

EXECUTIVE SUMMARY

Horizon Palms Office & Retail • 3770 Curtis Blvd. Cocoa, FL 32927



OFFERING SUMMARY

Sale Price:	\$495,000
Price / SF:	\$99.00
Lot Size:	0.6 Acres
Year Built:	2005
Building Size:	5,000 SF
Zoning:	BU-2
APN#:	23-35-13-RT-0000B.0-0002.18
Market:	Brevard
Submarket:	Cocoa/Port St John

PROPERTY OVERVIEW

Great for Both Retail and Office Users
Entire building is available - unit 710 for sale by other
Second generation space improvements
Building signage
Pylon signage

Listing Includes Units 702, 704, 706, 708 & 712
Current leases in place for all units except Suite 712

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, a major north-south throughway that spans the entire east coast of Florida.

This location is less than 5 miles to the Riverfront Center, which is home to the Boeing Headquarters, Rush Construction and Hyatt Place.

JEFFERY T. ROBISON, CCIM

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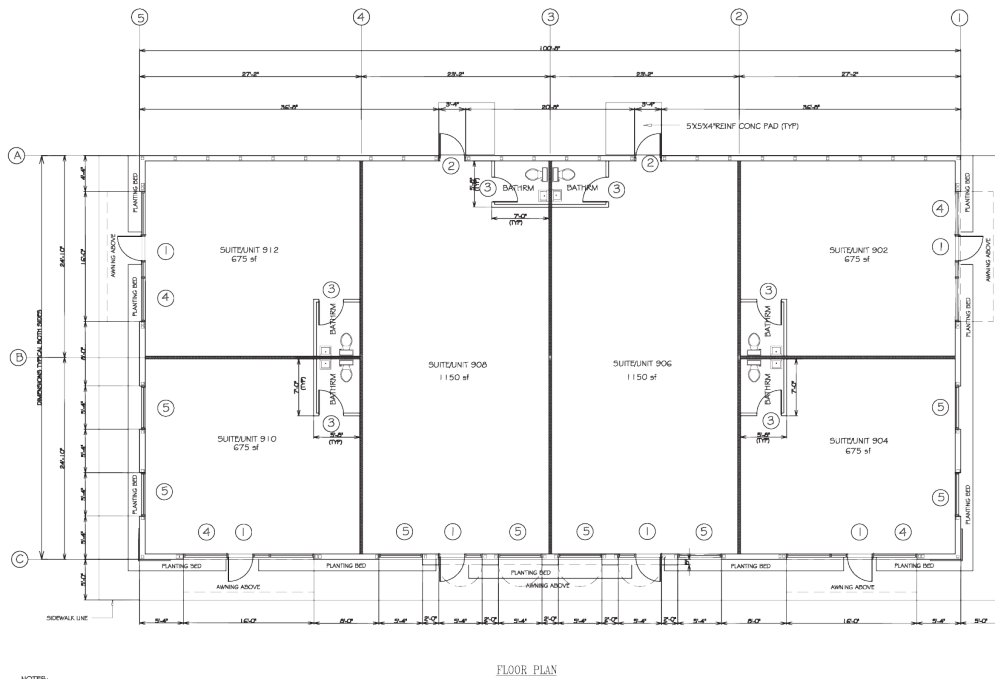
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

