

## Property Summary



### PROPERTY DESCRIPTION

With its spacious 3,264 SF floor plan and open layout, the property presents an excellent opportunity for a convenience store, jewelry store, or similar retail concept. The former pawn shop layout provides a versatile canvas for businesses to transform the space to suit their unique needs, making it an ideal location for retail innovation.

### LOCATION DESCRIPTION

Nestled within historic Cocoa Village, this property enjoys a prime location at a prominent hard signalized corner on Forrest Avenue and Willard Street, offering exceptional visibility from SR 520. Tenants will appreciate the vibrant mix of local shops, restaurants, and cultural attractions in the area, as well as the seamless access to the bustling commercial district. The historic charm of Cocoa Village, combined with the high visibility and strategic positioning of the property, creates an ideal setting for a dynamic and thriving business environment.

### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,264 SF
Lot Size:	0.18 Acres
Building Size:	3,264 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,275	22,526	40,306
Total Population	4,963	52,794	94,758
Average HH Income	\$83,149	\$79,201	\$94,814



#### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

#### MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
Mike@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



## Additional Photos



Cocoa Village Corner Property | 91 Forrest Ave, Cocoa, FL 32922



### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

### MIKE MOSS, SIOR

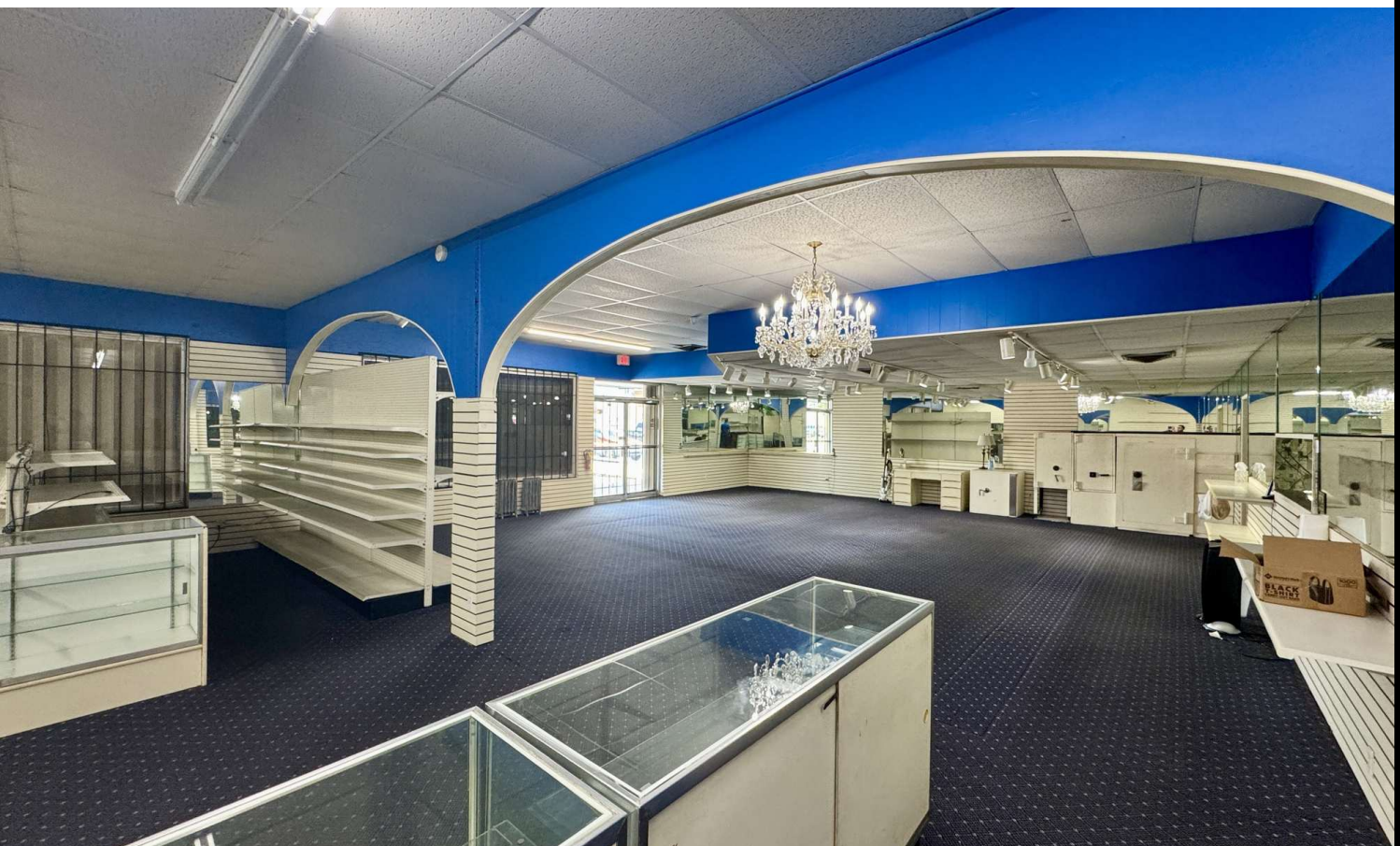
Principal | Industrial Team Director  
321.543.2498  
Mike@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



