

# Property Summary

Retail & Showroom - Cocoa Village  
For Sale



## PROPERTY DESCRIPTION

Presenting an exceptional opportunity in Cocoa, FL: a 4,000 SF free-standing building boasting approximately 1,500 SF of air-conditioned retail/showroom space and approximately 2,500 SF of non-air-conditioned warehouse space. Additionally, the property features two 9-foot roll-up doors and two additional storage sheds at the rear. With a sizable parcel of 0.52 acres, this versatile property offers the perfect combination of retail and warehouse space, making it an ideal investment for retail and free-standing building investors seeking a strategic location in Cocoa.

## LOCATION DESCRIPTION

Explore the strategic location of this property in Cocoa Village, with close proximity to US-1 and strong residential surroundings. This corner property offers high visibility and easy access, making it an ideal investment for office and office building investors seeking a prime location in this dynamic and growing community.

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	0.52 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,149	22,294	40,663
Total Population	4,646	52,162	95,583
Average HH Income	\$84,693	\$79,112	\$95,214

## VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

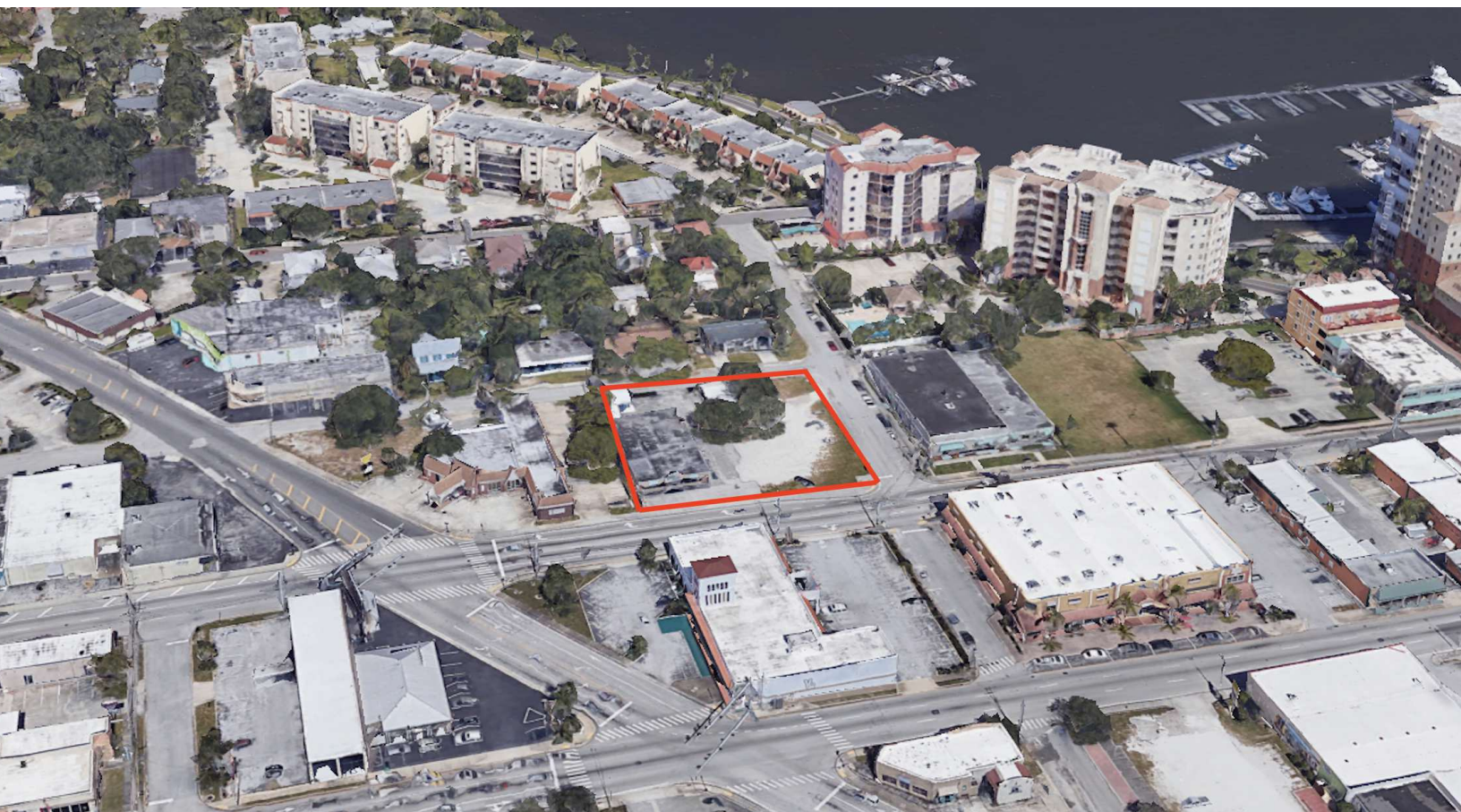


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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



