

# EXECUTIVE SUMMARY

• 1115 Clearlake Rd Cocoa, FL 32926



## OFFERING SUMMARY

<b>Sale Price:</b>	\$349,900
<b>Price / SF:</b>	\$86.78
<b>Lot Size:</b>	1.65 Acres
<b>Building Size:</b>	4,032 SF
<b>Zoning:</b>	C-G
<b>APN#:</b>	24-36-30-00-65
<b>Market:</b>	North Brevard

## PROPERTY OVERVIEW

Car Wash with Real Estate For Sale in Cocoa

Bank owned property currently not currently functioning as a car wash

2 - Auto-Tunnel Washes  
6- Self-Serve Bays  
Vacuums under canopy structure

Large Lot in busy area of Cocoa

## LOCATION OVERVIEW

Access to signaled intersection at Clearlake and Dixon  
North of Eastern Florida State College University  
Over 230' of road frontage on Clearlake Road  
High Traffic Count - 19,000 (2017)

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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.

# ADDITIONAL PHOTOS

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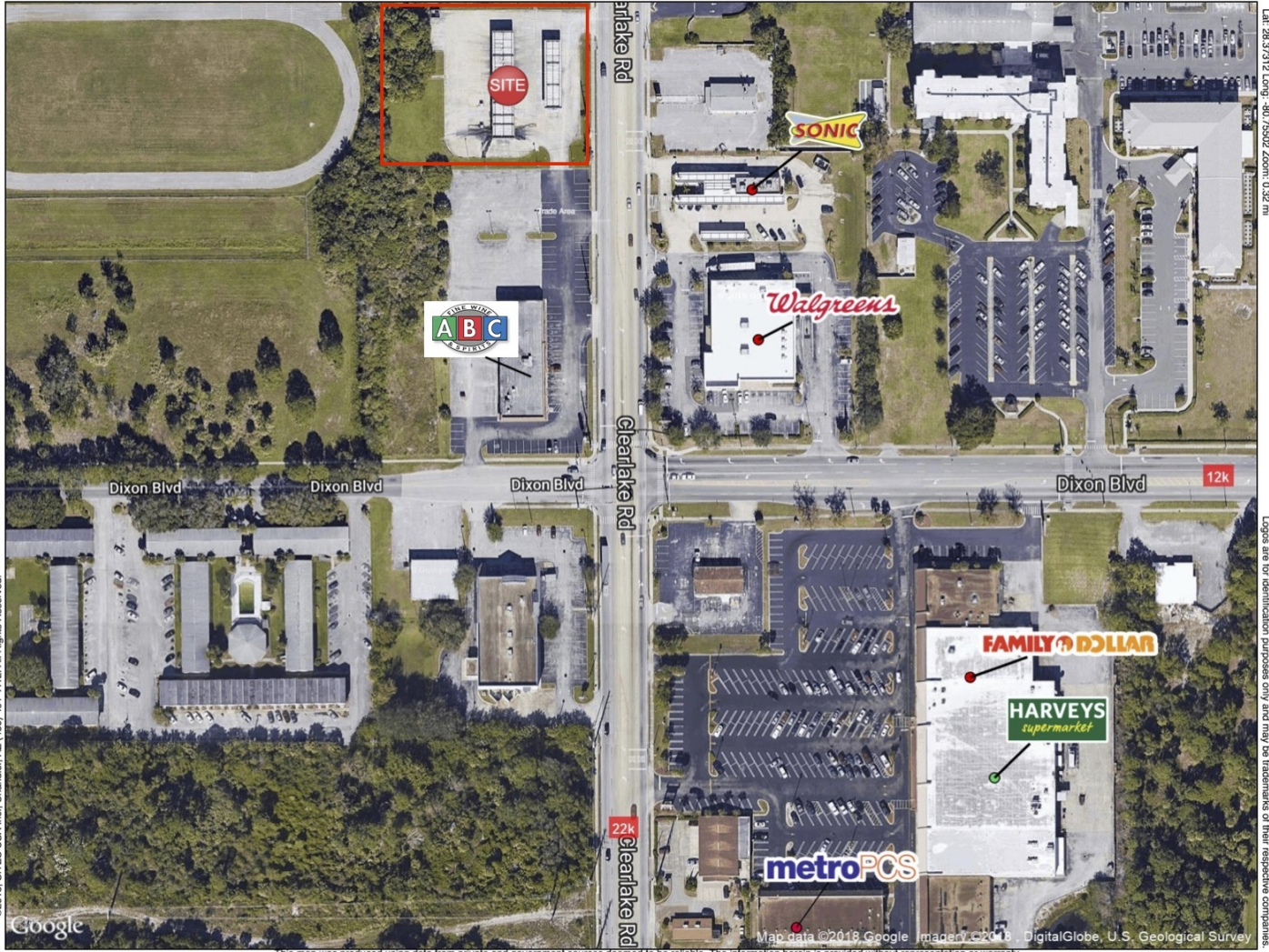
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# RETAIL MAP

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Lat: 28.37312 Long: -80.75502 Zoom: 0.32 m

Logos are for identification purposes only and may be trademarks of their respective companies.

