



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES



LAND FOR SALE

Industrial Land With Concrete Structure

FOR SALE | \$279,000

presented by:

JEFFERY T. ROBISON, CCIM

Principal | Broker
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EXECUTIVE SUMMARY

Industrial Land with Concrete Structure • 3780 Curtis Blvd. Cocoa, FL 32927



OFFERING SUMMARY

Sale Price: \$279,000

Price / Acre: \$150,000

Lot Size: 1.86 Acres

Zoning: IU

Market: Brevard

Submarket: Cocoa/Port St John

PROPERTY OVERVIEW

Parcel has one 5,000± sf building shell with foundation slab, CB walls and underslab utilities in place (over \$100,000 in construction completed).

Proposed site and building plan has two additional buildings for a total of 15,000± sf development.

Parcel ID: 23-35-13-RT-0000B.0-0003.0

LOCATION OVERVIEW

This property is located just north (.2 mile) of Fay Blvd. in Port St John/Cocoa and one mile from US Highway 1

for more information contact:

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70 W. Hibiscus Blvd., Melbourne, FL 32901



ADDITIONAL PHOTOS

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LOCATION MAPS

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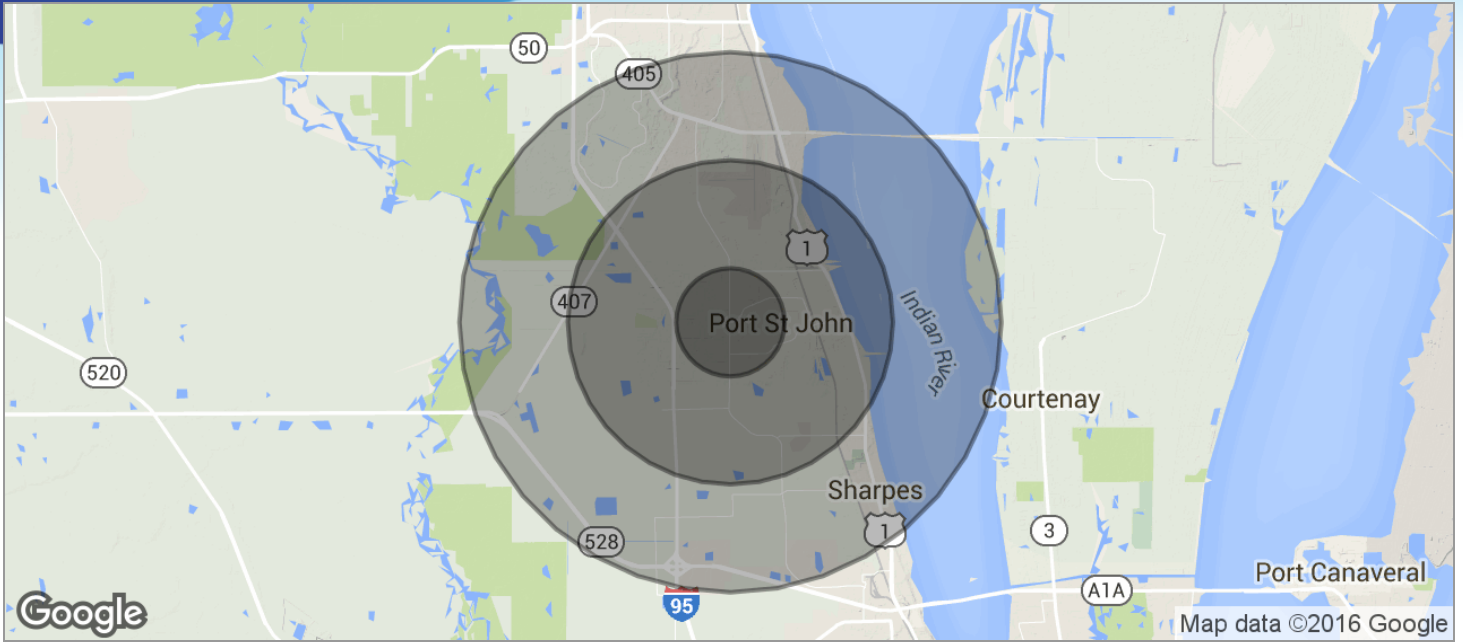
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,017	26,520	44,983
MEDIAN AGE	38.0	37.9	40.0
MEDIAN AGE (MALE)	37.2	35.8	38.0
MEDIAN AGE (FEMALE)	39.3	40.7	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,483	9,056	16,444
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$66,277	\$66,199	\$66,436
AVERAGE HOUSE VALUE	\$186,515	\$186,703	\$197,754

* Demographic data derived from 2010 US Census

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