

# EXECUTIVE SUMMARY

• 630 N Range Road Cocoa, FL 32926



## OFFERING SUMMARY

**Available SF:** 1,856 SF

**Lease Rate:** \$16.00 SF/yr  
(\$4.00/sf NNN)

**Lot Size:** 2.26 Acres

**Year Built:** 1973

**Building Size:** 1,856 SF

**Zoning:** BU-1-A

## PROPERTY OVERVIEW

Former C - store / Gas station  
Surrounded by residents, south of Elementary School

## LOCATION OVERVIEW

Less than 1 mile north of SR-520 - main east/west through-fare  
2.1 miles from I-95

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# ADDITIONAL PHOTOS

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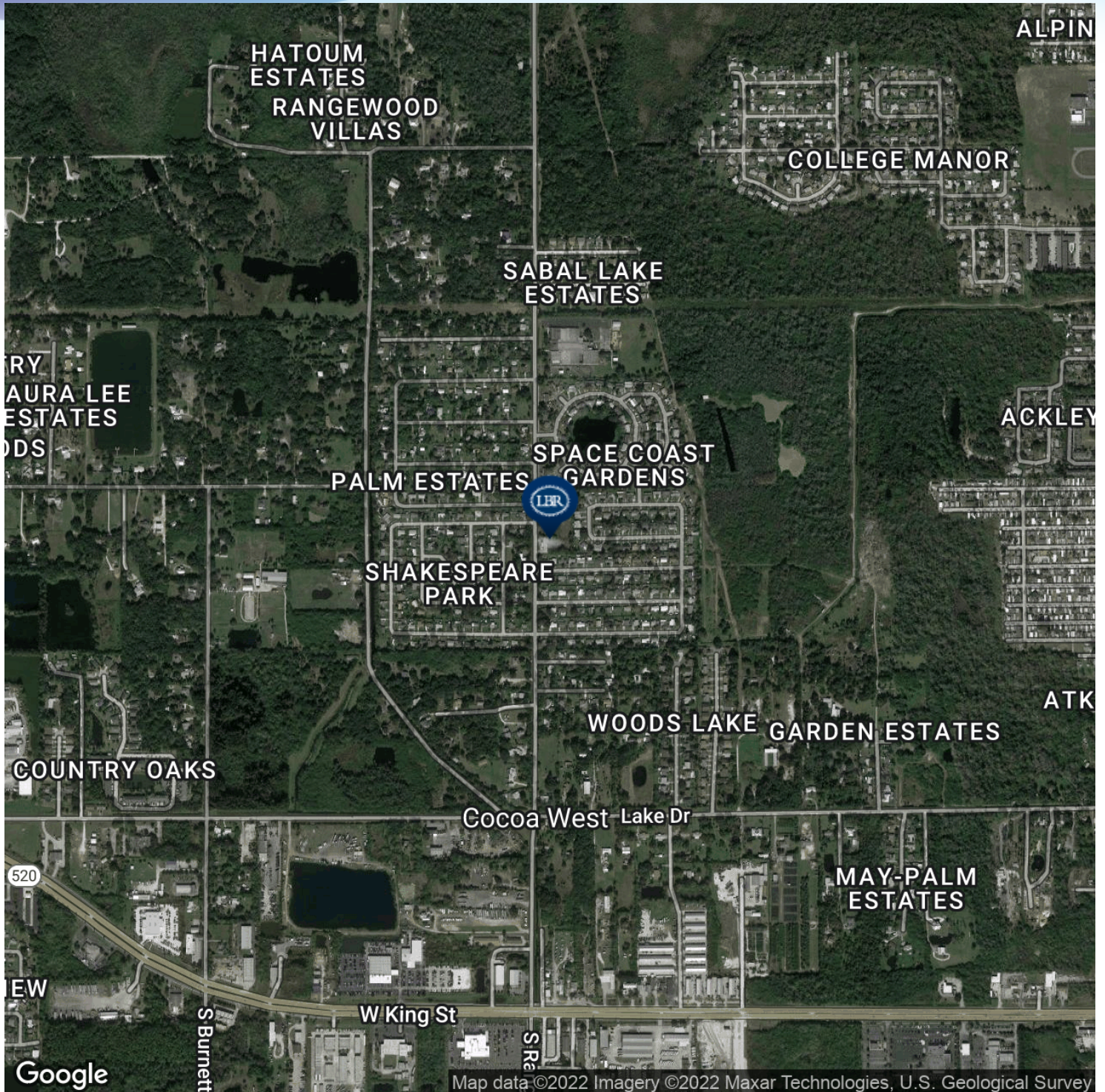
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# LOCATION MAP

