

Space Coast Prime Commercial Retail Site Owner User/Investment

1552 W King St, Cocoa, FL 32926

Tina M Christensen, GRI
321-514-2165
tina@saundersrealestate.com
FL #3471141

Richard Lemon
RichardLemon@KW.com



Clearlake Rd

An aerial photograph of a commercial property at dusk. The property is outlined with yellow lines. It includes a main building with a dark roof and a sign that says "KAY'S". There is a large paved parking lot and a grassy area. The property is bordered by Clearlake Rd to the north and W King St to the east. A callout box indicates a capacity of 22,500 ± Cars/Day. The background shows a suburban area with trees and other buildings under a twilight sky.

22,500 ±
Cars/Day

W King St

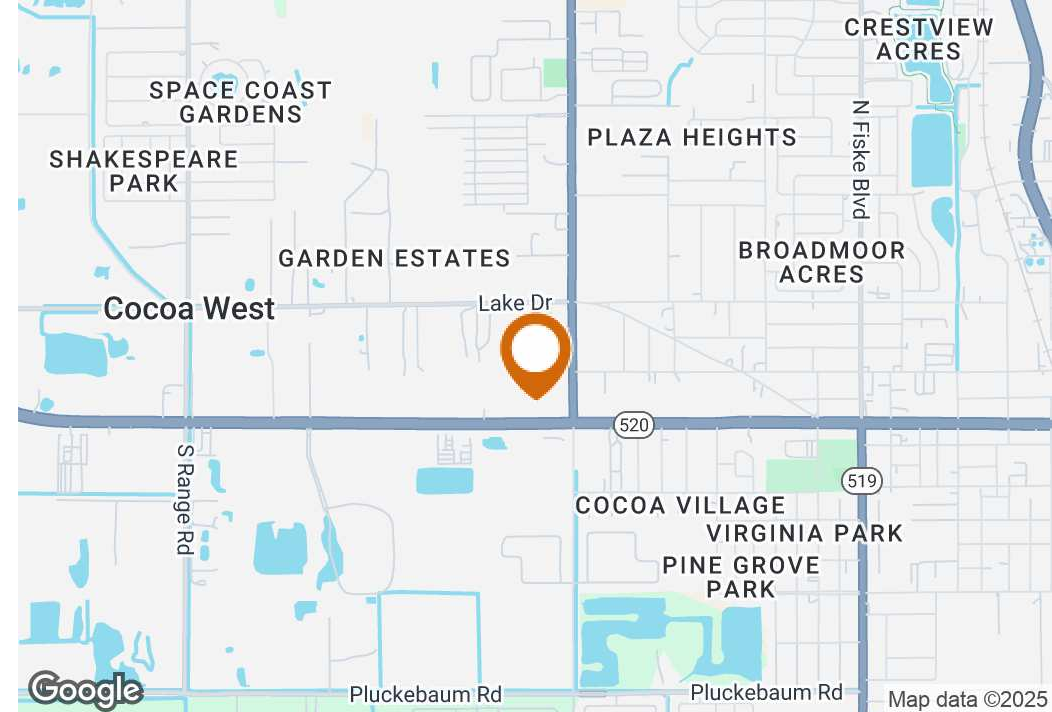
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,980,000
Building Size:	7,286 SF
Lot Size:	1.37 Acres
Price/SF:	\$409.00
Year Built:	1980
Renovated:	2016
Zoning:	BU-2
Market:	Orlando MSA
Submarket:	Brevard County Space Coast
Traffic Count:	22,500 ± Cars/Day

Property Overview

Fabulous single building retail location for operating your vision of BBQ or breakfast and barbecue restaurant with easy frontage access for customers. Bring your own vision to design, build, and develop an eatery, small grocery or redevelop for medical for the community on the growing Space Coast. 1.37 acres with ample parking. Generous 7,286 SF of building space on major thoroughfare with high traffic and easy access for clients with plenty of parking. Excellent seating along with a separate meeting and event room. Zoned BU-2. Call listing agent for showing.