## Additional Photos

Retail & Showroom - Cocoa Village  
**For Sale**



**VITOR DE SOUSA, CCIM**

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



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

Retail & Showroom - Cocoa Village  
For Sale



VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

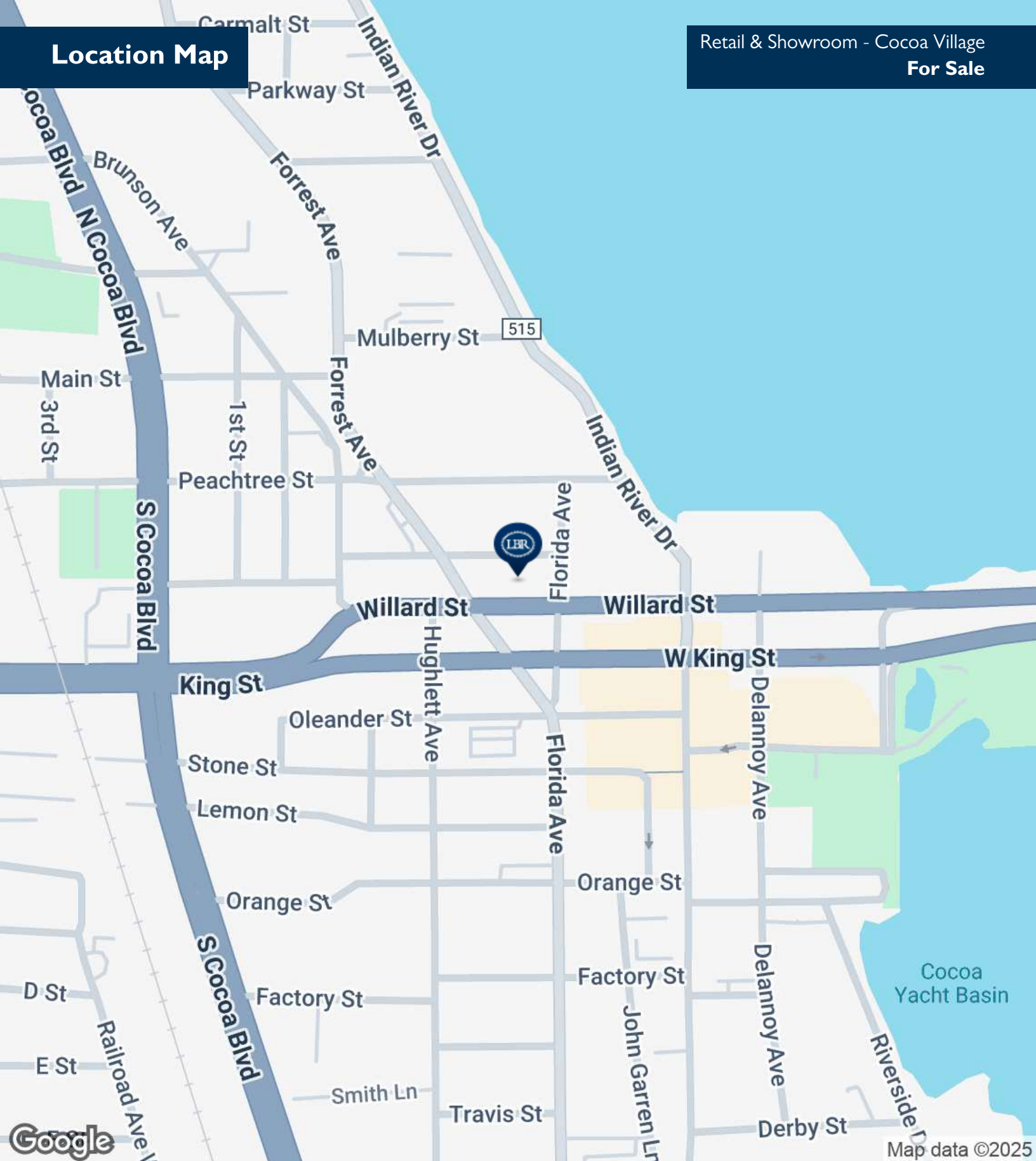
**LBR** LIGHTLE  
BECKNER  
ROBISON  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

