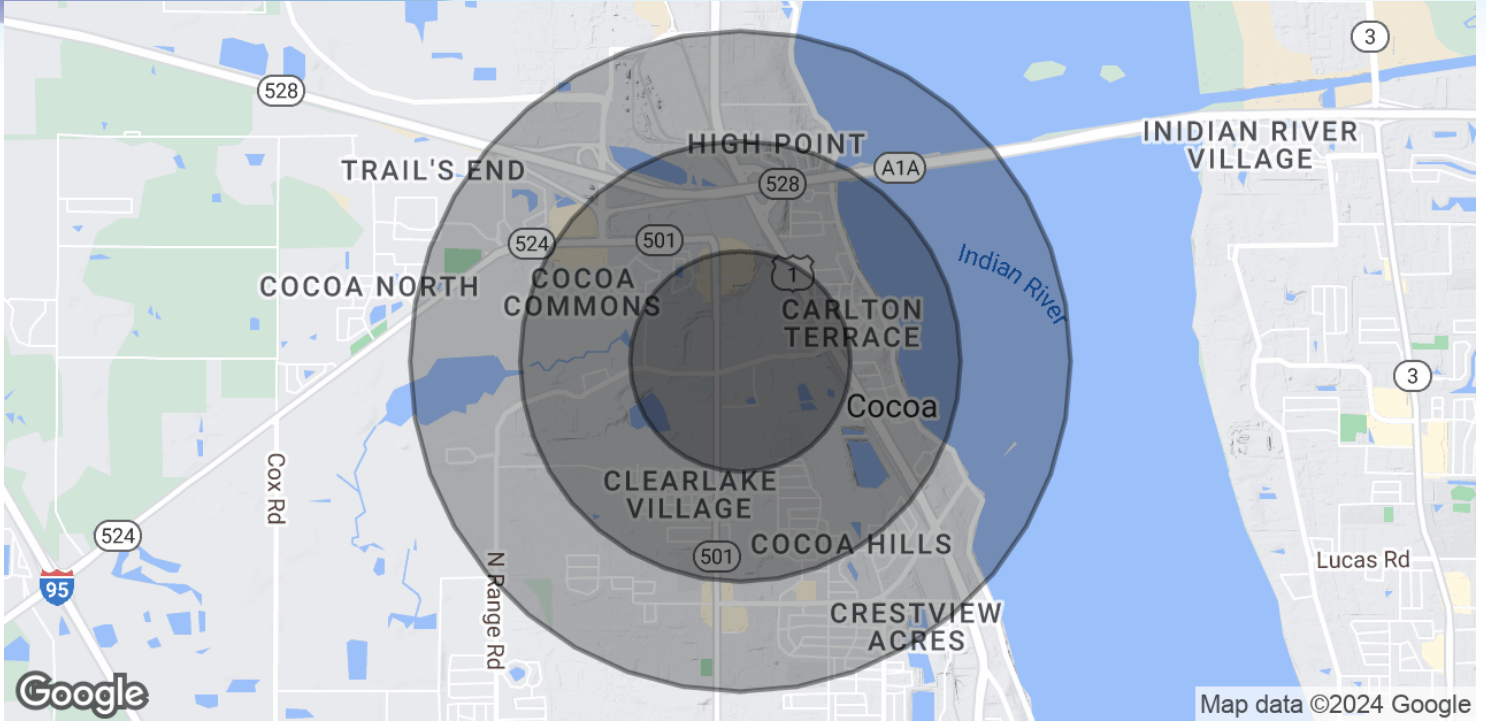
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,171	4,771	10,930
Average Age	44.0	42.7	40.7
Average Age (Male)	37.7	39.0	37.8
Average Age (Female)	45.6	45.2	43.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,404	5,266
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$39,484	\$40,061	\$42,994
Average House Value	\$117,510	\$122,395	\$125,481

* Demographic data derived from 2020 ACS - US Census

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