Location Overview

Excellent frontage location for retail restaurant or medical redevelopment in central Brevard County and in the Heart of the Space Coast. Situated along major thoroughfare (SR-520) also known as King St that is 2.5 miles from I-95 and 1.5 miles to US Highway 1. Close to Kennedy Space Center and minutes from Cocoa Village, Merritt Island, Cocoa Beach, Melbourne, Viera and Titusville. 45 minutes from Orlando Airport and 30 minutes to Melbourne Airport. Increasing residential development in the area.

PROPERTY HIGHLIGHTS



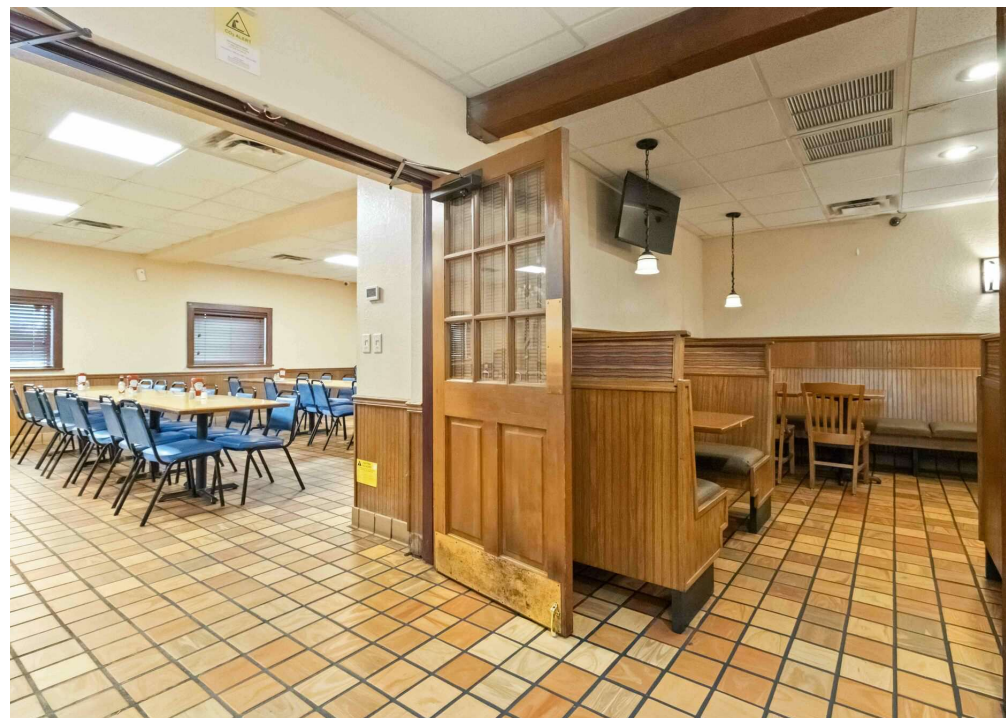
Property Highlights

- **Prime Location:** Strategically situated on a major thoroughfare (W King St / SR-520), this property boasts high visibility and easy frontage access. Its proximity to existing and recently developed residential areas along with established ones is a short distance from I-95 and US-1 ensures consistent traffic flow and broad reach.
- **Spacious & Versatile Property:** Encompassing approximately 7,286 sq ft of building space on a generous 1.37-acre lot, ample room for restaurant operations, expansion, or redevelopment. Abundant parking, public water and sewer, and existing infrastructure equipment.
- **Ready for Business:** This property is equipped for near immediate operation, minimizing downtime and maximizing your return on investment. The existing restaurant layout is in a single building retail location for operating your restaurant with easy frontage access for customers. Bring your own vision to design, build, expand and develop an eatery, small grocery or redevelop for medical for the community on the the thriving Space Coast.
- **Ample parking:** 1.37 Acres for your use and parking for customers.
- **Generous Seating:** 7,286 SF of useable building space and patio area on major thoroughfare with high traffic and easy access for customers inclusive of separate meeting and event room.
- **Previously an Iconic Family owned BBQ in Brevard**

