

# EXECUTIVE SUMMARY

Suite 4 • 3732 N Hwy I Cocoa, FL 32926



## OFFERING SUMMARY

**Available SF:** 1,100 SF

**Lease Rate:** \$1,500.00 per month  
(Gross)

**Building Size:** 11,182 SF

**Zoning:** BU-1

## PROPERTY OVERVIEW

Excellent office or retail space on heavily trafficked Hwy US-1 in Cocoa. Take advantage of Brevard County BU-1 Zoning at this multi-tenant property.

Offers ample parking and building signage.

Suite 4 has one private office and restroom. Minimum one-year lease.

## LOCATION OVERVIEW

Property is on US Hwy 1 in Cocoa which offers easy access with both a left in and out.

With convenient access to major roadways and the Cape Canaveral Spaceport, the area offers an ideal combination of business and leisure amenities for prospective Office or Office Building tenants at the property.

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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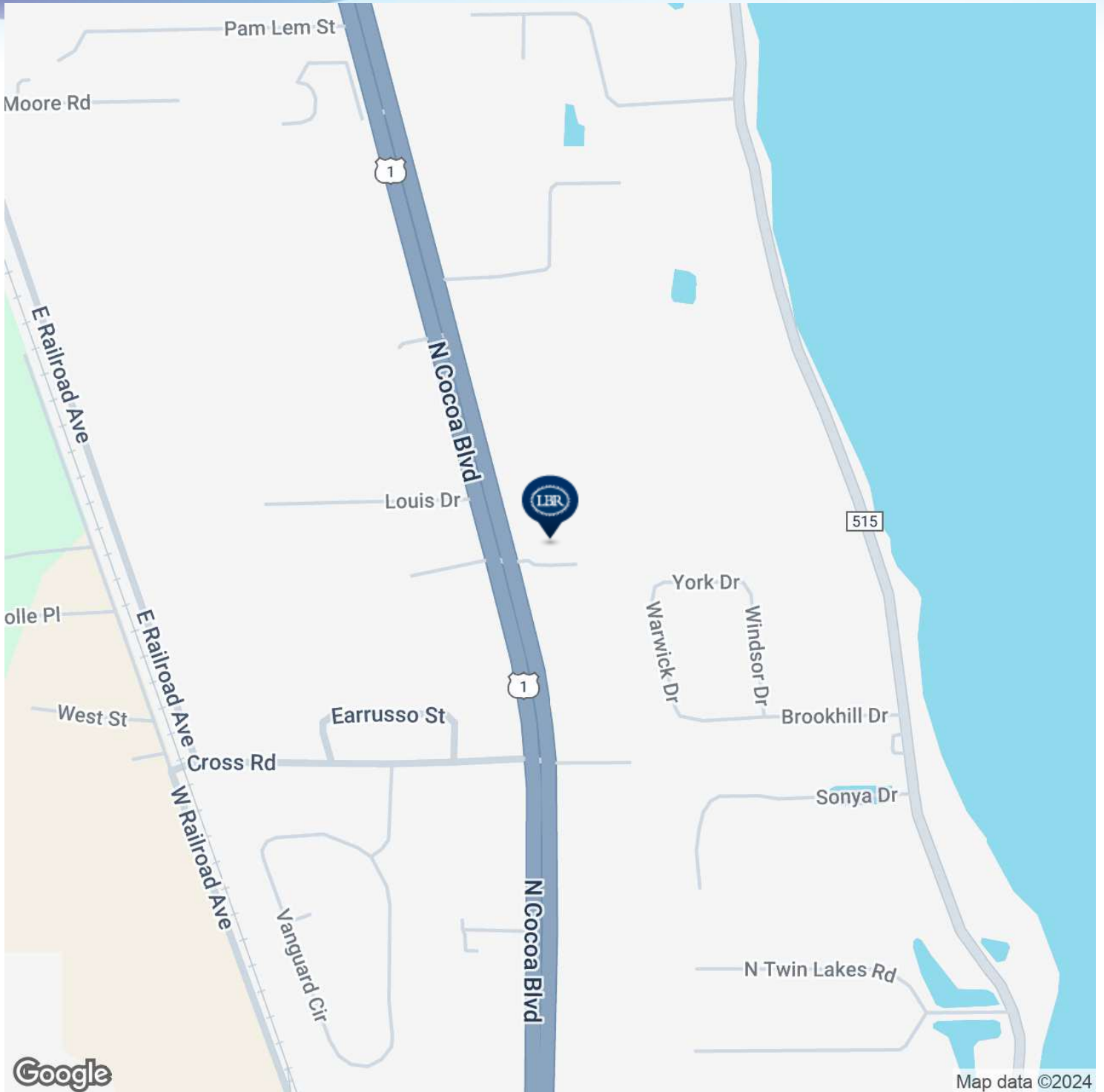
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# LOCATION MAP

