

# Juniper Mountain Coffee

3700 N. Highway 1, Cocoa, FL 32926

**Complete Renovation in 2024 / Attractive NNN Lease / Single Tenant / Stand Alone**



## OFFERING SUMMARY

**Sale Price:** \$2,065,000

**Acreage:** 0.84 Acres

**Facility SF:** 10,570 SF

**Zoning:** Brevard County Retail  
Warehousing &  
Wholesale Commercial  
(BU-2)

## PROPERTY OVERVIEW

Initial Term March 7, 2024 – March 6, 2029  
 \$11,700/month NNN + OPEX. Est. 2025 NOI \$140,400 (6.8% CAP)  
 Long Term Commitment to the Building with Two 5-Year Renewal Options  
 10% Base Rent Escalator in Years 6 & 11  
 NNN Lease. Taxes/Insurance/Maintenance Tenant Responsibility.  
 Signed Personal Guarantee  
 Utilities: City Water, Septic, Piped Underground Natural Gas, 3-Phase FPL Electric  
 100% HVAC. LED Lighting. Polished Concrete Flooring  
 Clear Height Ranges 12' 6" – 16' +/- . One 10' Wide x 12' Tall +/- Grade Level Door  
 25 Asphalt Paved/Striped/Lighted Parking Spaces  
 Traffic Count est. 32,500 VPD on US1  
 Please do not Disturb Occupant

## LOCATION OVERVIEW

Brevard County, known as "Florida's Space Coast", is located approximately halfway between Miami & Jacksonville on the Atlantic Ocean, about an hour drive east of Orlando. The Subject Property is located in Cocoa, FL with close proximity to Kennedy Space Center, Port Canaveral, and Patrick Space Force Base. Nearby employers include Blue Origin, SpaceX, NASA, and Boeing to name a few. Call today for details!



**Michael S. Ullian, President, CCIM, SIOR**

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 mike@ullianrealty.com

**Zachary Ullian**

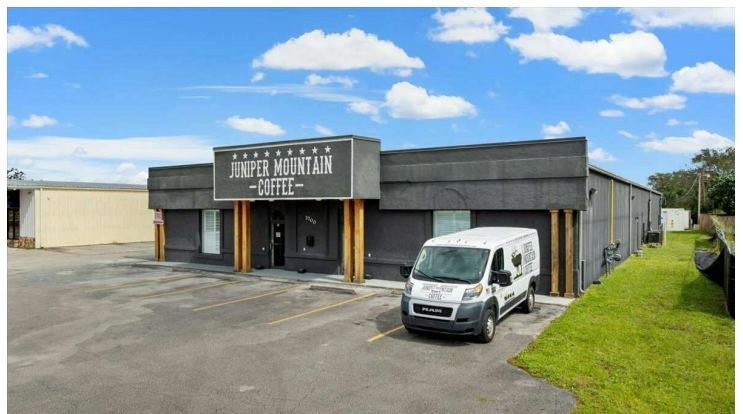
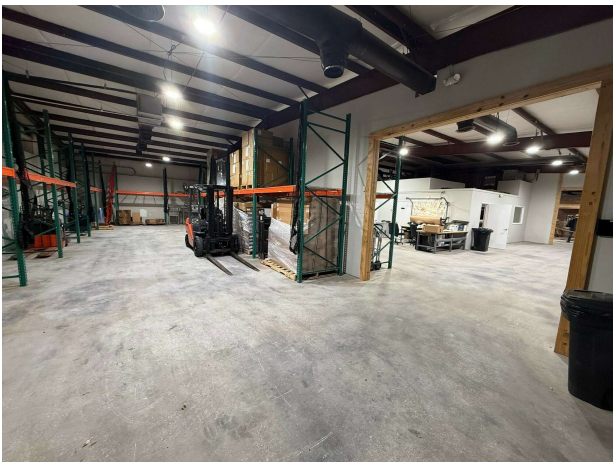
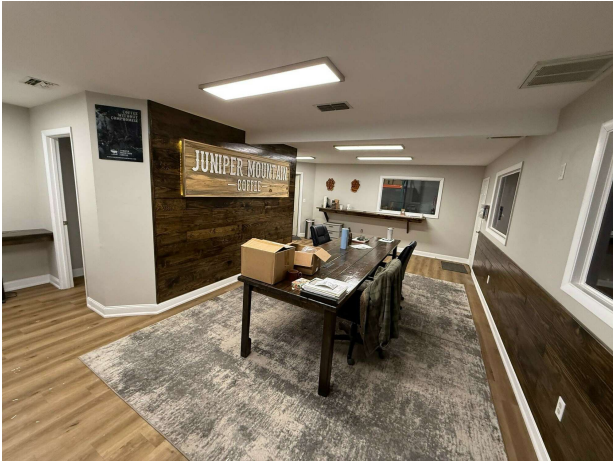
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## Additional Photos



Individual Members  
Michael S. Ullian

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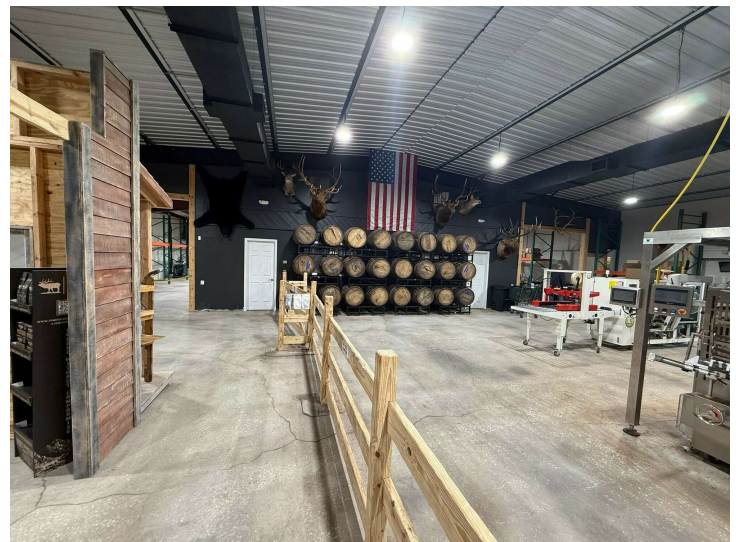
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## Tenant Summary



