

EXECUTIVE SUMMARY

Cocoa Village • 105 - 109 Brevard Avenue Cocoa, FL 32922



OFFERING SUMMARY

Available SF:	1,000 - 4,976 SF
Lease Rate:	\$3,000.00 - 7,500.00 per month (NNN)
Lot Size:	0.29 Acres
Year Built:	1923
Building Size:	16,893 SF
Zoning:	CBD

PROPERTY OVERVIEW

This versatile space offers a strategic location and an expansive interior, ideal for retail, office, or restaurant use. High visibility and foot traffic, the property presents an excellent opportunity for businesses seeking a vibrant and bustling environment.

- * Second Generation restaurant positioned on the corner of King St and Brevard Ave
- * Street retail space
- * Second story office area

LOCATION OVERVIEW

Excellent location on the corner of King Street and Brevard Ave in historic Cocoa Village, known for its vibrant dining scene and eclectic shops, creating a bustling hub of activity. Nearby, the Indian River waterfront offers scenic views and recreational opportunities, drawing a steady flow of visitors to the area. With a rich tapestry of local events and festivals, this vibrant community ensures a steady stream of potential customers for retail and restaurant businesses. The location's proximity to these desirable destinations makes it an appealing choice for businesses seeking to become part of Cocoa's thriving commercial landscape.

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

AVAILABLE SPACES

Cocoa Village • 105 - 109 Brevard Avenue Cocoa, FL 32922

Lease Rate: \$3,000.00 - 7,500.00 PER MONTH (NNN)

Total Space 1,000 - 4,976 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
109 Brevard Ave	Second Gen Restaurant	\$7,500 PER MONTH	NNN	3,300 SF
105 Brevard Ave	Street Retail	\$3,000 PER MONTH	NNN	1,000 SF
107 Brevard Ave	Second Floor Office	\$5,000 PER MONTH	NNN	4,976 SF

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

SECOND GEN RESTAURANT

Cocoa Village • 105 - 109 Brevard Avenue Cocoa, FL 32922



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

SECOND STORY OFFICE

Cocoa Village • 105 - 109 Brevard Avenue Cocoa, FL 32922



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

RETAIL SPACE

Cocoa Village • 105 - 109 Brevard Avenue Cocoa, FL 32922



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

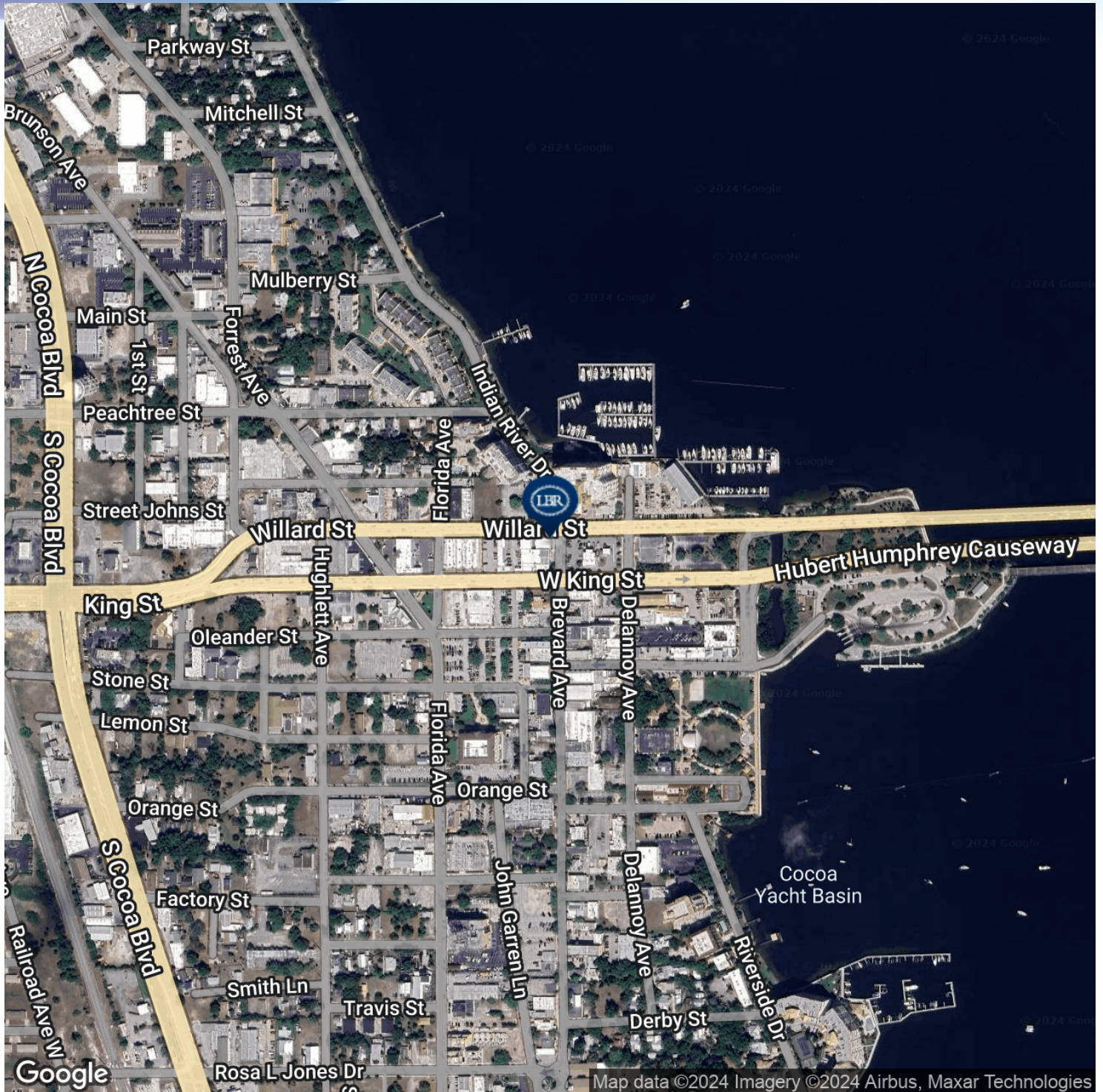
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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 • 105 - 109 Brevard Avenue Cocoa, FL 32922



