

HWY 520 Brevard County 2.76+- Commercial Parcel FOR SALE



Yellow Borders Are Estimated

Dreyer & Associates Real Estate Group - Commercial Division

State Road 520, Cocoa, FL 32922

HWY 520 Brevard County 2.76+- Commercial Parcel



Contact:



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Dreyer & Associates
1924 South Patrick Drive
Indian Harbour Beach, FL 32937
www.dreyercommercial.com

State Road 520, Cocoa, FL 32922

FOR SALE



OFFERING SUMMARY

Sale Price: \$550,000

Price / Acre: \$199,275

Lot Size: 2.76+/- Acres

Zoning: BU-1 Commercial

Uti City of Cocoa Water
and Septic

PROPERTY OVERVIEW

*Offering includes 4 beautiful commercial-zoned lots with natural oak trees throughout

*The site has approximately 400+/- feet of frontage and 300+/- feet of depth

*Parcel ID's - 2408517, 2408516, and 2408515

*Utilities: City of Cocoa Water, Septic

Note: Culvert will be required to access lots

LOCATION OVERVIEW

Four beautiful commercial zoned lots approximately 2.8+/- miles West of Interstate I-95 and State Road 520. North side of Highway.

Note: Once you pass the intersection of State Road 520 and State Road 524, it is approximately 1 mile to the property and approximately 1300+/- East of the Chevron Gas and Convenience Station at the intersection of State Road 520 and Satellite Blvd.



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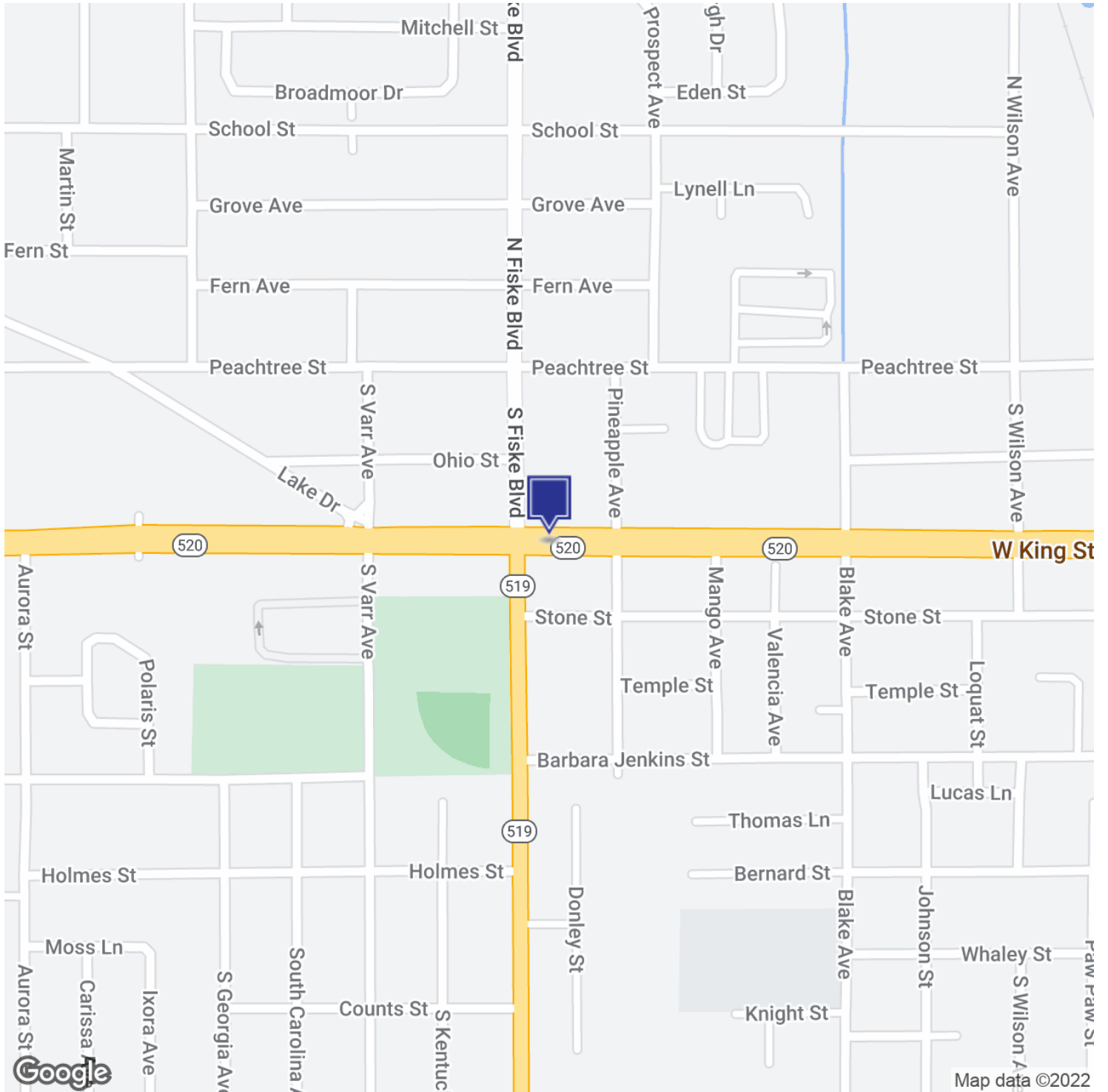


