

# 1800 W. King Street

Cocoa, FL 32926

**FOR SALE: Automotive / Warehouse Building with Cleared / Fenced / Paved Yard**



## OFFERING SUMMARY

<b>Sale Price:</b>	\$550,000
<b>Acreage:</b>	0.5 Acres
<b>Facility SF:</b>	4,200 SF
<b>Zoning:</b>	Brevard County BU-2
<b>Utilities:</b>	City Water & Septic; FPL

## PROPERTY OVERVIEW

3,500 SF Automotive Building + 700 SF Warehouse Add-on = 4,200 SF Total Interior: 1 HVAC Office, 1 Restroom, 1 Paint Booth, Rest is Open Warehouse. Warehouse Has Three Grade Level Overhead Doors (Est. 10' Tall x 12' Wide). Concrete/Tile Flooring. Warehouse Ceiling Height 12' +/- . Single Phase Power. Equipment/Materials/Paint Booth can be Included in Sale (Call for Details). Flexible Zoning Allows: Automobile Repairs, Office, Retail, Plumbing & Electrical Shops, Wholesale Sales/Storage, Lawn Mower Sales & More! Approximately 100' Frontage on SR 520 x 211' Depth. Exposure to Over 23,500 VPD on King Street (SR 520).

## LOCATION OVERVIEW

Located on the north side of State Road 520 (King Street) which is a direct connector between I-95, Historic Cocoa Village and the beaches. Subject property is easily accessible via nearby US1, Clearlake Road & I-95. Surrounding businesses include Cocoa Hyundai, Space Coast Honda, Boniface Hiers Chrysler Dodge Jeep, and Flowers Baking. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR**

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

**Zachary Ullian**

Licensed Real Estate Sales Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



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## Retailer Map



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**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun



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## Interior Photos



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## Paint Booth & Exterior Photos



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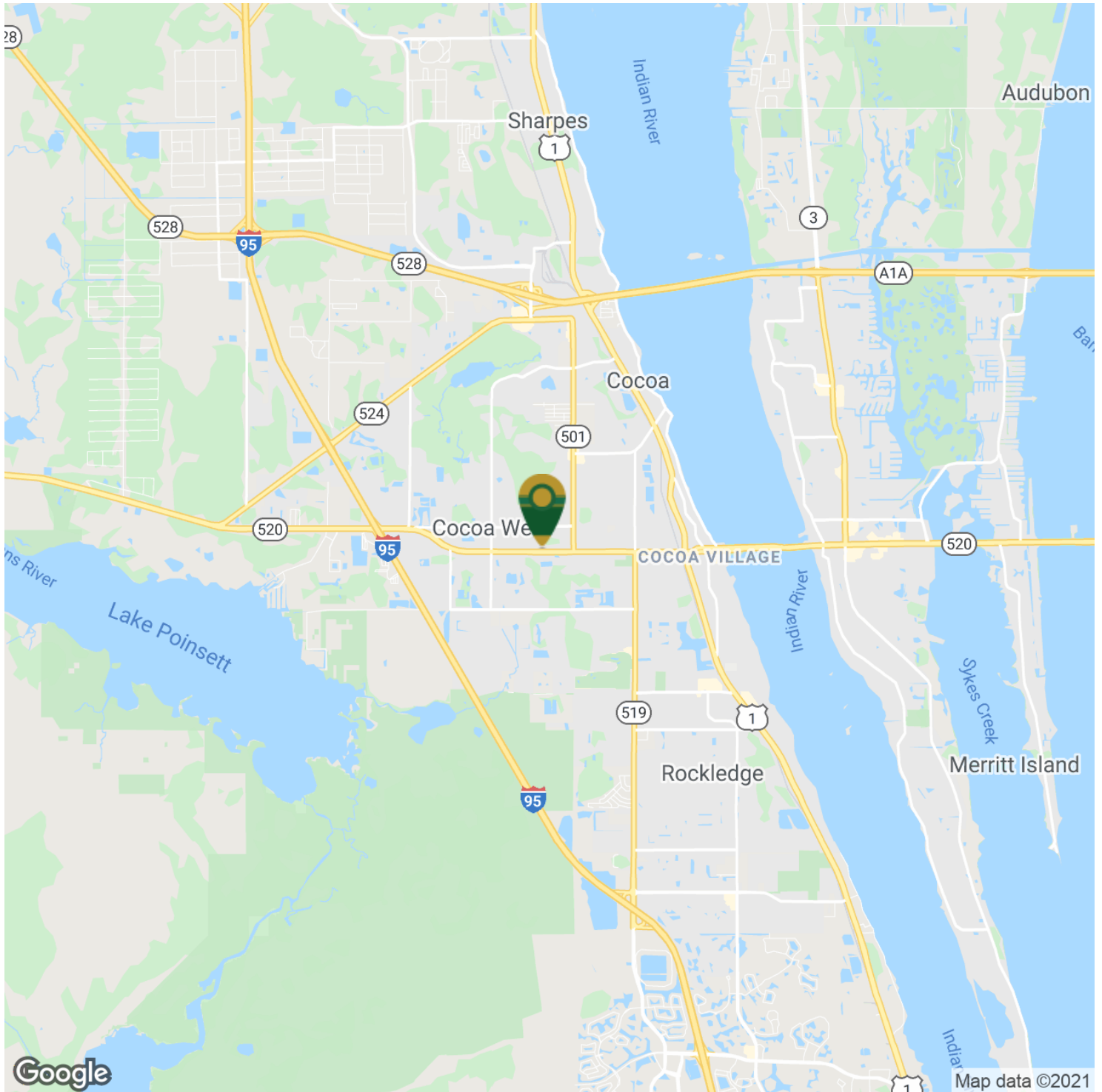