J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

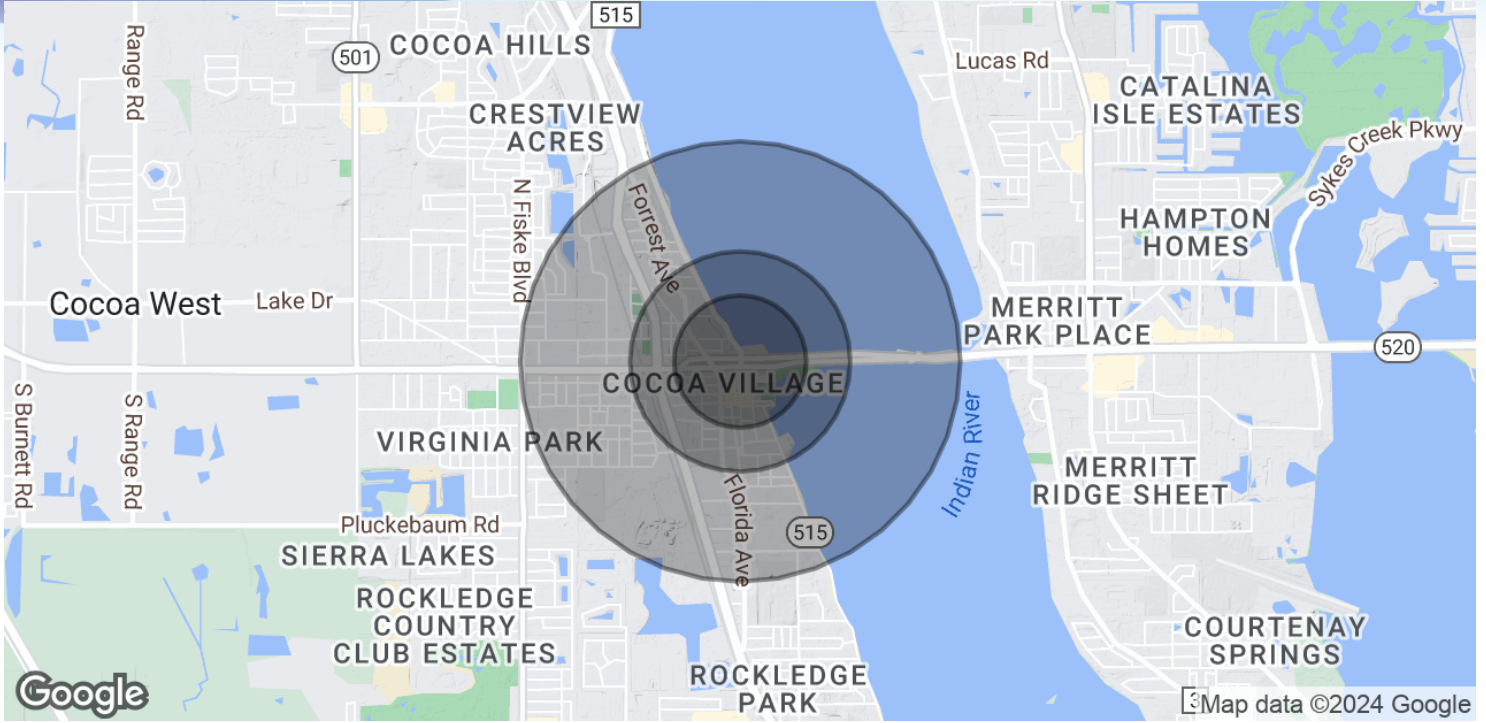
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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 & REPORT

Cocoa Village • 105 - 109 Brevard Avenue Cocoa, FL 32922



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	394	1,071	4,850
Average Age	59	57	47
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	240	630	2,271
# of Persons per HH	1.6	1.7	2.1
Average HH Income	\$122,120	\$117,734	\$88,912
Average House Value	\$538,694	\$514,377	\$394,196

Demographics data derived from AlphaMap

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.