EXTERIOR PHOTOS



INTERIOR PHOTOS

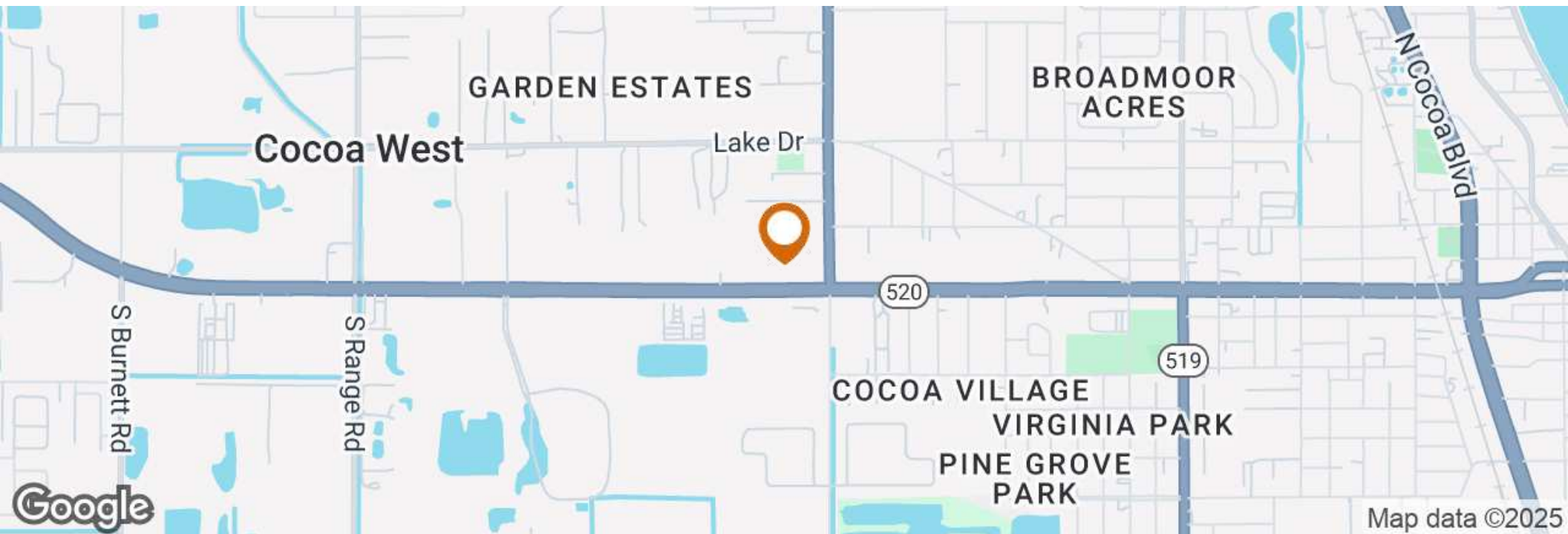
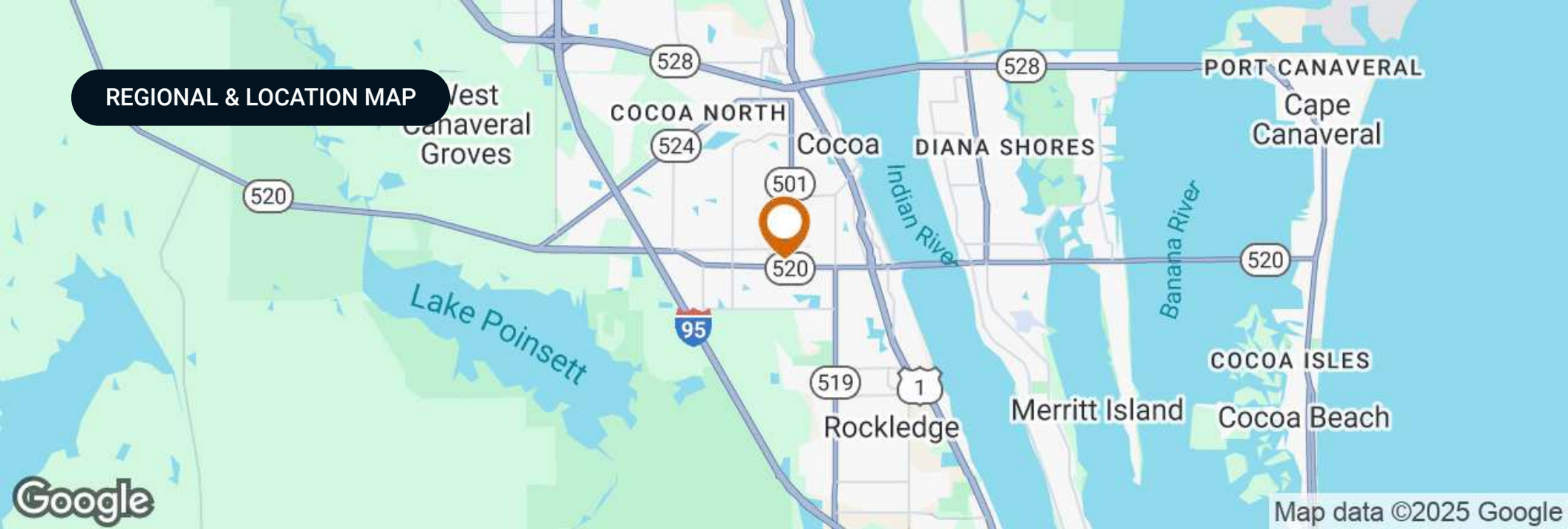




