



### PROPERTY DESCRIPTION

Former Mattress Store Available for Lease

- Great Visibility
- High Traffic Counts
- Well-maintained Property
- Easy Access
- Ample Parking
- Building Signage
- Monument Signage

### LOCATION DESCRIPTION

Freestanding building on Hwy US - 1

Blocks south of Faye Ave - Main through-fare of Cocoa

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (\$6.98/NNN)
Available SF:	4,800 SF
Lot Size:	1.44 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,548	8,061	15,696
Total Population	4,161	23,507	42,944
Average HH Income	\$55,848	\$63,803	\$66,059

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## Additional Photos



US-1 Retail Frontage  
For Lease



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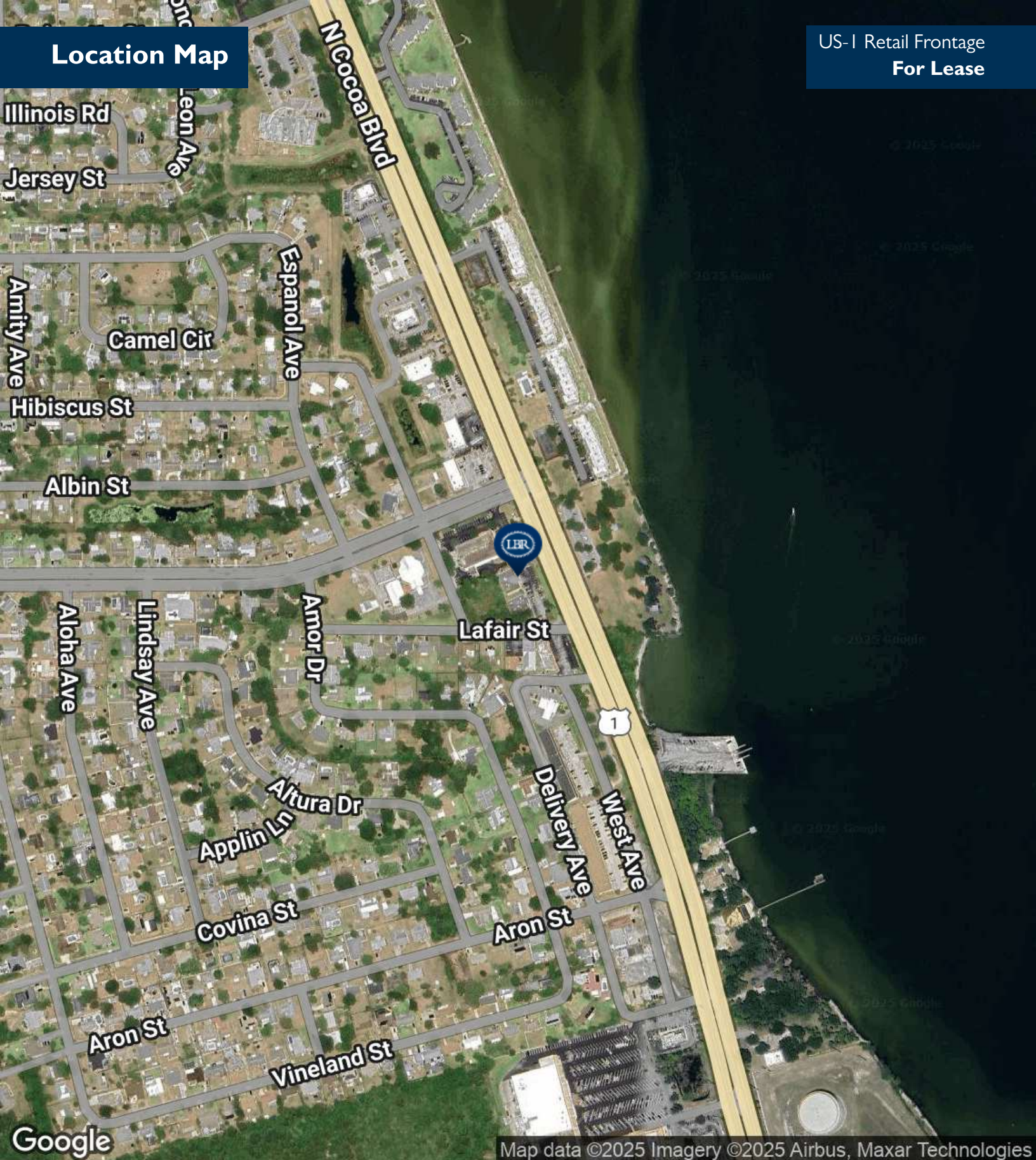