## Additional Photos



Cocoa Village Corner Property | 91 Forrest Ave, Cocoa, FL 32922



### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

### MIKE MOSS, SIOR

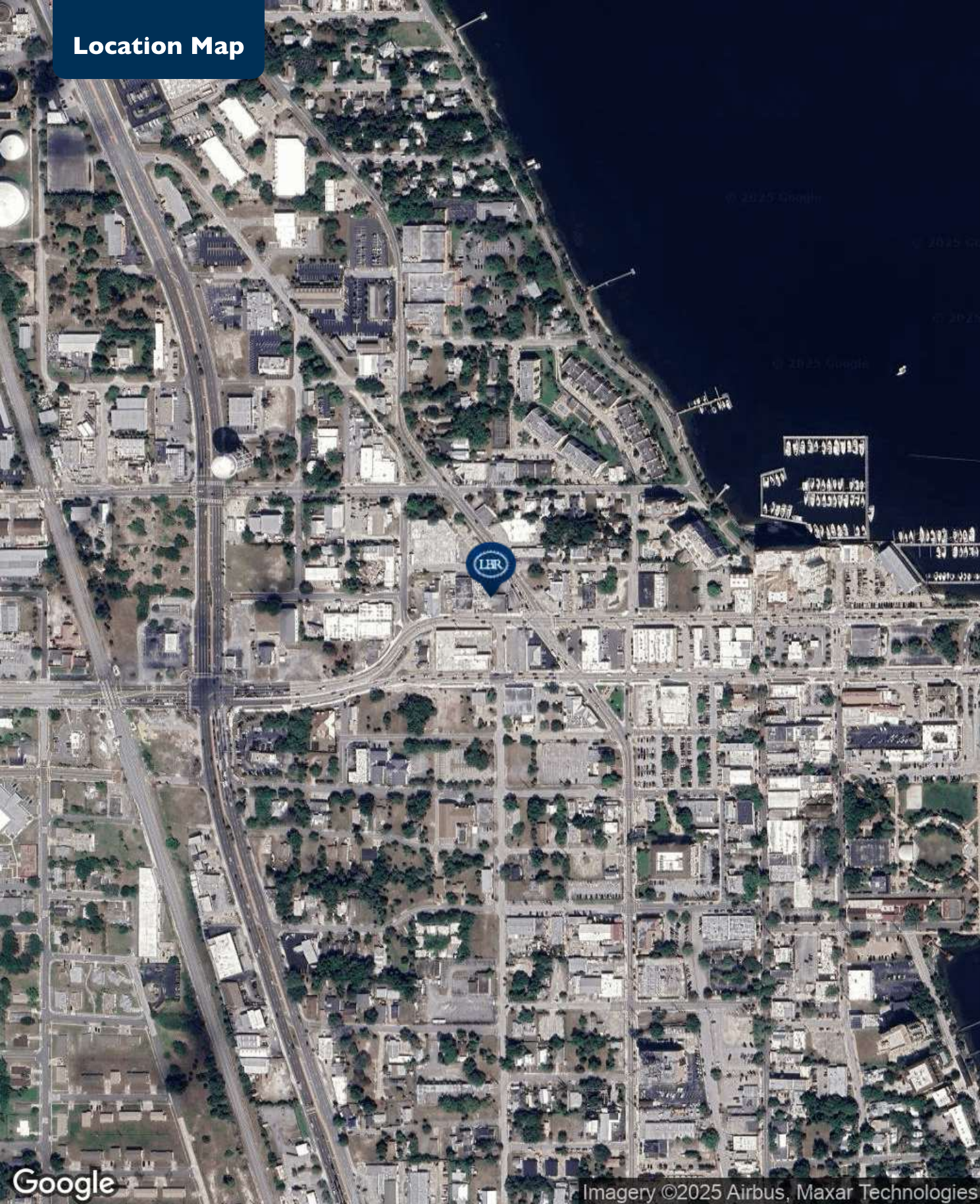
Principal | Industrial Team Director  
321.543.2498  
Mike@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



