Property Summary

3815 N U.S. 1
For Sale



Approximate parcel outline. Subject to survey.

PARCEL DESCRIPTION

Lightle Beckner Robison, Inc. presents approximately 2.50 acres (108,900 SF) of vacant land along N U.S. 1. The site is largely open and grassed, with trees along portions of the perimeter and adjacent commercial buildings and parking areas.

The land offered is the area outlined in red and comprises a portion of the common elements of Cocoa Commercial Center, a condominium. The final acreage and boundaries are subject to survey. A parcel ID and legal description will be established upon completion of the survey.

OFFERING SUMMARY

Asking Price	$700,000
Land Area	±2.50 Acres
Property Type	Vacant Land

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	627	7,582	32,102
Total Population	1,432	18,966	79,181
Average HH Income	$92,666	$104,658	$95,182

2020 American Community Survey (ACS), as reported in the lease brochure.

LOCATION DESCRIPTION

The site lies on the west side of N U.S. 1, also known locally as N Cocoa Boulevard, at 3815 N U.S. 1, Cocoa, FL 32926. The site is visible from the four-lane divided highway, with commercial and warehouse buildings nearby and residential neighborhoods beyond the corridor.

The property is north of the U.S. 1 interchange with State Road 528. SR 528 connects west to Interstate 95 and east toward Merritt Island and Port Canaveral. Buyers should verify parcel-specific access, easements, utility availability and permitted uses for any proposed development.

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Commercial Real Estate Services

Information contained herein is believed to be accurate but is not warranted. Buyers should independently verify all property information, including acreage, parcel boundaries, access and permitted uses. Final parcel boundaries and legal description are subject to survey.

Sale Information

SALE INFORMATION

Property Type	Vacant Land	Offering Type	Sale
Land Area	±2.50 Acres	Asking Price	$700,000

PARCEL DETAILS

ADDRESS	PARCEL ID	LEGAL DESCRIPTION
3815 N Highway 1 Cocoa, FL 32926	To be established by survey.	Portion of the common elements of Cocoa Commercial Center, a condominium. The legal description will be established upon completion of the survey.

SALE TERMS

Price and terms are subject to seller acceptance.

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Additional Photos

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Aerial overview of the parcel and the U.S. 1 corridor



Vacant parcel and highway frontage



U.S. 1 and the surrounding properties

Red outlines indicate the approximate parcel boundary. Final boundaries are subject to survey.

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Parcel Exhibit

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Approximate area offered for sale

The blue outline shows the approximate ±2.50-acre area. Final acreage, boundaries, parcel ID and legal description are subject to completion of the survey.

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Location Map

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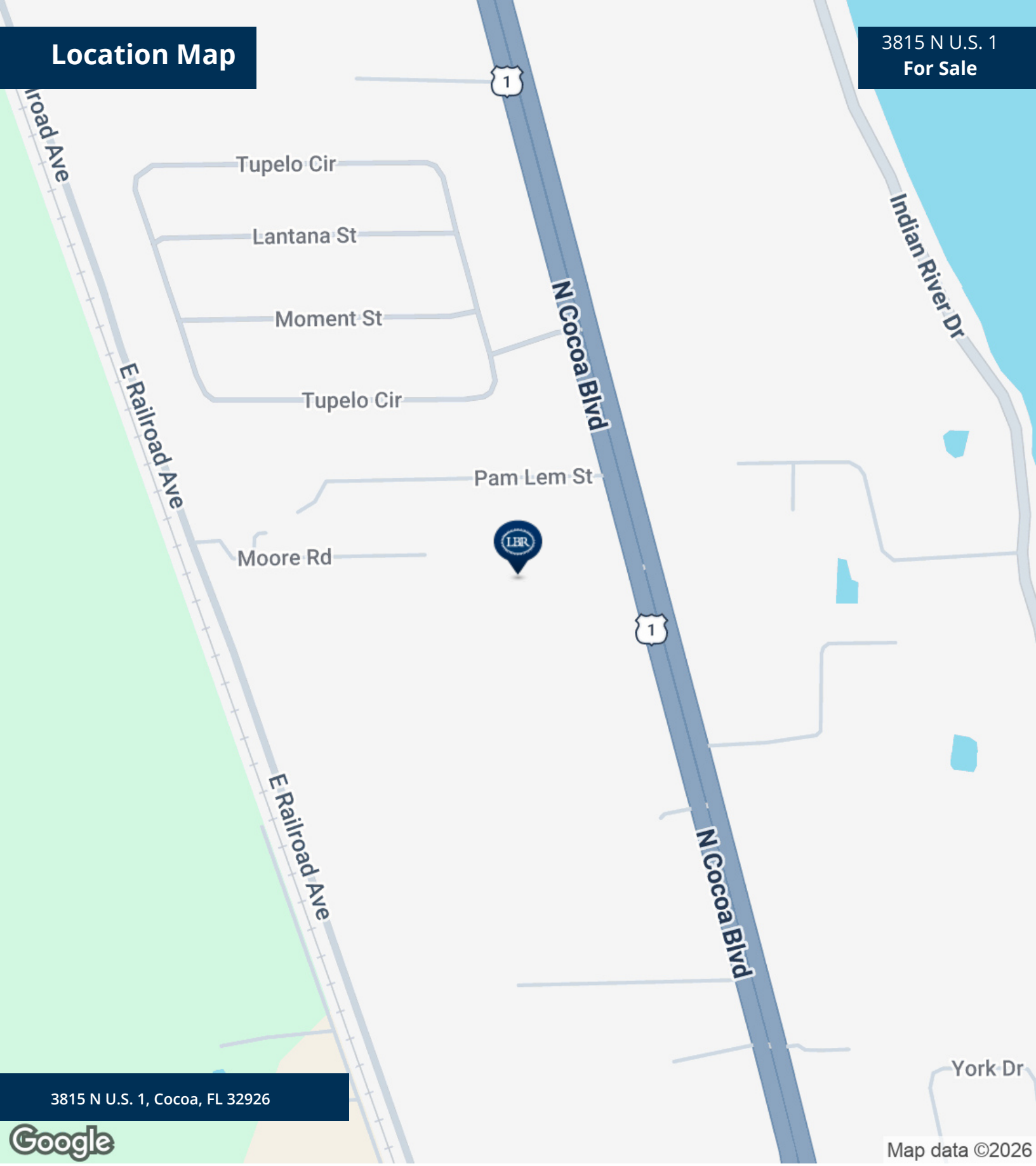