ADDITIONAL PHOTOS

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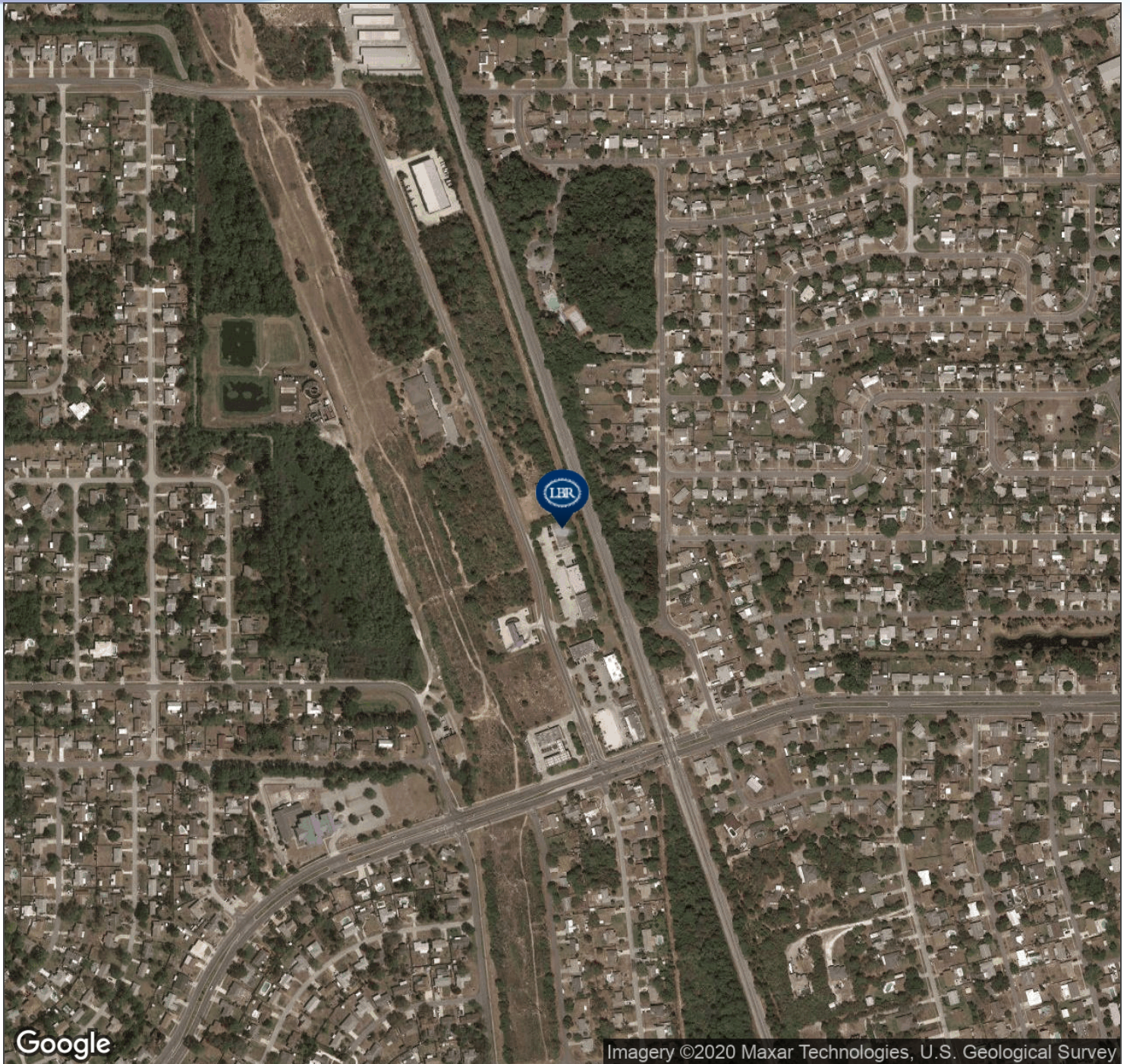
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AERIAL MAP

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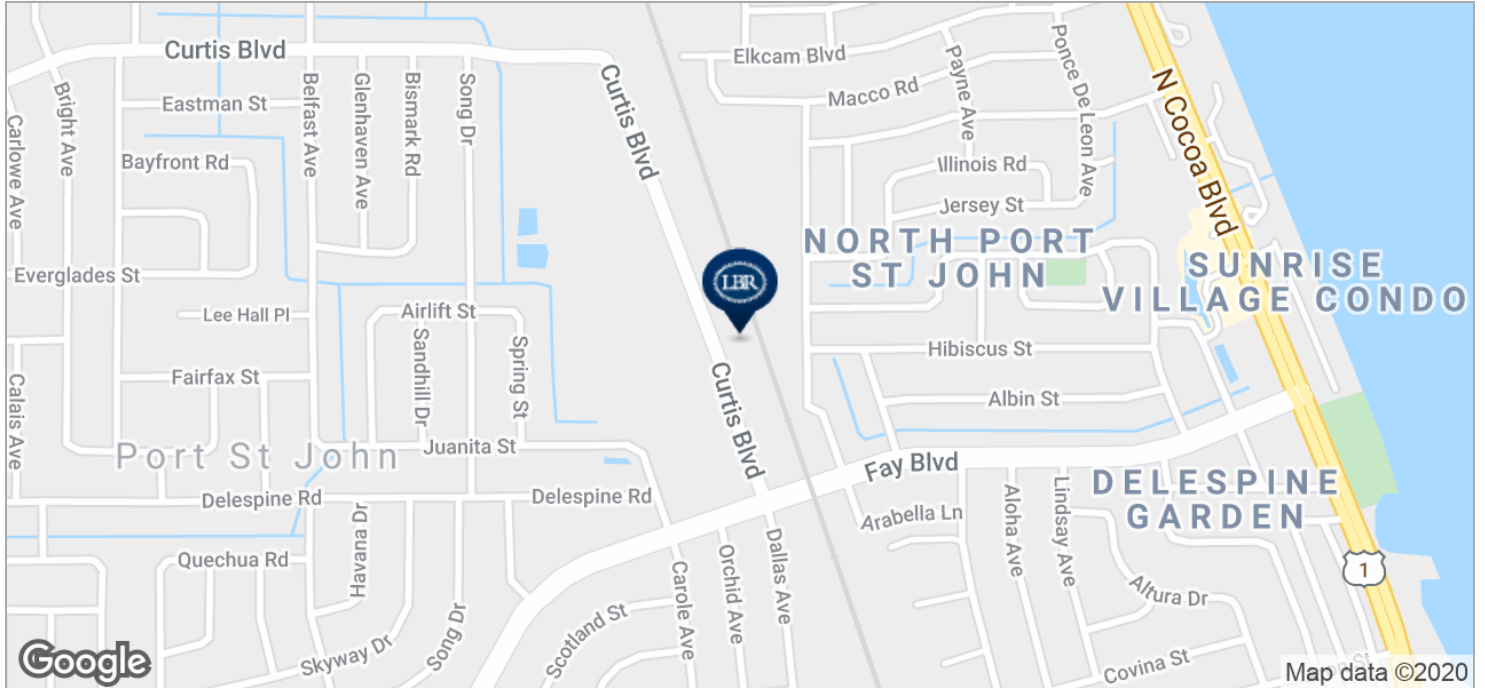
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LOCATION MAPS