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

Retail & Showroom - Cocoa Village  
**For Sale**



VITOR DE SOUSA, CCIM

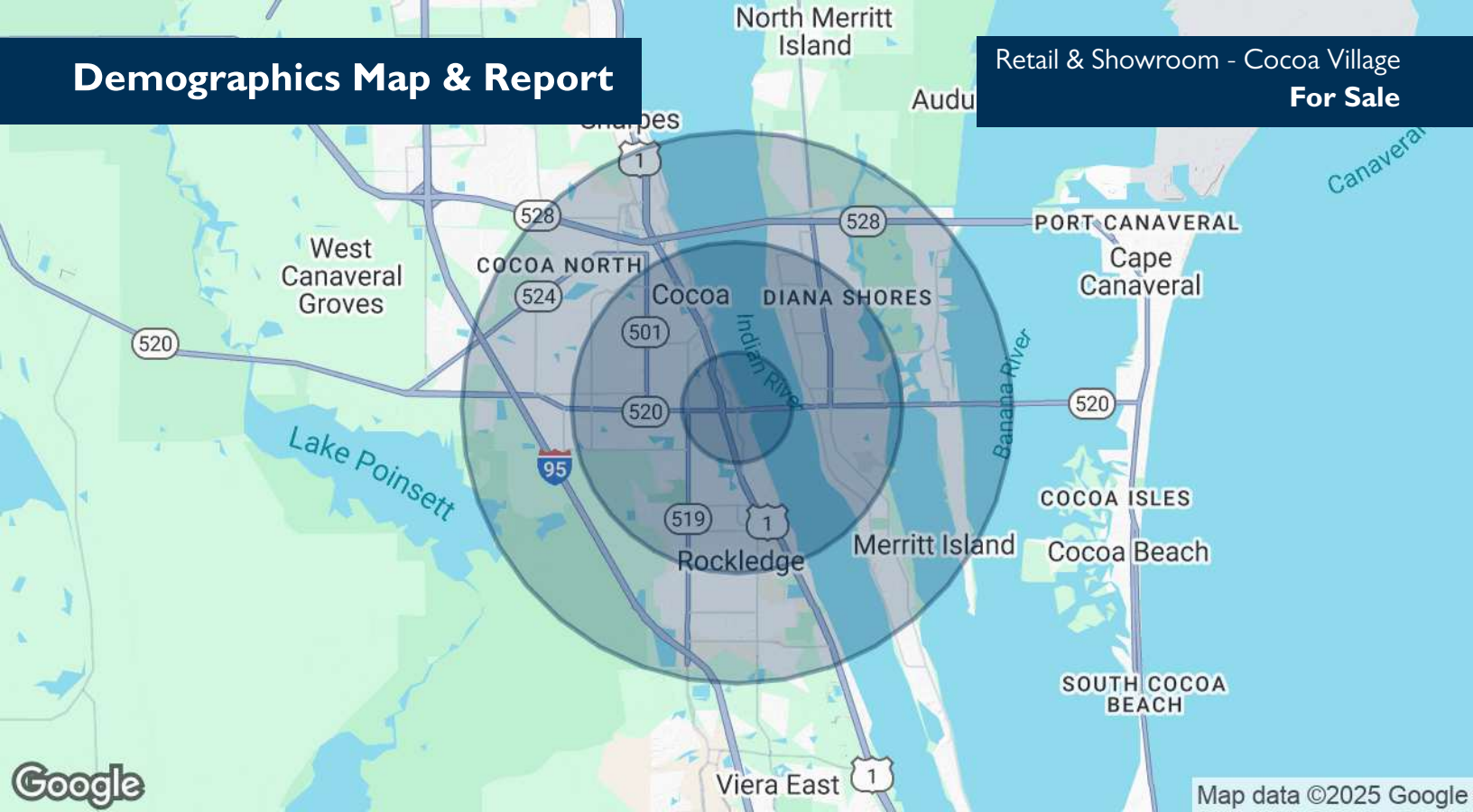
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



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.

# Demographics Map & Report

Retail & Showroom - Cocoa Village  
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,646	52,162	95,583
Average Age	45	45	46
Average Age (Male)	45	43	45
Average Age (Female)	46	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,149	22,294	40,663
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$84,693	\$79,112	\$95,214
Average House Value	\$363,053	\$326,952	\$359,914

Demographics data derived from AlphaMap

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



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.