



COMMERCIAL BUILDING FOR SALE

Former Bank Branch For Sale Freestanding Building Retail / Office

1324 Dixon Blvd Cocoa, FL 32922

FOR SALE | \$189,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
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EXECUTIVE SUMMARY

Former Bank Branch Stand Alone Building For Sale • 1324 Dixon Blvd Cocoa, FL 32922



OFFERING SUMMARY

Sale Price: \$189,000

Price / SF: \$78.16

Lot Size: 0.55 Acres

Year Built: 1964

Building Size: 2,418 SF

APN#: 24-36-29-BO-*-A.01

Market: Brevard County

Submarket: Cocoa

PROPERTY OVERVIEW

Former Bank Branch Facility For Sale

Excellent Visibility and Access on Dixon Blvd.

Zoned C-G General Commercial City of Cocoa and Includes uses in P-S, Professional, Offices and Services District and C-N, Neighborhood Commercial District

LOCATION OVERVIEW

Centrally located in Central Brevard County
Easy access to Clearlake Road, I-95 via US-1, SR524 or SR528.

Canopy Drive Thru Lanes

Ample Parking

Investment Opportunity or Potential End User

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ADDITIONAL PHOTOS

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LOCATION MAPS

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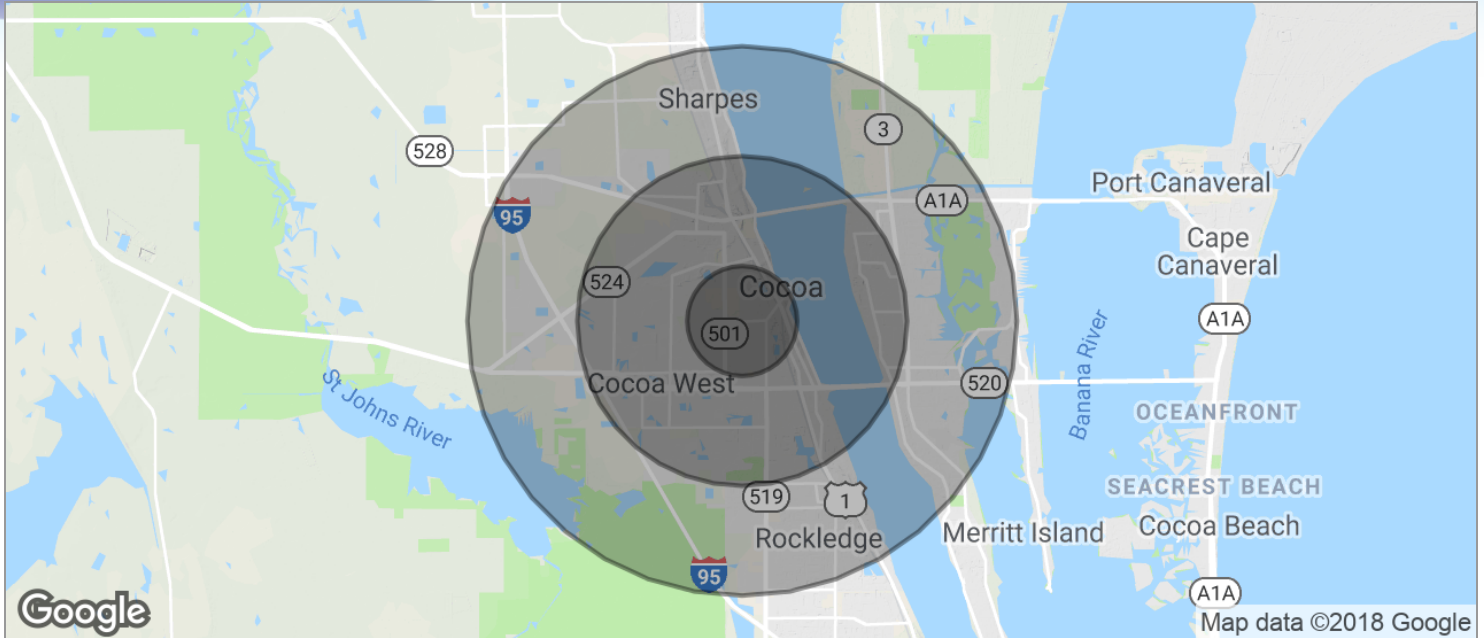
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,193	35,679	81,621
MEDIAN AGE	34.9	39.6	42.1
MEDIAN AGE (MALE)	32.1	37.8	40.9
MEDIAN AGE (FEMALE)	36.4	41.4	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,478	15,036	33,296
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$33,928	\$47,101	\$59,170
AVERAGE HOUSE VALUE	\$134,448	\$164,495	\$211,296

* Demographic data derived from 2010 US Census

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