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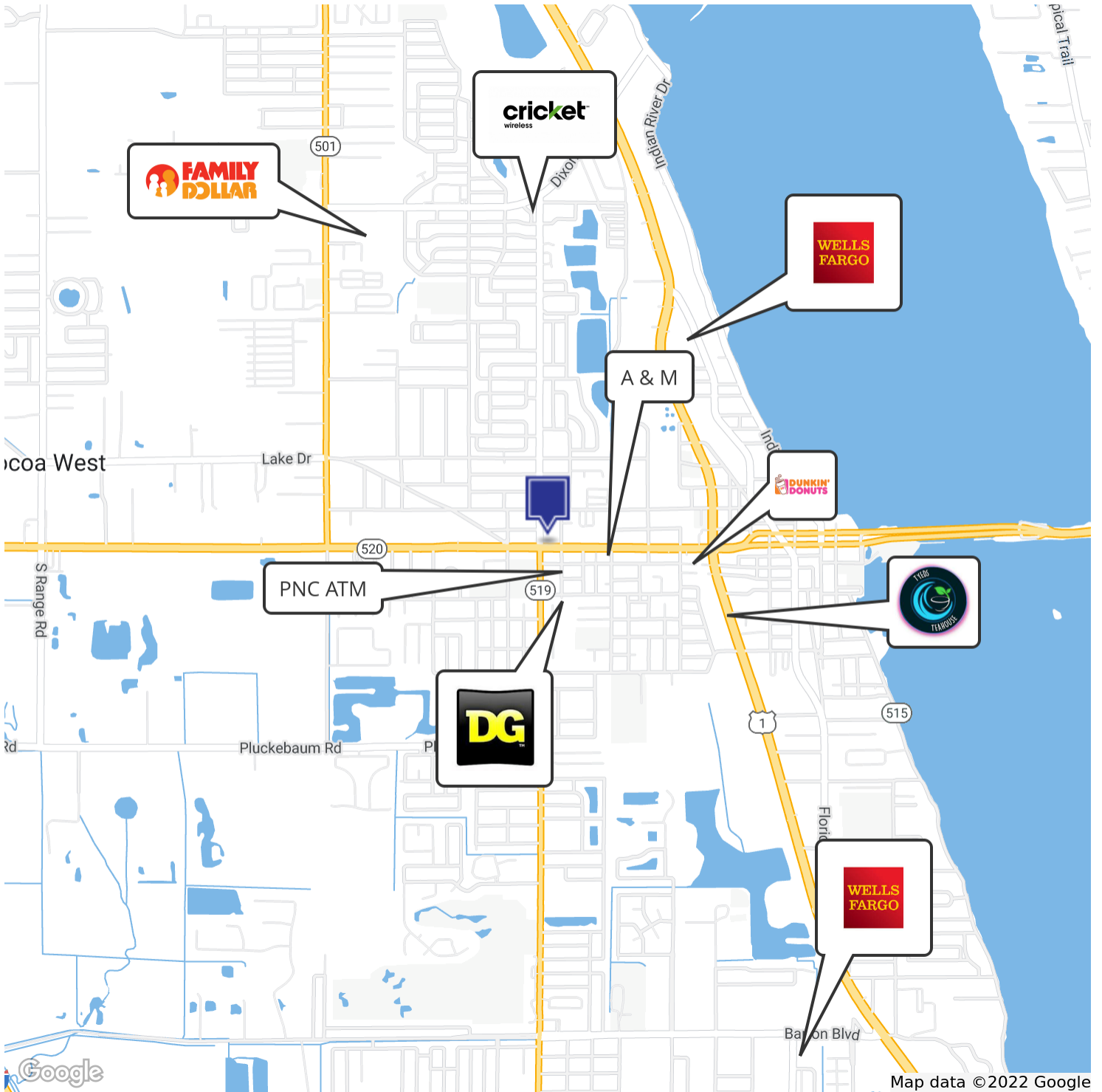


