

EXECUTIVE SUMMARY

Cocoa Commercial Center • 3815 N Cocoa Blvd Cocoa, FL 32926



OFFERING SUMMARY

Available SF: 1,580 - 5,116 SF

Lease Rate: \$16.00 SF/yr (NNN)

Year Built: 1986

Building Size: 6,698 SF

Zoning: BU-1

PROPERTY OVERVIEW

Retail spaces on busy US Hwy 1

Traffic Count: 32,500 AADT (23)

LOCATION OVERVIEW

Located between Port St. John and Cocoa

+/- 40 Miles to Orlando International Airport

+/- 28 Miles to Melbourne Orlando International Airport

+/- 11 Miles to Port Canaveral

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AVAILABLE SPACES

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Lease Rate: \$16.00 SF/YR (NNN) **Total Space:** 1,580 - 5,116 SF
Lease Type: NNN **Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
F12	\$16.00 SF/YR	NNN	3,340 SF	Negotiable
F13	\$16.00 SF/YR	NNN	1,776 - 5,116 SF	Negotiable
F24	\$16.00 SF/YR	NNN	1,580 SF	Negotiable

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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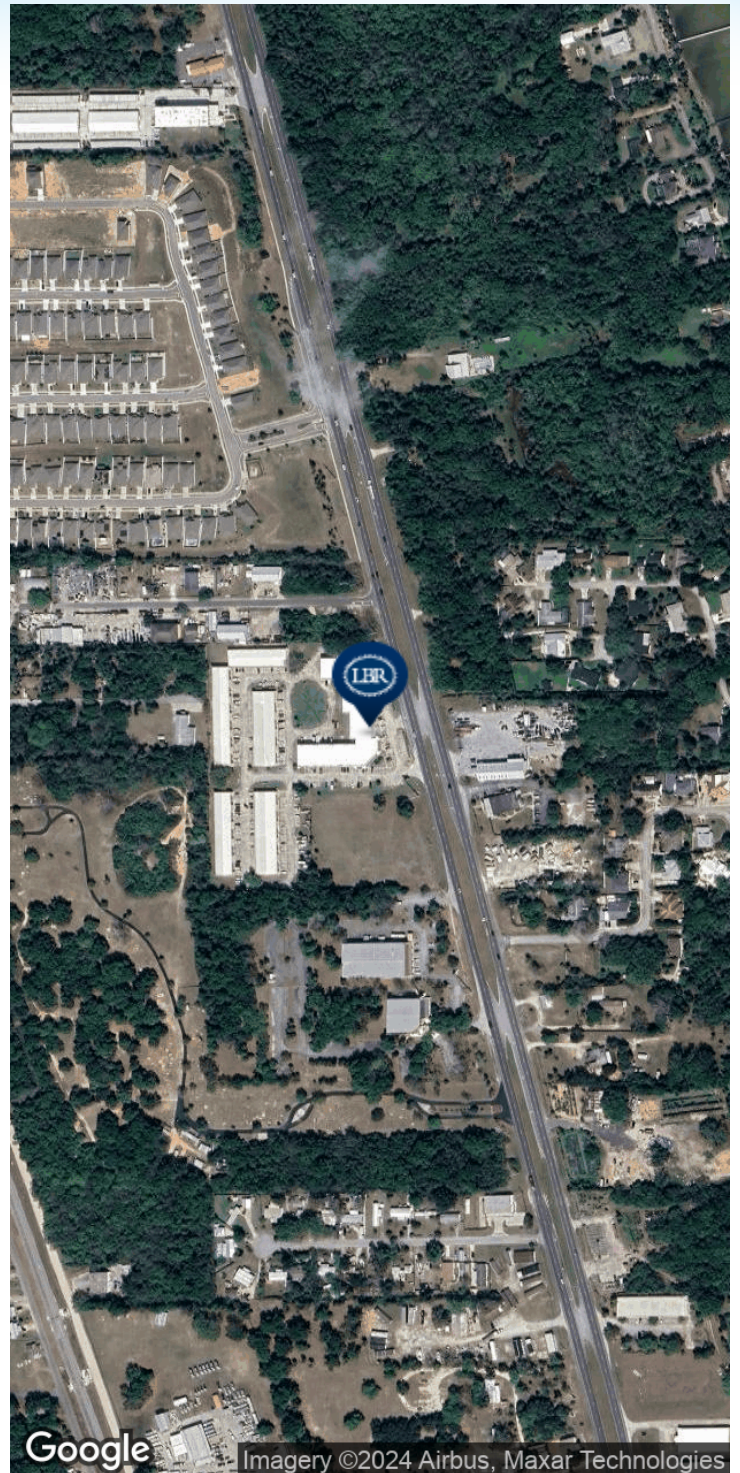
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LOCATION MAP