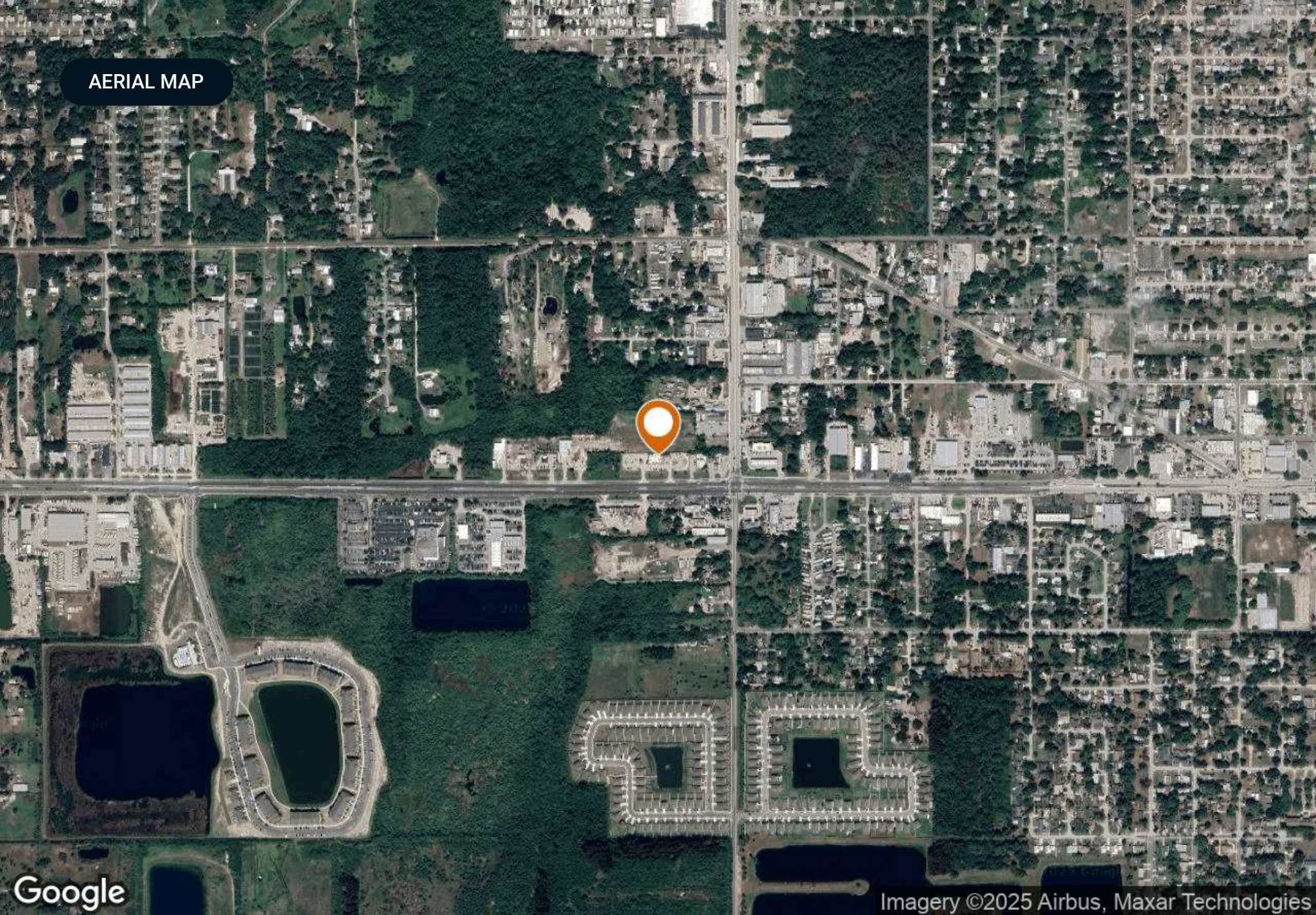
SECTION 1

Maps & Location Information

REGIONAL & LOCATION MAP

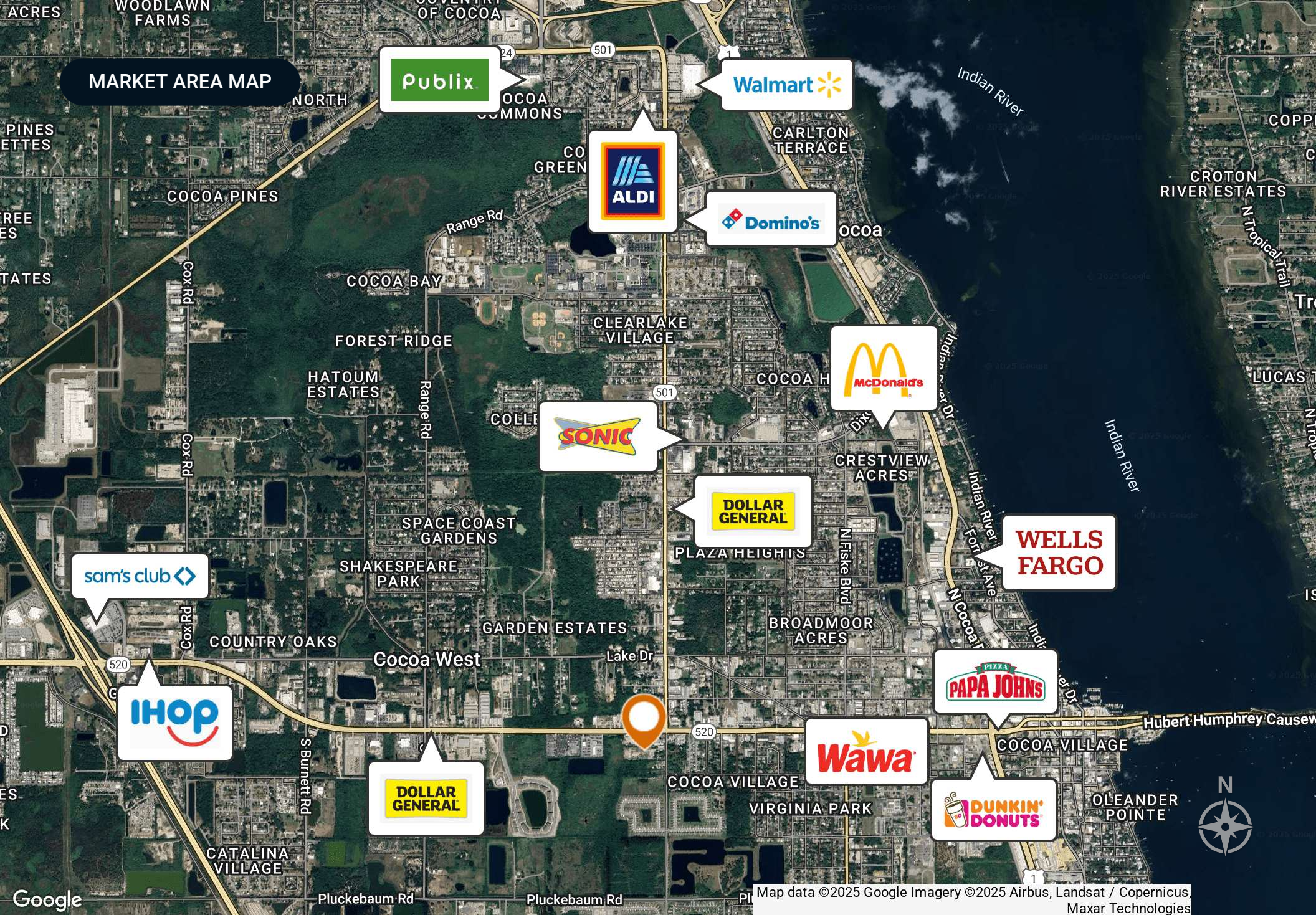


AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies



MARKET AREA MAP

Publix

Walmart

ALDI

Domino's

McDonald's

SONIC

DOLLAR GENERAL

WELLS FARGO

sam's club

IHOP

DOLLAR GENERAL

PAPA JOHN'S

Wawa

DUNKIN' DONUTS

DEMOGRAPHICS MAP & REPORT

Population

	2 Miles	5 Miles	10 Miles
Total Population	24,886	88,527	205,877
Average Age	41	45	47
Average Age (Male)	40	44	46
Average Age (Female)	42	46	48

