

Property Summary



PROPERTY DESCRIPTION

Introducing a prime retail opportunity in the heart of Cocoa Beach, FL.

This charming 1,109 SF building, constructed in 1939, offers a unique blend of historical charm and modern convenience.

Zoned TC, it presents a versatile space for a range of retail ventures.

Boasting a prime location in Cocoa Beach, this property is perfectly positioned for high visibility and foot traffic.

Embrace the opportunity to invest in a piece of Cocoa Beach's rich history, while enjoying the potential for a thriving retail or free-standing building venture.

Don't miss out on the chance to make your mark in this coveted location.



OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	0.19 Acres
Building Size:	1,109 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,217	6,231	15,814
Total Population	4,333	11,738	30,634
Average HH Income	\$105,052	\$110,616	\$113,773

ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate

321.722.0707 x23

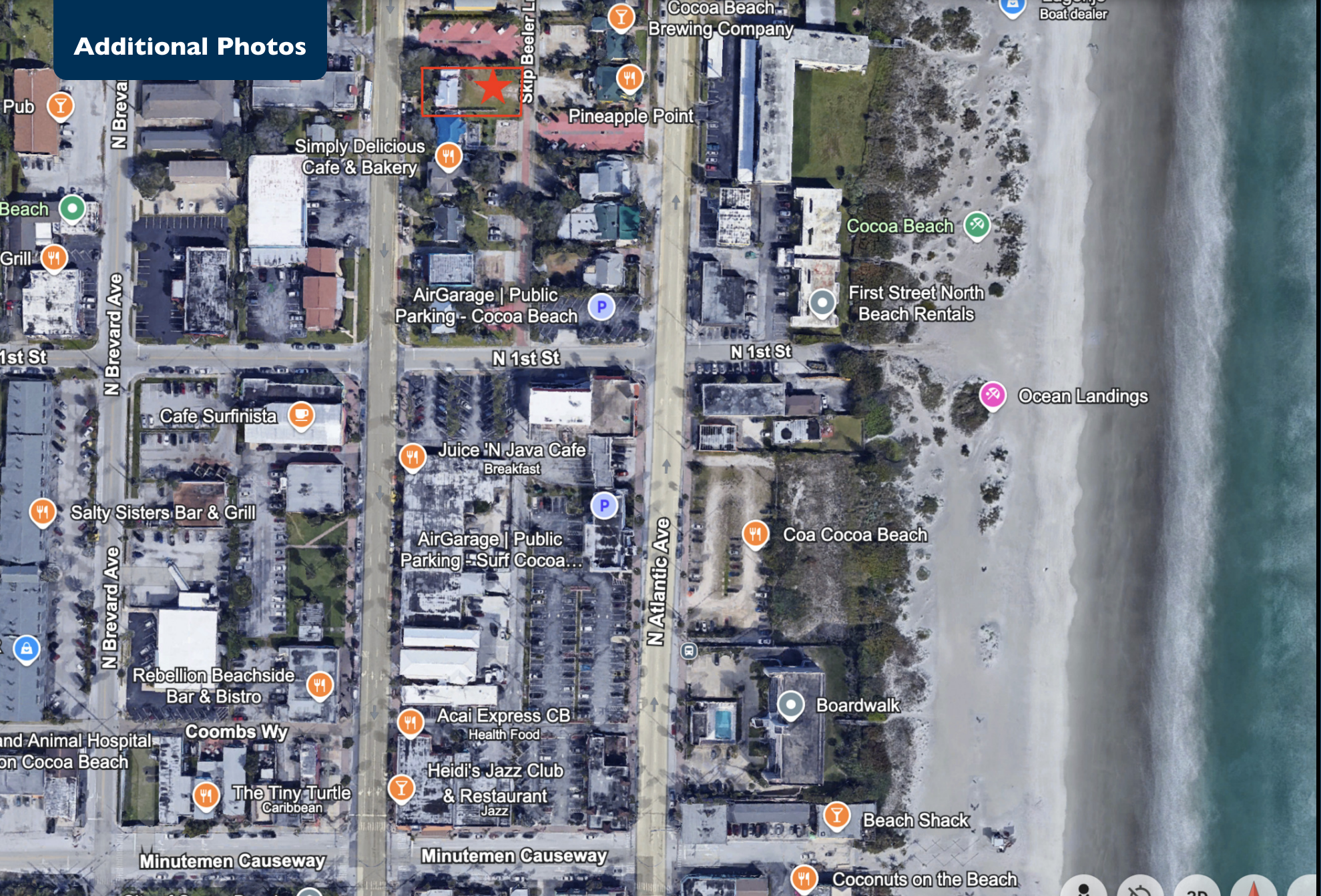
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