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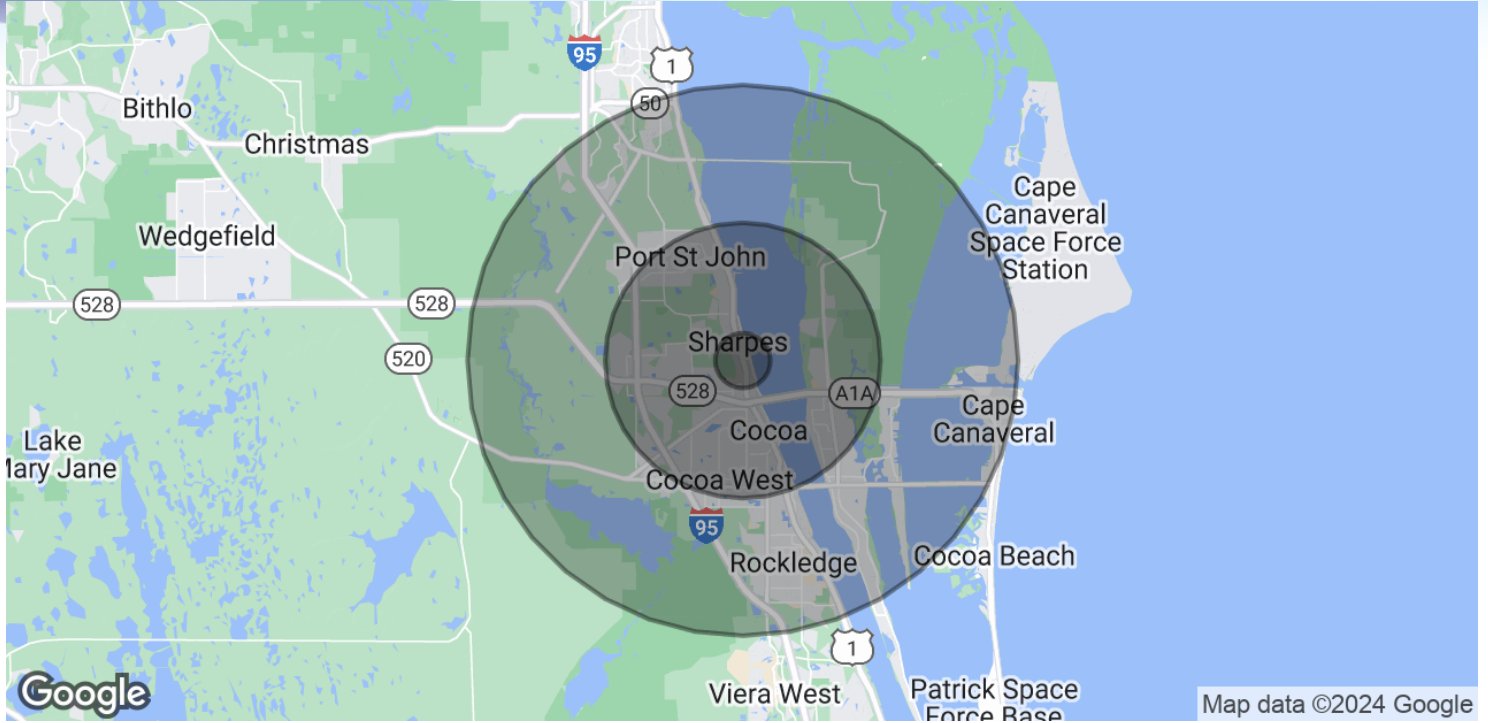
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,416	77,883	161,420
Average Age	49	45	46
Average Age (Male)	50	44	46
Average Age (Female)	49	46	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	619	31,616	68,649
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$95,019	\$94,600	\$99,995
Average House Value	\$448,846	\$331,999	\$365,584

Demographics data derived from AlphaMap

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