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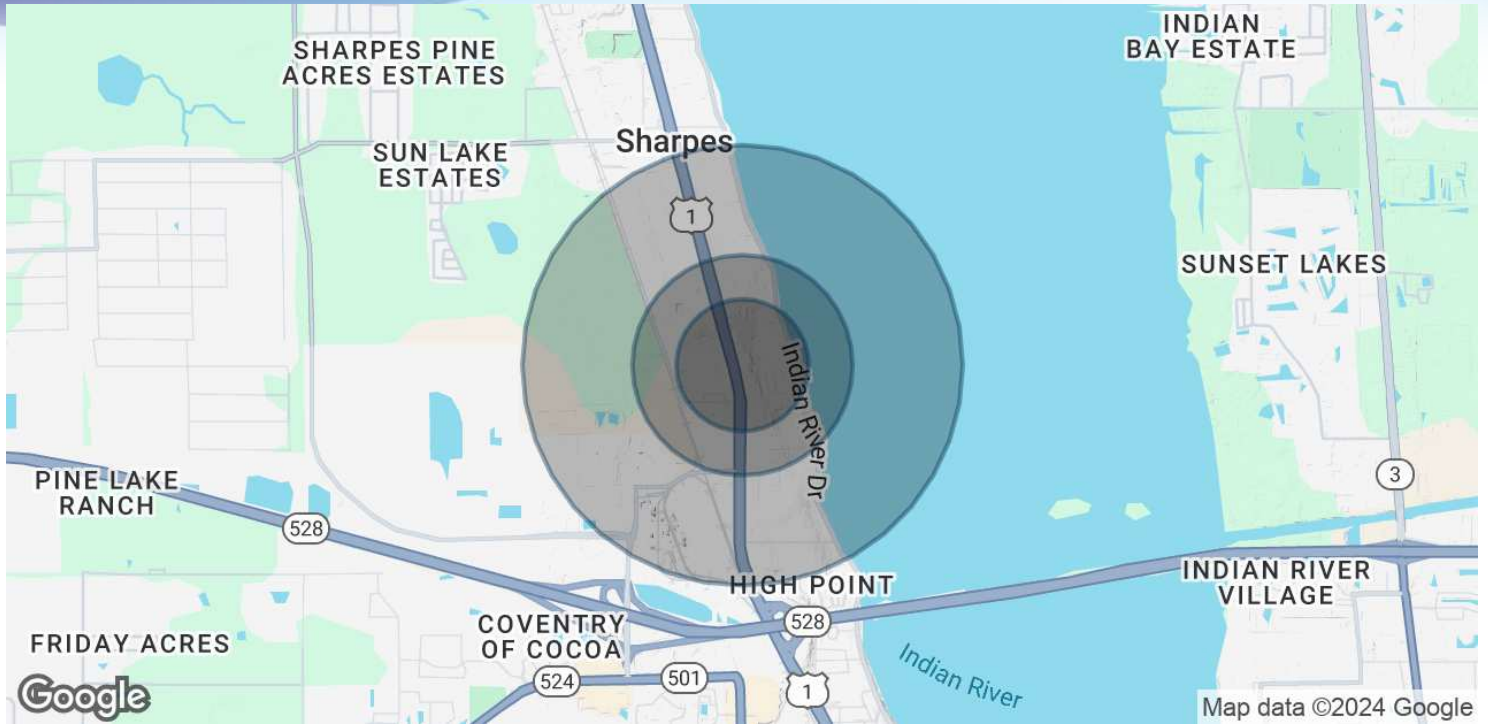
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 280       | 1,123     | 5,282  |
| Average Age          | 48        | 44        | 44     |
| Average Age (Male)   | 47        | 43        | 41     |
| Average Age (Female) | 49        | 46        | 45     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 138       | 559       | 2,453     |
| # of Persons per HH | 2         | 2         | 2.2       |
| Average HH Income   | \$113,123 | \$87,295  | \$69,698  |
| Average House Value | \$398,209 | \$318,663 | \$262,828 |

Demographics data derived from AlphaMap

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