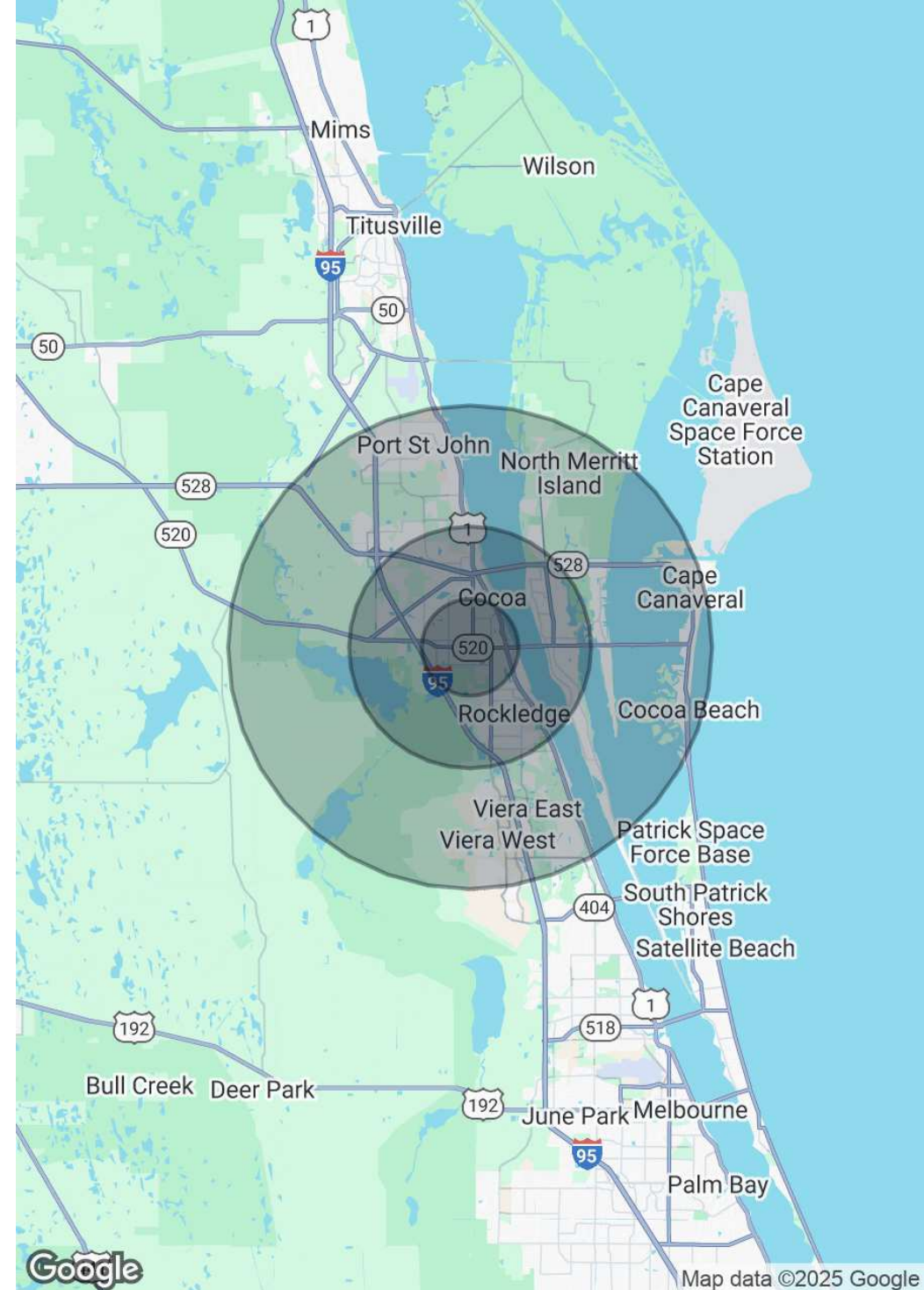
Households & Income

	2 Miles	5 Miles	10 Miles
Total Households	10,035	37,528	88,302
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$64,788	\$89,512	\$106,729
Average House Value	\$240,801	\$339,998	\$408,325

Traffic Counts

520 (aka W King St) and Clearlake 22,500/day

Demographics data derived from AlphaMap





Brevard County

FLORIDA



Founded	1844	Density	587 (2019)
County Seat	Titusville	Population	627,579 (2023)
Area	1,557 sq mi	Website	brevardfl.gov

Brevard County is located halfway between Jacksonville and Miami on the East Coast of Florida, in an area known as "The Space Coast." Brevard is home to the John F. Kennedy Space Center and military installations including the Patrick Space Force Base, Coast Guard, and Naval Ordnance Test Unit. Brevard is also home to Port Canaveral, a busy port from cruise ships. The median age is 47.2, the median household income is \$57,888, the median property value is \$221,300, and the homeownership rate is 75.7%.

The county includes undeveloped low-lying areas west of I-95 along the banks of the St. Johns River. On the eastern edge of the county is the Indian River, a major waterway route in the county. Waterfront land in the county includes frontage on the Atlantic Ocean, the St. Johns River and the Indian River Lagoon.



SECTION 4
Agent And Company Info

ADVISOR BIOGRAPHY



Tina M Christensen, GRI

Associate Advisor

tina@saundersrealestate.com

Direct: **877-518-5263 x341** | Cell: **321-514-2165**

FL #3471141



Professional Background

Tina M Christensen is an Associate Advisor at Saunders Real Estate.

