

Cocoa Redevelopment or Investment Opportunity

627 Clearlake Rd, Cocoa, FL 32922

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



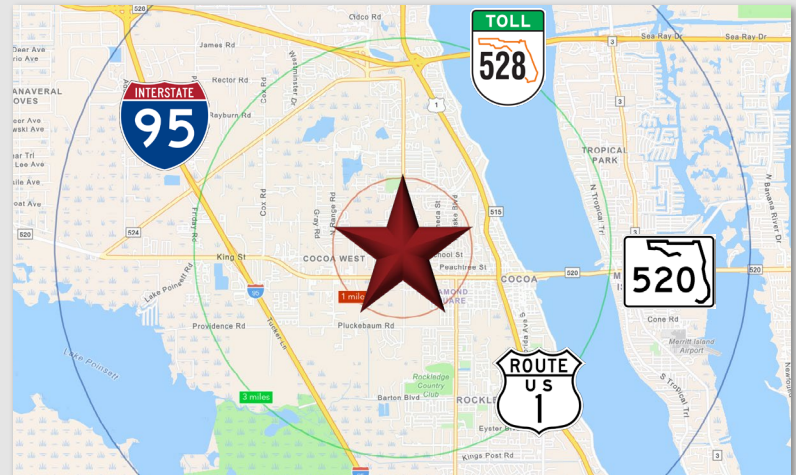
Sale Price: \$420,000

LOCATION HIGHLIGHTS

This corner lot is located on Clearlake Road (SR-501), less than half a mile north of King Street (SR-520). I-95 and US-1 are less than a 5-minute drive away, providing convenient access throughout Florida's Space Coast region.

LISTING HIGHLIGHTS

- **0.67-acre corner lot**
- Investment opportunity with **existing rental income** and long-term redevelopment potential
- **BU-2 zoning** permits retail, warehousing, and wholesale commercial uses
- Community Commercial (CC) FLU
- **3 income-producing residential homes** and 1 retail commercial building on site



2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	9,009	40,920	88,576
Median HH Income	\$45,948	\$63,842	\$77,996
Average HH Income	\$57,564	\$84,820	\$100,566

Contact For More Information:

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Marie Shorey, CCIM

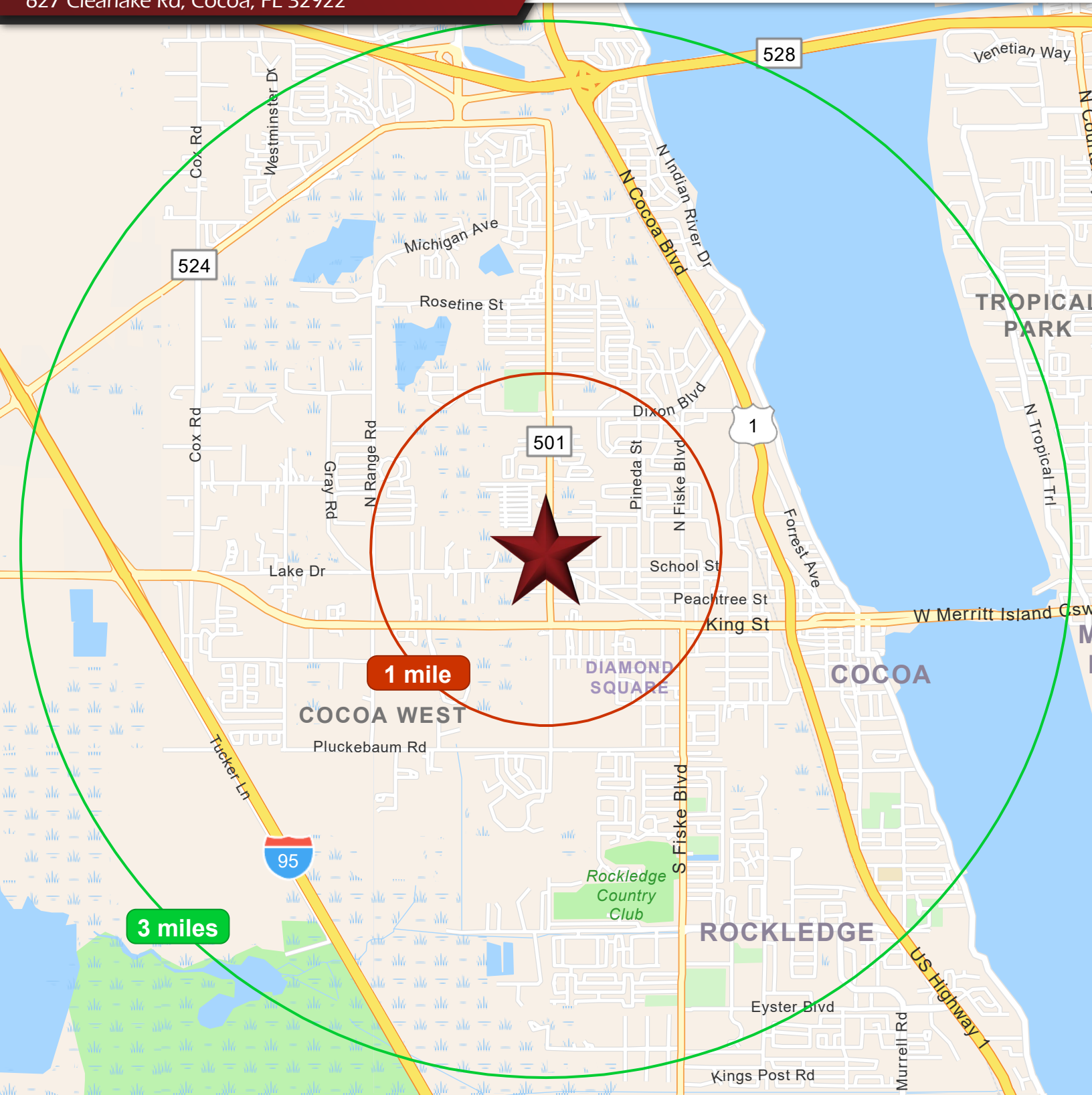
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