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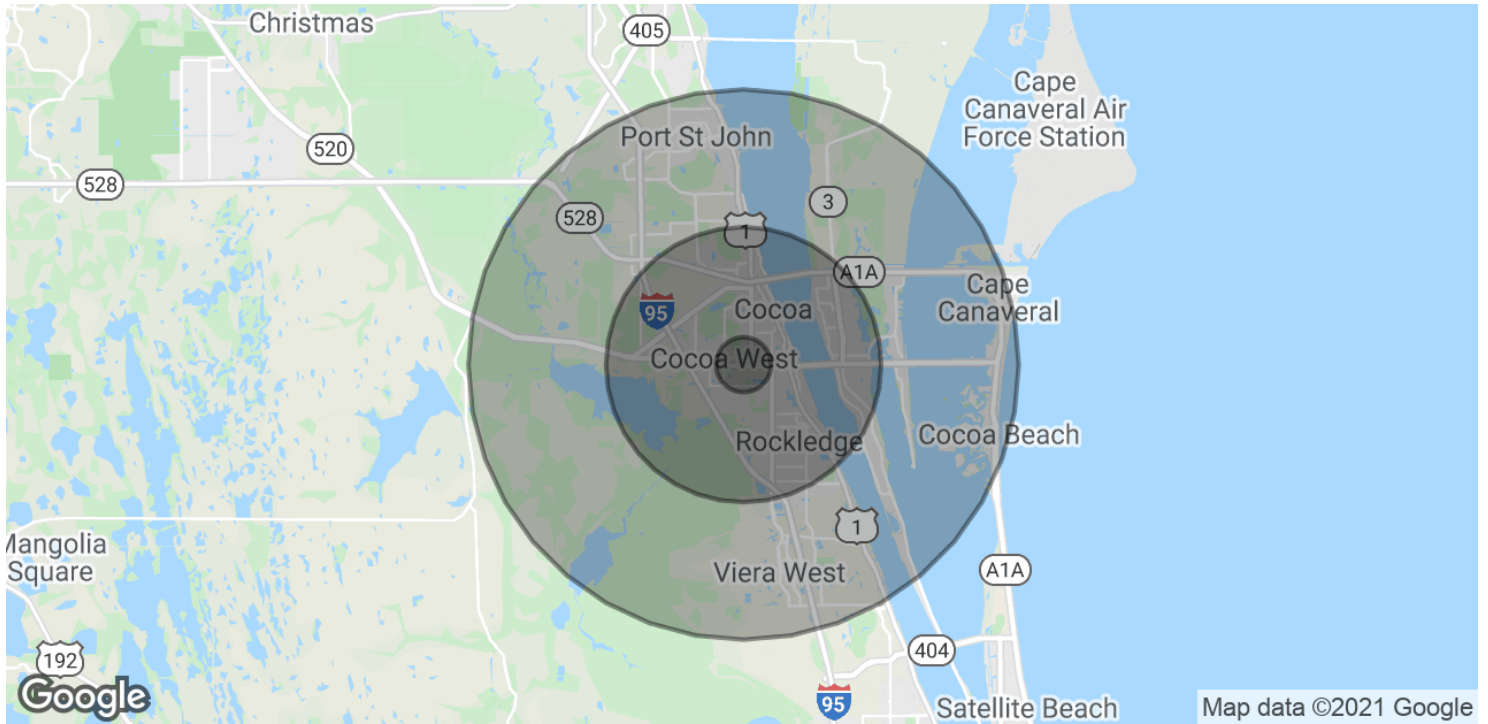
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,185	78,068	180,574
Average age	36.7	41.8	42.9
Average age (Male)	35.7	40.7	41.9
Average age (Female)	39.5	42.4	43.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,759	31,578	72,587
# of persons per HH	2.4	2.5	2.5
Average HH income	\$36,784	\$58,397	\$67,865
Average house value	\$143,482	\$198,495	\$235,929

\* Demographic data derived from 2010 US Census



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