141 N Orlando Ave, Cocoa Beach, FL 32931

Additional Photos



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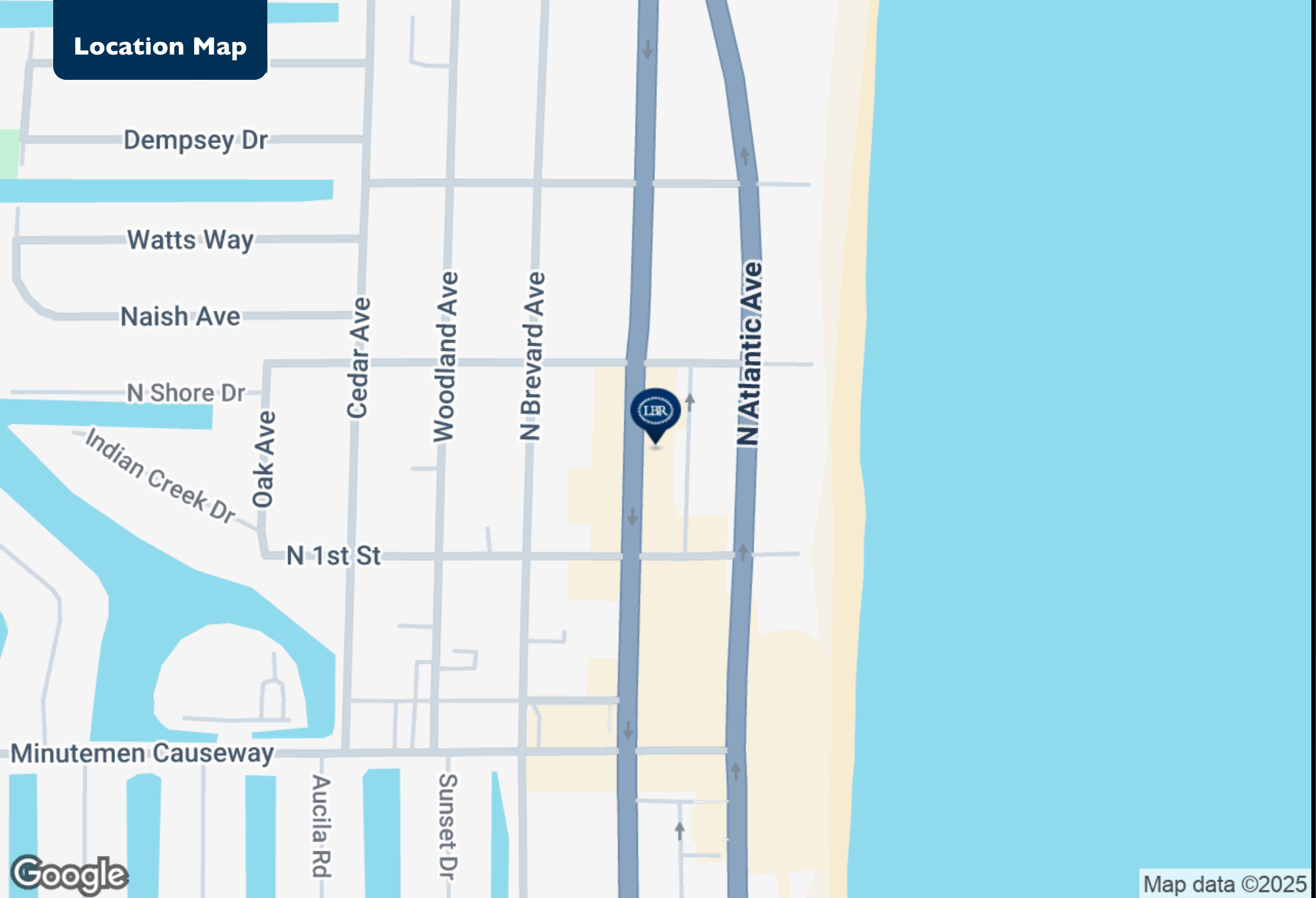
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Location Map