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



## Location Map

US-1 Retail Frontage  
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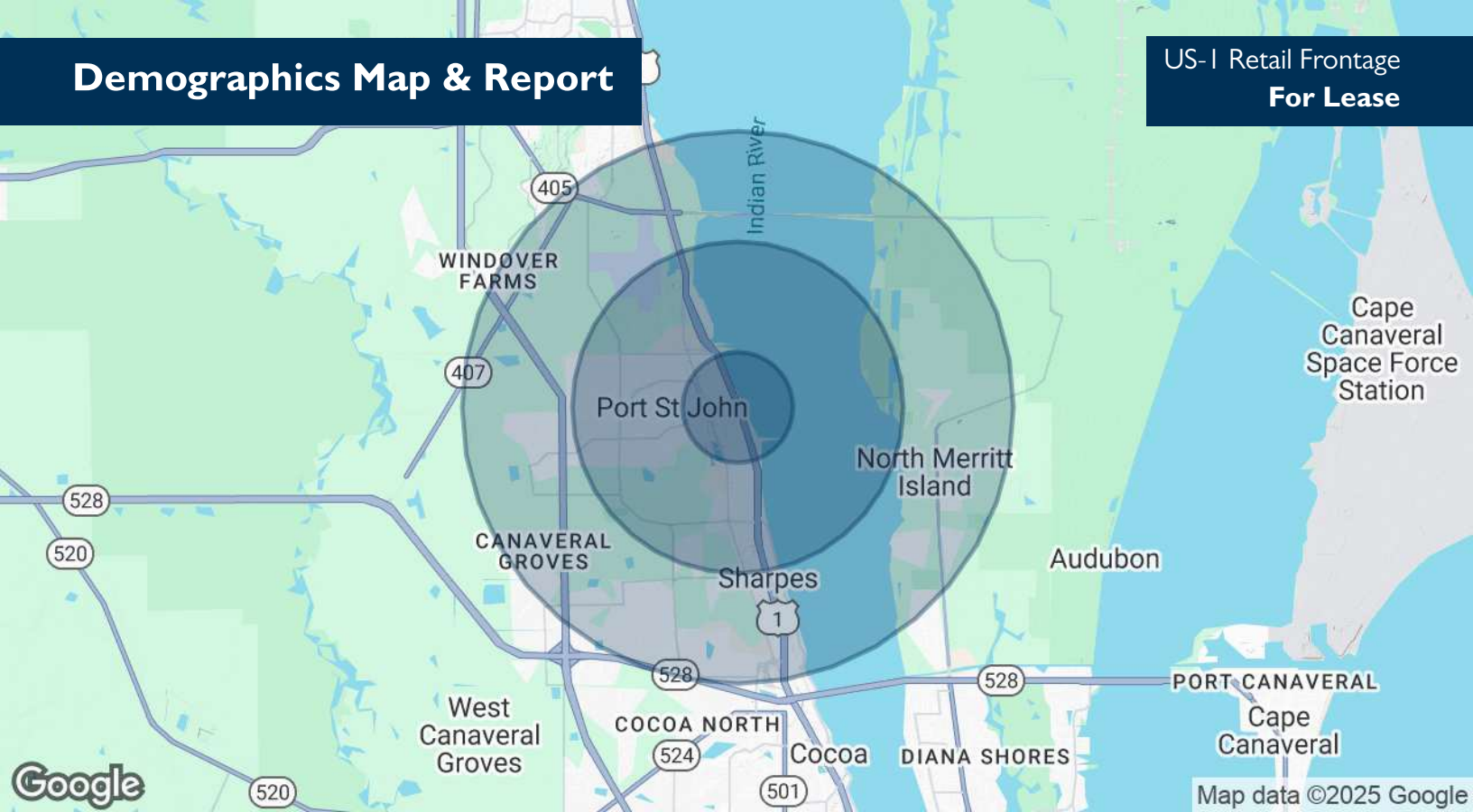


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# Demographics Map & Report

US-1 Retail Frontage  
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,161	23,507	42,944
Average Age	40.4	38.6	39.9
Average Age (Male)	36.1	36.3	38.0
Average Age (Female)	46.1	41.7	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,548	8,061	15,696
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$55,848	\$63,803	\$66,059
Average House Value	\$166,454	\$183,504	\$200,099

2020 American Community Survey (ACS)

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