



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

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OFFICE BUILDING FOR SALE

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# Central Brevard Professional Office Building

937 Dixon Blvd Cocoa, FL 32922

FOR SALE | \$550,000

presented by:

**HOLLY CARVER**

Sales & Leasing Advisor

321.722.0707 X23

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# EXECUTIVE SUMMARY

Central Brevard Professional Office Building • 937 Dixon Blvd Cocoa, FL 32922



## OFFERING SUMMARY

<b>Sale Price:</b>	\$550,000
<b>Price / SF:</b>	\$111.27
<b>Lot Size:</b>	1.95 Acres
<b>Year Built:</b>	1986
<b>Building Size:</b>	4,943 SF
<b>Zoning:</b>	CN
<b>APN#:</b>	24-36-29-BY-*-8.01

## PROPERTY OVERVIEW

Flexible 4,953 +/- SF Professional Office building on 1.95 Acres. space large lobby/reception area. 14 offices plus additional work stations. 2 work rooms, Additional work stations. 400 SF multi purpose room/cubicle farm. Break room/catering kitchen with double sink, large conference room. ADA compliant. Three entrances. Front and rear parking with 37 parking spaces. Property has plenty of room to expand. Recent roof. Newer HVAC (2017 & 2015). Solid construction (originally a bank).

## LOCATION OVERVIEW

Easy access to major traffic corridors (US1, SR-528, I-95).

Just 15 minutes to Kennedy Space Center and Port Canaveral and 30 minutes to Orlando International Airport.

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# ADDITIONAL PHOTOS

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# INTERIOR PHOTOS

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# AERIAL PHOTO

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# IN NORTH BREVARD

# new GROWTH

## ECONOMIC CULTIVATION PAYS OFF

Dots on the map show significant concentrated new growth and an exciting business evolution in space and aerospace, transportation and logistics, precision plastics, satellite communications, automotive restoration parts, marine design and retail expansion.

### EMBRAER AERO SEATING TECHNOLOGIES

**\$8M** | **150** | **2016**  
CAPITAL INVESTMENT | NEW JOBS | COMPLETION DATE

### BLUE ORIGIN At Exploration Park

**\$205M** | **330** | **2016**  
CAPITAL INVESTMENT | NEW JOBS | START DATE

### OneWeb SATELLITES At Exploration Park

**\$85M** | **250** | **2017**  
CAPITAL INVESTMENT | NEW JOBS | COMPLETION DATE

### LOCKHEED MARTIN CORPORATION

**\$80M** | **300** | **2016**  
CAPITAL INVESTMENT | NEW JOBS | START DATE

### TITUS LANDING RETAIL MALL

**\$60M** | **800** | **2016**  
CAPITAL INVESTMENT | NEW JOBS | START DATE

### PORT LOGISTICS CENTER & LNG PLANT

**\$260M** | **255** | **2016**  
CAPITAL INVESTMENT | NEW JOBS | COMPLETION DATE

All numbers and dates are approximate



North Brevard on Florida's Space Coast is turning green. New shovels in the ground. Earth turning over. Structures going up. This is the place that launches new technologies and explores space with innovation, dedication and talent.

It's a rapidly evolving economy being cultivated through emerging opportunities and available support. New sprouts. New directions. Growth worthy of note. *Time to take a closer look at North Brevard.*

## LAUNCH FROM HERE

TITUSVILLE, FL

LAUNCH FROM HERE is a community-oriented initiative to help tell the story of Titusville and provide a vital and united way to bring greater attention to its unique accomplishments, places, people and opportunities.



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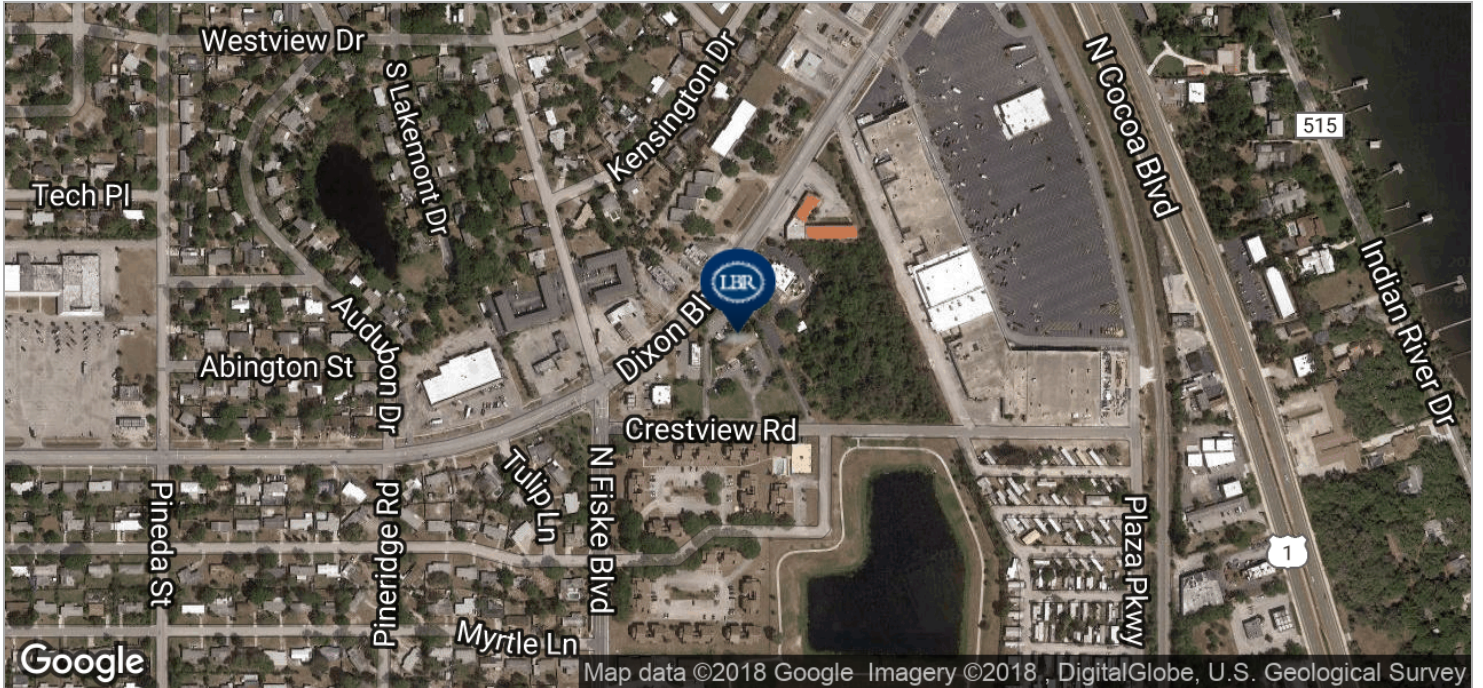
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LAUNCH FROM HERE is a joint endeavor of Titusville Area Chamber of Commerce and Space Coast Office of Tourism.