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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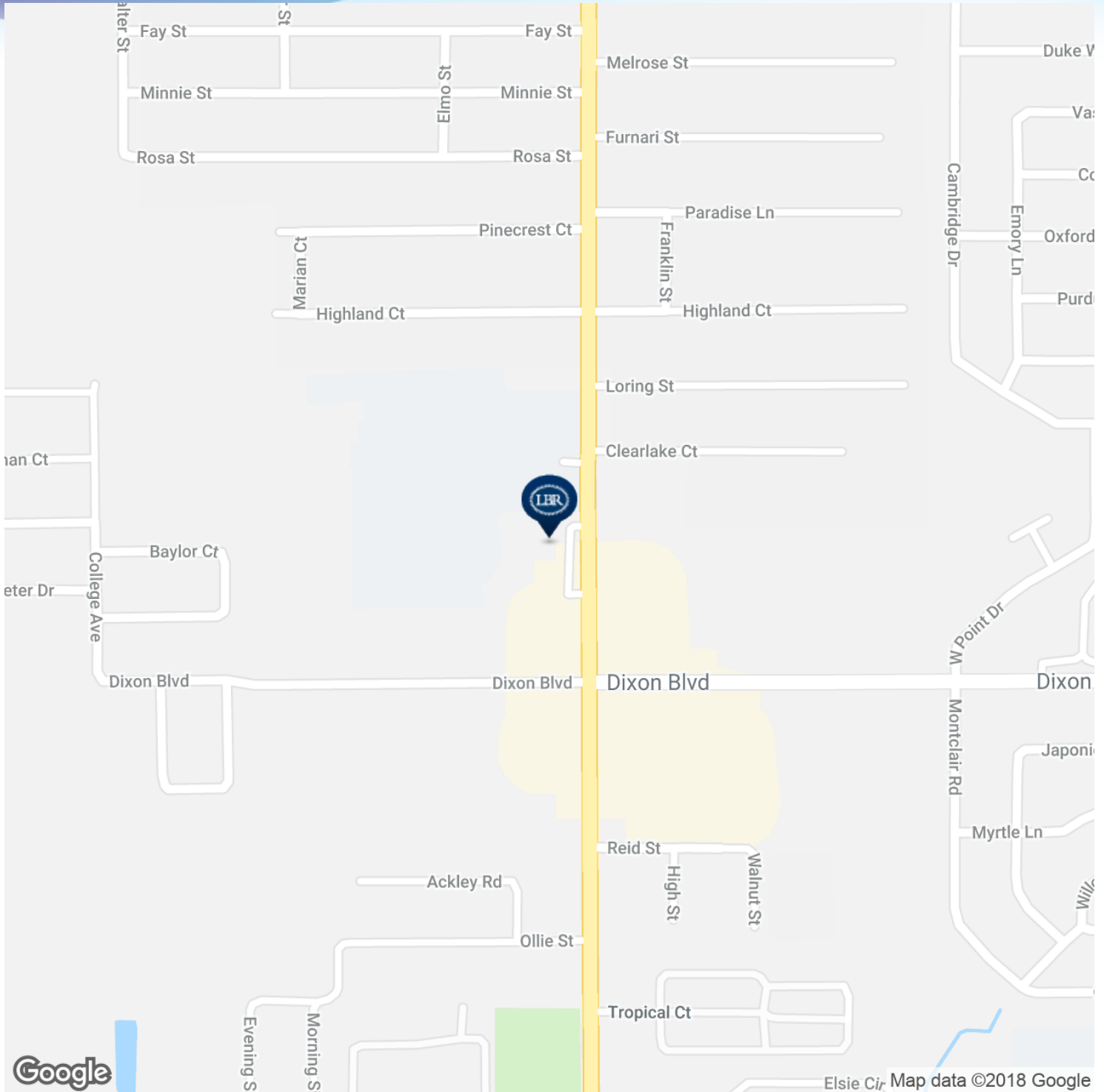
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# LOCATION MAPS

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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,259	34,650	79,856
Median age	34.5	39.3	41.9
Median age (Male)	31.5	37.5	40.7
Median age (Female)	36.2	41.1	42.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,029	14,550	32,470
# of persons per HH	2.4	2.4	2.5
Average HH income	\$34,875	\$46,776	\$58,817
Average house value	\$134,821	\$165,995	\$207,018

\* Demographic data derived from 2010 US Census

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