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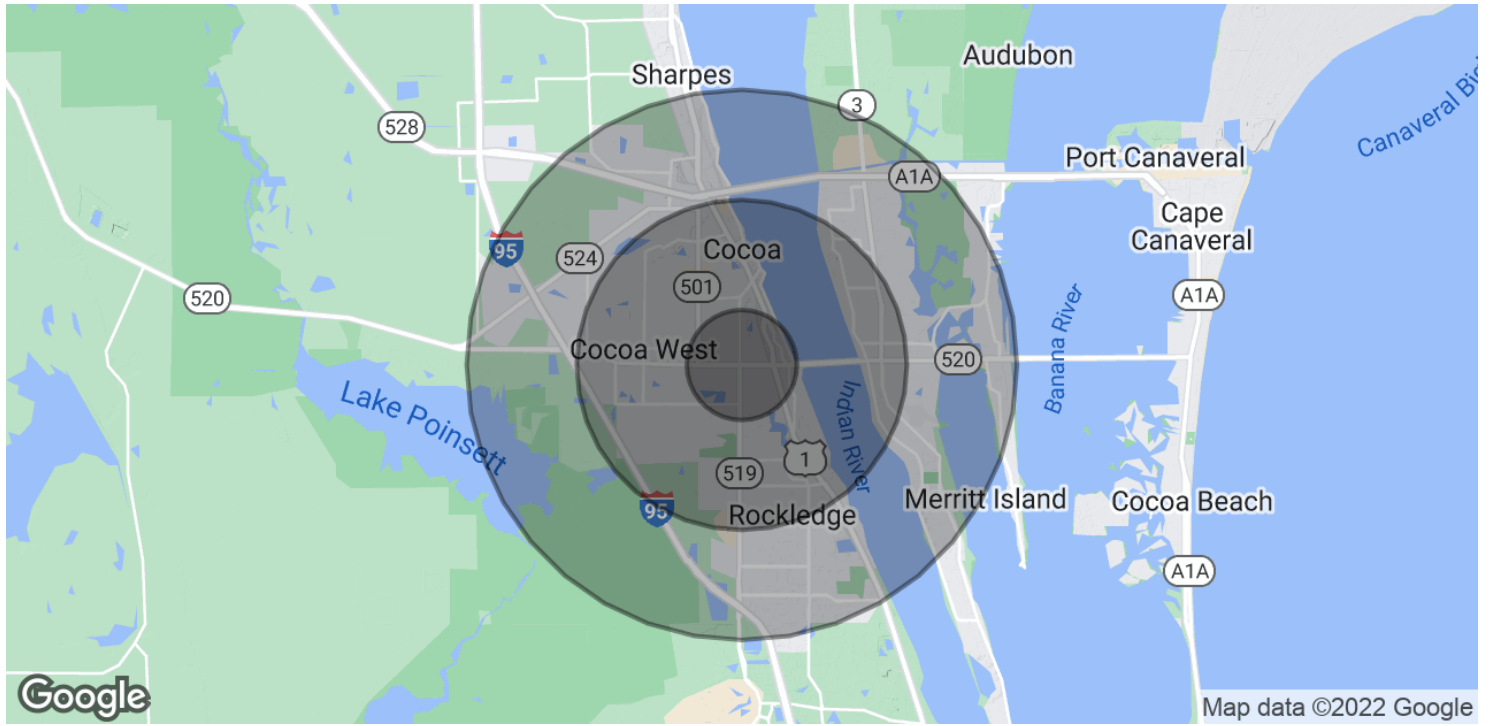


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,524	42,064	83,307
Average Age	37.5	40.7	42.4
Average Age (Male)	36.5	39.3	41.5
Average Age (Female)	40.7	41.8	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,892	17,296	33,962
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$34,746	\$52,858	\$61,021
Average House Value	\$147,534	\$165,630	\$220,870

* Demographic data derived from 2020 ACS - US Census



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