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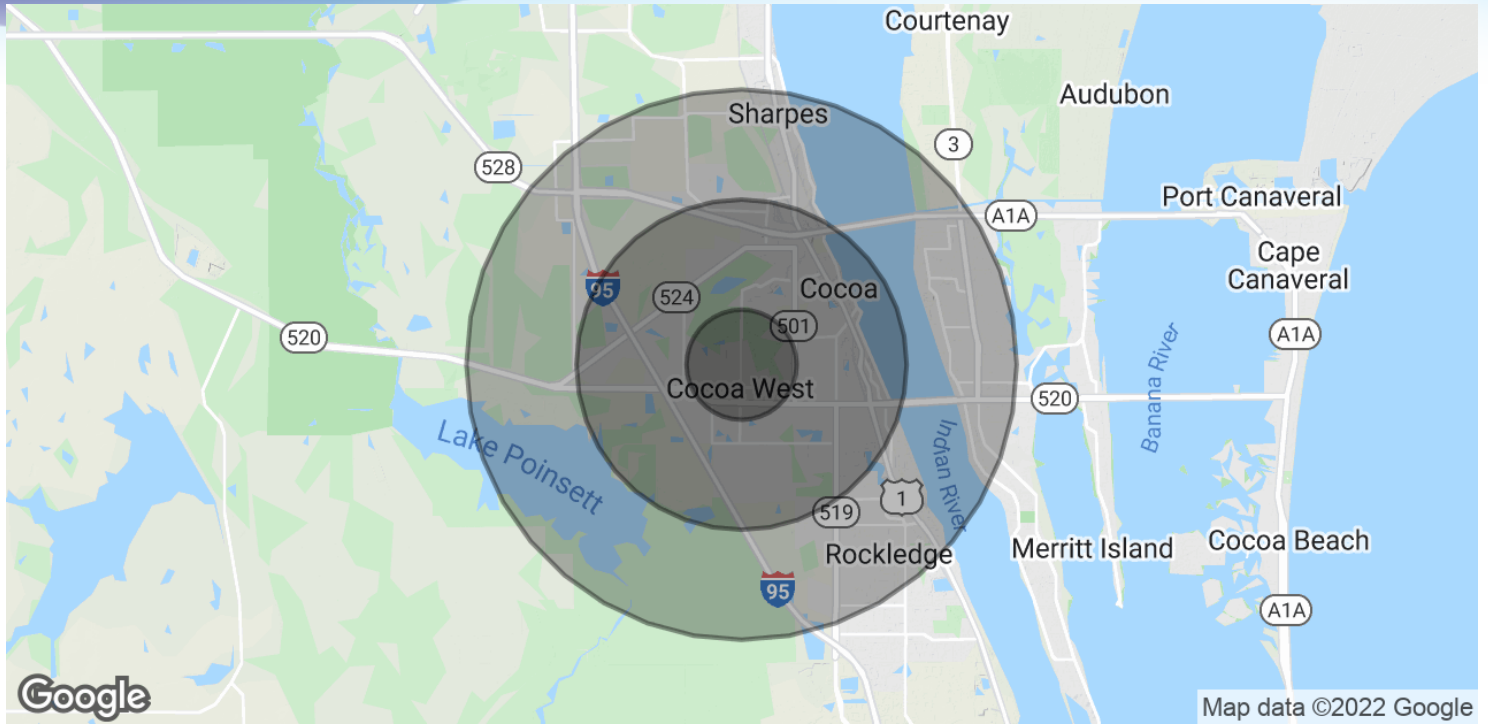
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,589	32,307	70,447
Average Age	35.9	38.1	41.2
Average Age (Male)	34.9	36.5	39.8
Average Age (Female)	38.3	39.7	42.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,424	13,267	28,316
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$42,910	\$45,452	\$56,775
Average House Value	\$134,944	\$165,844	\$183,716

\* Demographic data derived from 2010 US Census

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