With over 25 years of strong business operations and contract management experience, Tina serves her clients in commercial real estate as their solution partner. She has worked in a wide range of industries, including government contracts, aerospace, legal, hospitality, and retail. With this experience, Tina stands by her clients from the initial meeting through due diligence to beyond closing.

Tina's educational background includes earning a Bachelor's in Contracts and Acquisitions from Strayer University with Magna Cum Laude. Amongst her extensive real estate education through professional avenues, she is working towards her CCIM designation to continue her knowledge base and serve her clients.

Tina is focused on representing sellers, buyers and tenants of middle-market commercial properties and land. In the growing areas of Florida, she assists clients in expanding their real estate portfolios, presenting an analysis of properties that meet their goals. She works with businesses that need space under government contracts as well. Her detail-oriented nature and ability to understand clients' needs make her an invaluable asset as a solution partner, making a difference in the Space Coast and Orlando areas having lived and worked here since 1991 makes her knowledgeable. She strives to go above and beyond for client satisfaction.

When Tina is not working, she enjoys spending time with her partner and husband, Chuck Waryk, walking with their two yellow English lab dogs, Scuba diving, golf, and beach activities. When there is a chance to travel she is on it! She is a supporter of community charity and educational events that continue to make the world a better place. Reach out when ready to connect on LinkedIn below or cell phone number listed.

Tina specializes in:

- Office and Small Business
- Land
- Retail Lease Tenant and Owner Representation



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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