## Location Map



Cocoa Village Corner Property | 91 Forrest Ave, Cocoa, FL 32922



### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

### MIKE MOSS, SIOR

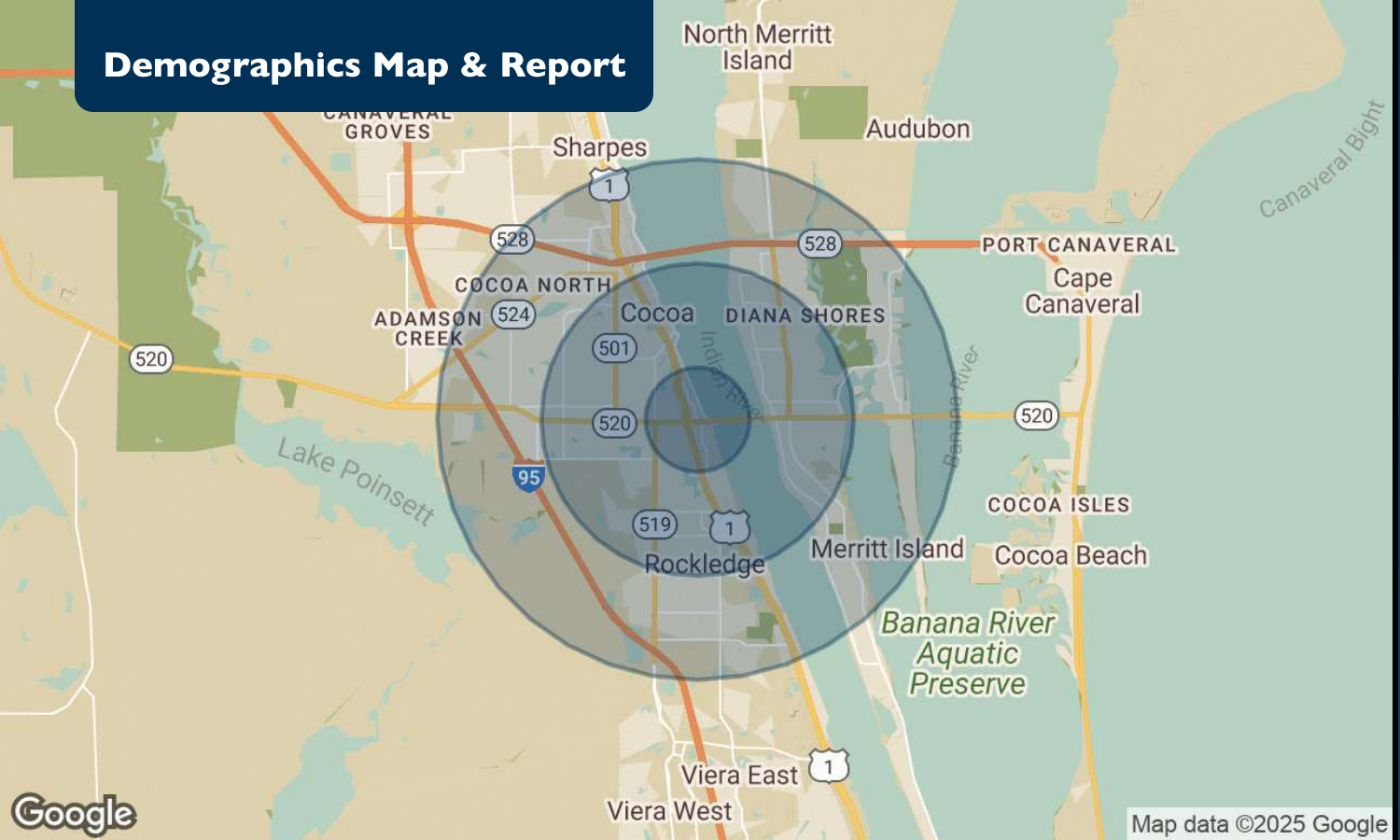
Principal | Industrial Team Director  
321.543.2498  
Mike@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



## Demographics Map &amp; Report



## POPULATION

## 1 MILE

## 3 MILES

## 5 MILES

Total Population	4,963	52,794	94,758
Average Age	45	44	46
Average Age (Male)	44	43	45
Average Age (Female)	45	46	47

## HOUSEHOLDS &amp; INCOME

## 1 MILE

## 3 MILES

## 5 MILES

Total Households	2,275	22,526	40,306
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$83,149	\$79,201	\$94,814
Average House Value	\$354,546	\$325,681	\$358,591

Demographics data derived from AlphaMap



## VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

## MIKE MOSS, SIOR

Principal | Industrial Team Director  
321.543.2498  
Mike@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.