

# Property Summary

3815 N.U.S. 1  
For Lease



## PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is pleased to present office spaces at Cocoa Central Complex that are well-suited for a wide range of professional, administrative, or service-based businesses looking for a convenient, well-located office environment. With flexible layout potential, and signage opportunity on a major corridor, these offices present an ideal setting to grow your business.

## LOCATION DESCRIPTION

Located directly on U.S. 1 in Cocoa

## OFFERING SUMMARY

Lease Rate:	\$1,800.00 - 6,822.67 per month (MG)
Available SF:	1,480 - 5,117 SF
Building Size:	2,722 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	627	7,582	32,102
Total Population	1,432	18,966	79,181
Average HH Income	\$92,666	\$104,658	\$95,182

## HAYDEN BROUILLETTE

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## ROB BECKNER, SIOR

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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.

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,480 - 5,117 SF	Lease Rate:	\$1,800.00 - \$6,822.67 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
F24 - 25	Available	1,480 SF	Modified Gross	\$1,800 per month	The layout is designed for functionality and professional use, featuring: <ul style="list-style-type: none"><li>· One private office</li><li>· Open area ideal for workstations or cubicles</li><li>· Two restrooms (Men's and Women's)</li><li>· Kitchenette/breakroom area</li><li>· Back door access for convenient employee ingress/egress</li></ul>
F12 - 13	Available	5,117 SF	Modified Gross	\$16.00 SF/yr	-

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## Additional Photos

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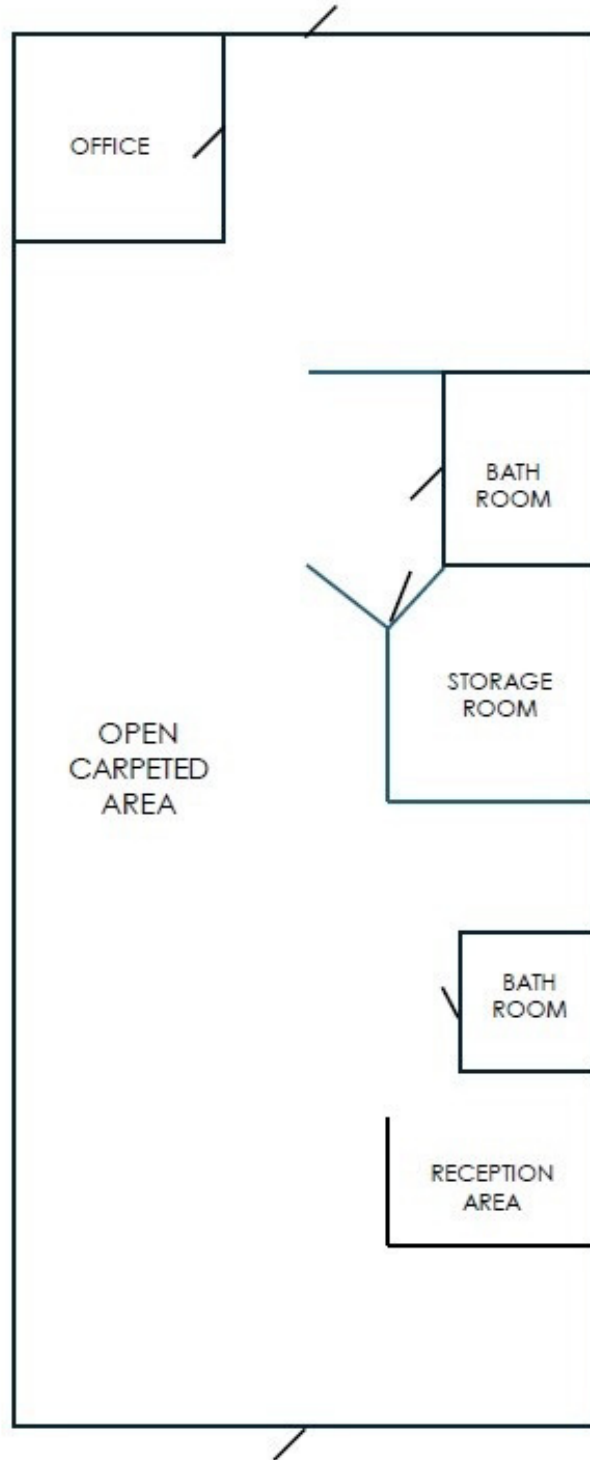
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TOTAL = 1,480.51 SQ' (~ 25' W X 60' D)