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Demographics Map & Report

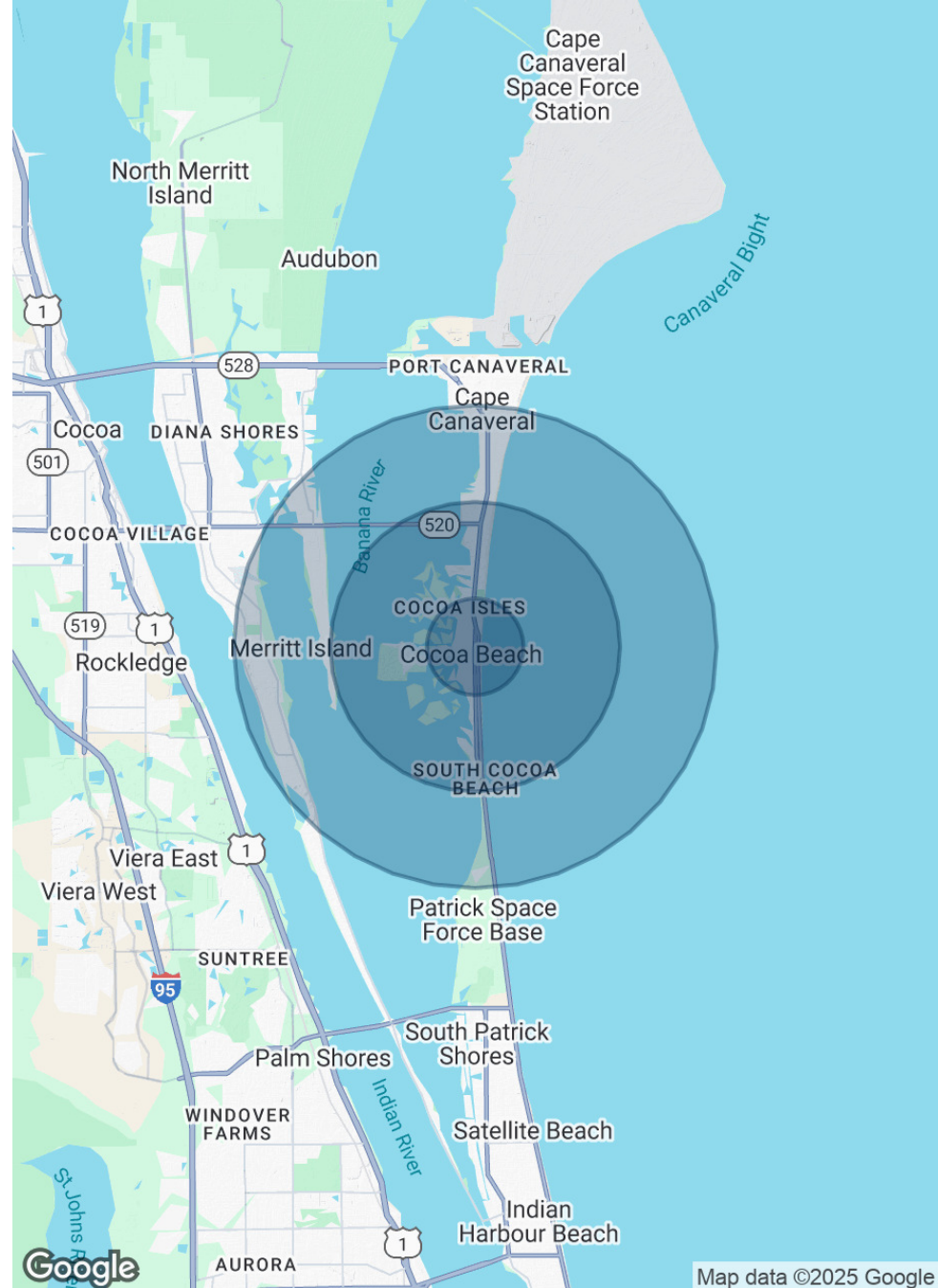
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,333	11,738	30,634
Average Age	54	57	54
Average Age (Male)	54	56	53
Average Age (Female)	54	58	54

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,217	6,231	15,814
# of Persons per HH	2	1.9	1.9
Average HH Income	\$105,052	\$110,616	\$113,773
Average House Value	\$558,796	\$585,135	\$550,357

Demographics data derived from AlphaMap



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