### ABOUT THE TENANT

- <https://junipermountaincoffee.com/>
- Juniper Mountain Trading Post was founded by hunters, ranchers, farmers and some of the foremost coffee experts in the world. Crafting the best coffee you can buy is the foundation of our company. But our mission is much deeper. Our mission is to stand with you against the decay of morals in our country. The corrosion of integrity, honor and tradition. We don't compromise our coffee's quality and we'll never compromise our values. "Coffee Without Compromise" isn't just some nice words. It's an action. An action that is integral to everything we do and what we represent. When you buy from Juniper Mountain Trading Post you can rest assured that your money supports American craftsmanship and manufacturing. Our values are simple, operate with honesty and integrity, treat people right and never cut corners.
- Roasted in the USA on American made equipment.
- 10% of the proceeds from each bag of "Back The Brew" donated to the Brevard County Sherriff's Office Charity to help support First Responders in Brevard County.
- Over 500,000 pounds of coffee sold in 2024.



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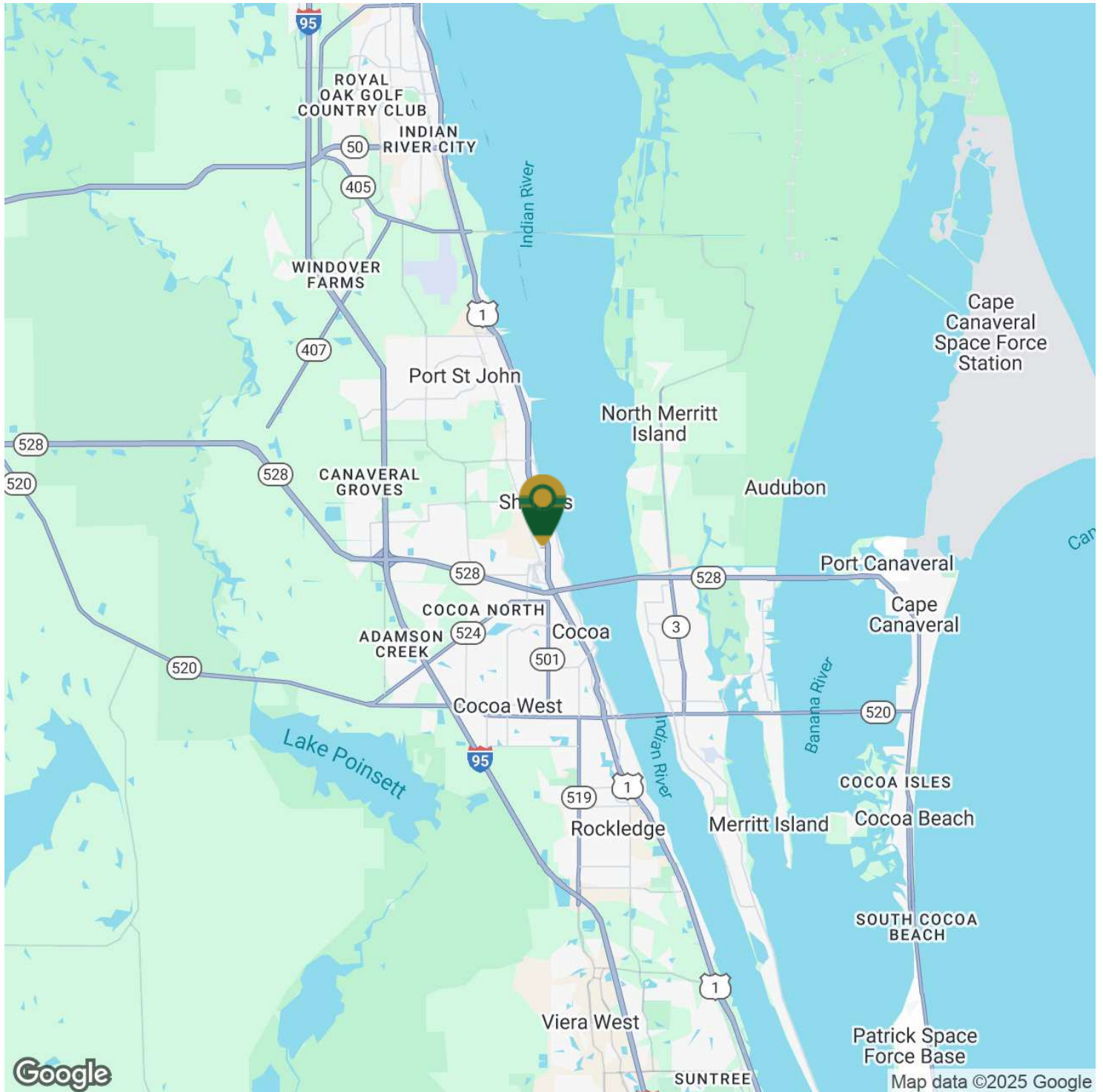


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## Location Map



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