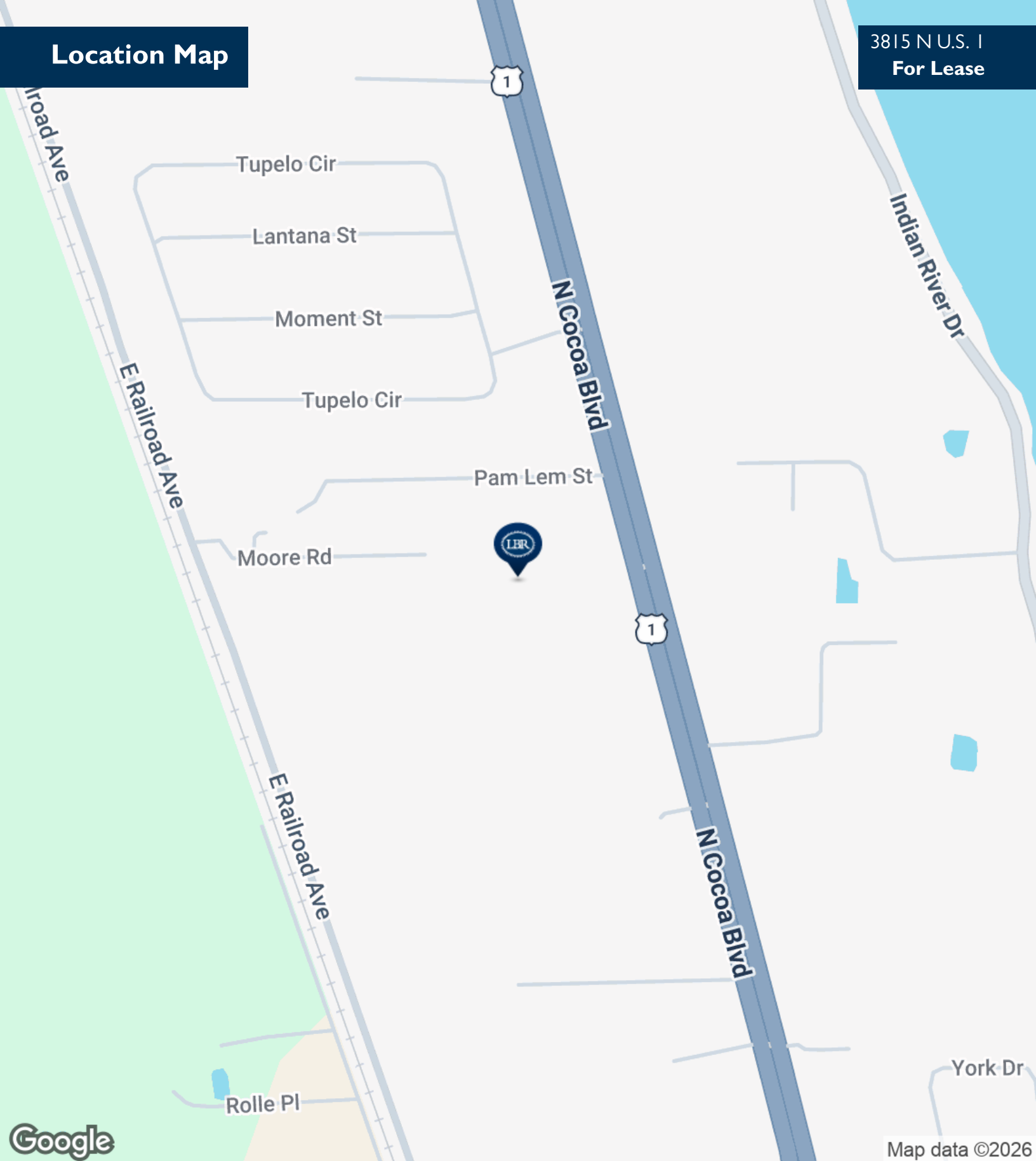
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## Location Map