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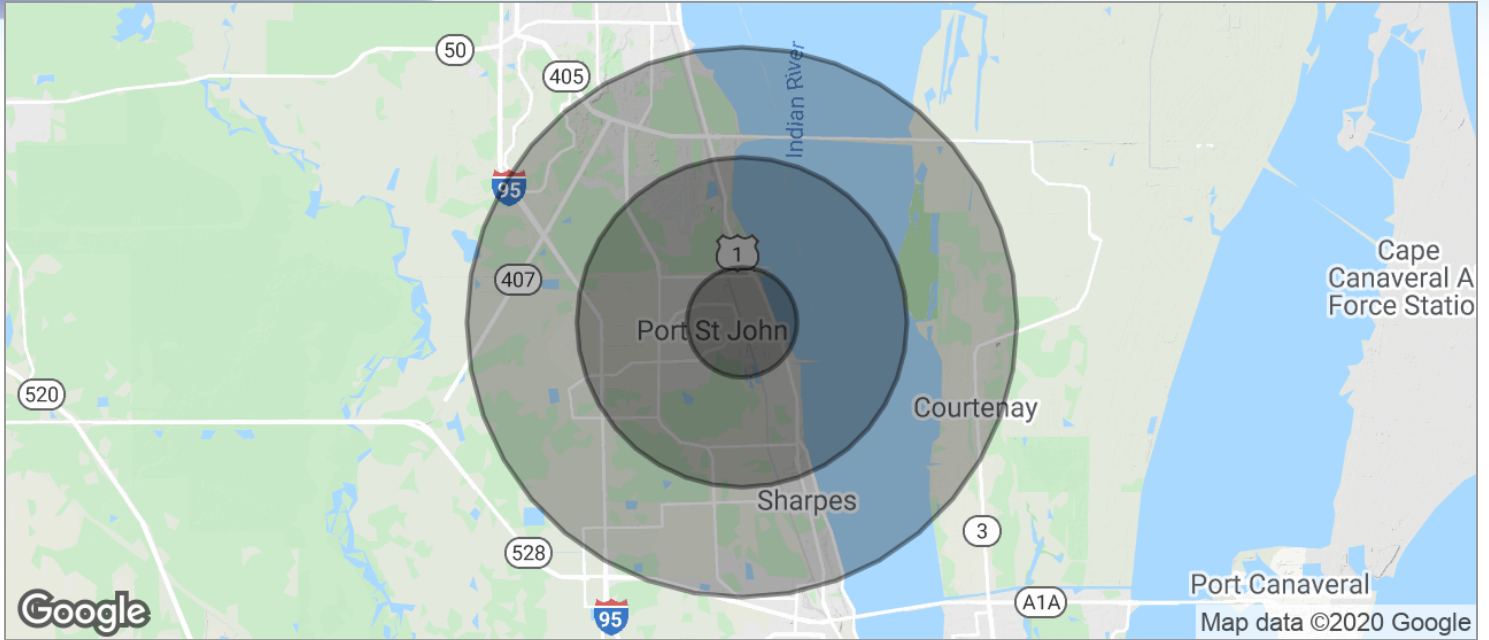
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,062	26,404	44,242
MEDIAN AGE	39.0	38.3	40.0
MEDIAN AGE (MALE)	36.9	36.1	38.1
MEDIAN AGE (FEMALE)	41.8	41.4	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,133	9,093	16,240
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$61,702	\$64,718	\$66,156
AVERAGE HOUSE VALUE	\$166,767	\$185,275	\$199,321

* Demographic data derived from 2010 US Census

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