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Demographics Map & Report

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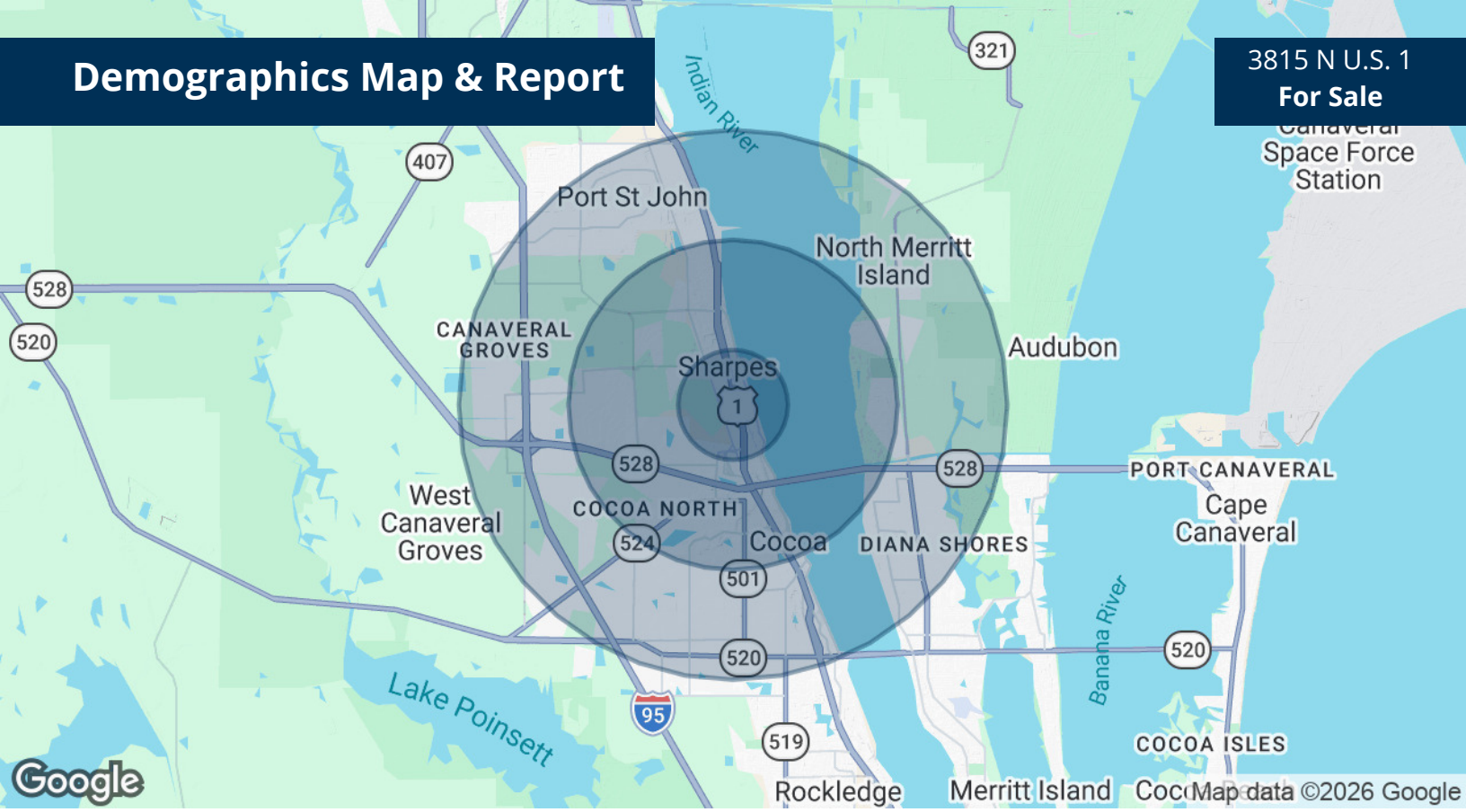

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,432	18,966	79,181
Average Age	49	46	45
Average Age (Male)	49	45	44
Average Age (Female)	49	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	627	7,582	32,102
Persons per Household	2.3	2.5	2.5
Average HH Income	$92,666	$104,658	$95,182
Average House Value	$436,509	$373,614	$332,513

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