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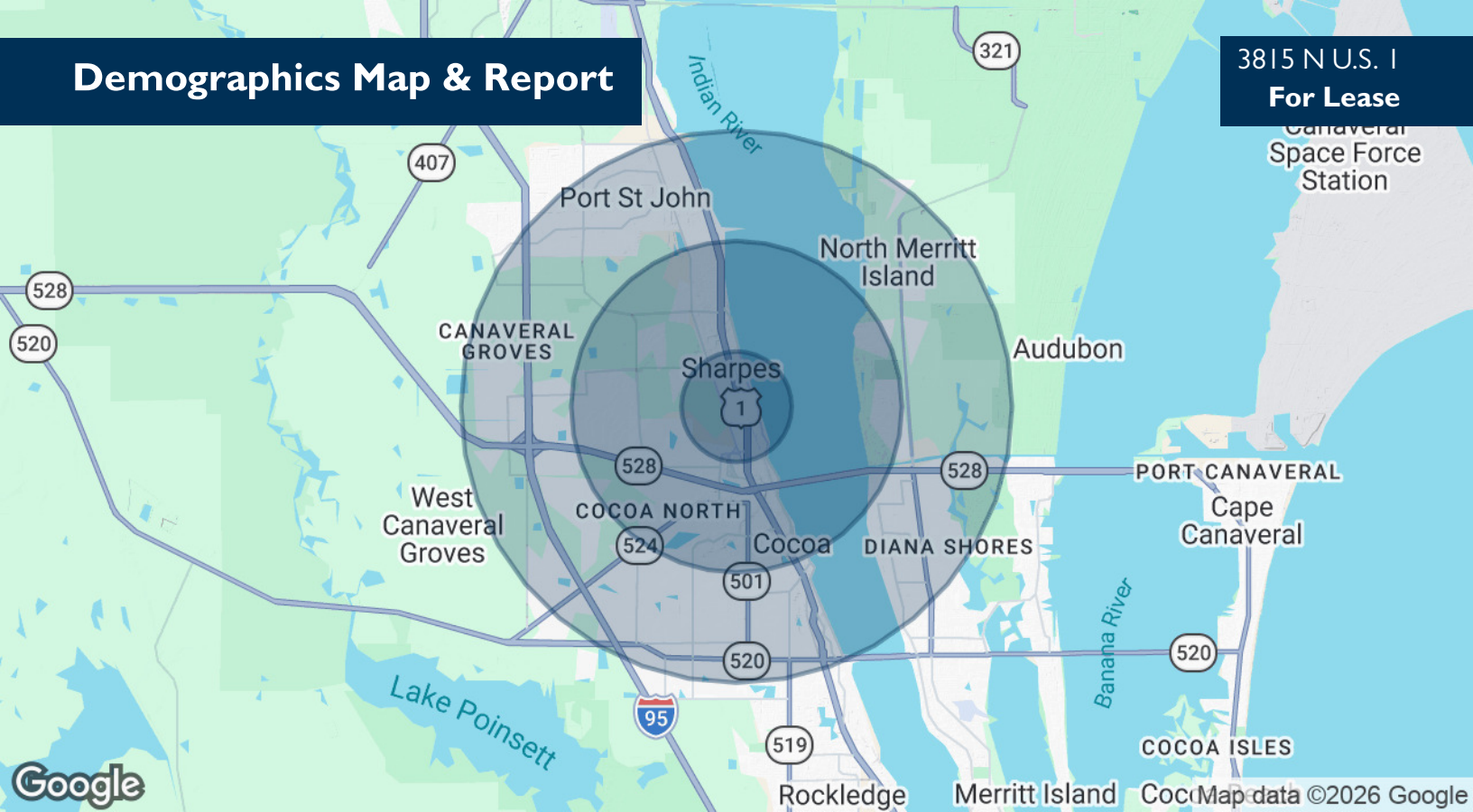
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,432	18,966	79,181
Average Age	49	46	45
Average Age (Male)	49	45	44
Average Age (Female)	49	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	627	7,582	32,102
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$92,666	\$104,658	\$95,182
Average House Value	\$436,509	\$373,614	\$332,513

Demographics data derived from AlphaMap

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