# LOCATION MAPS

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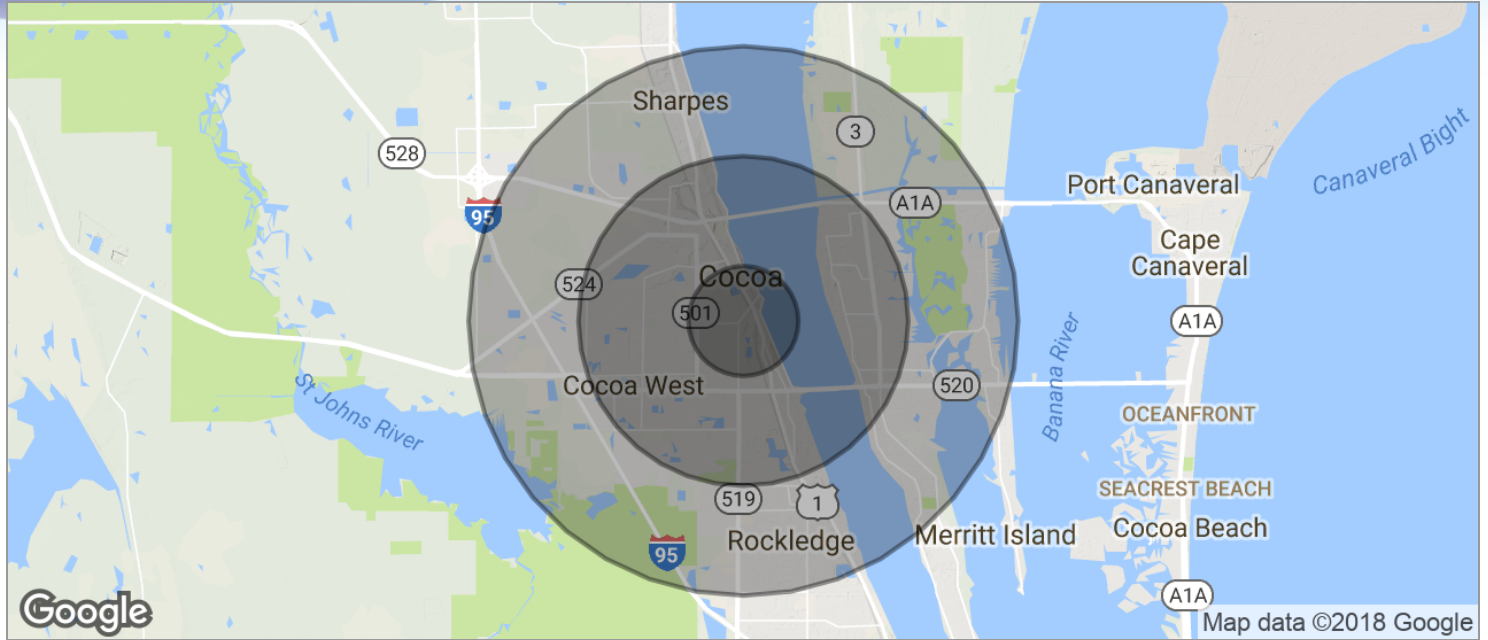
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,265	36,545	81,605
MEDIAN AGE	36.4	40.3	42.4
MEDIAN AGE (MALE)	33.9	38.4	41.3
MEDIAN AGE (FEMALE)	37.3	42.1	43.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,154	15,517	33,477
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$37,600	\$48,508	\$59,943
AVERAGE HOUSE VALUE	\$138,856	\$171,354	\$218,460

\* Demographic data derived from 2010 US Census

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