

Flexible Office & Warehouse Space

Zoning Permits Retail!

WATSON
COMMERCIAL
REAL ESTATE, INC.



ADDRESS

SIZE

TYPE

ZONING

PRICE

**1445 Cox Rd Unit B
Cocoa, FL 32926**

**5,856 SF
Square Foot**

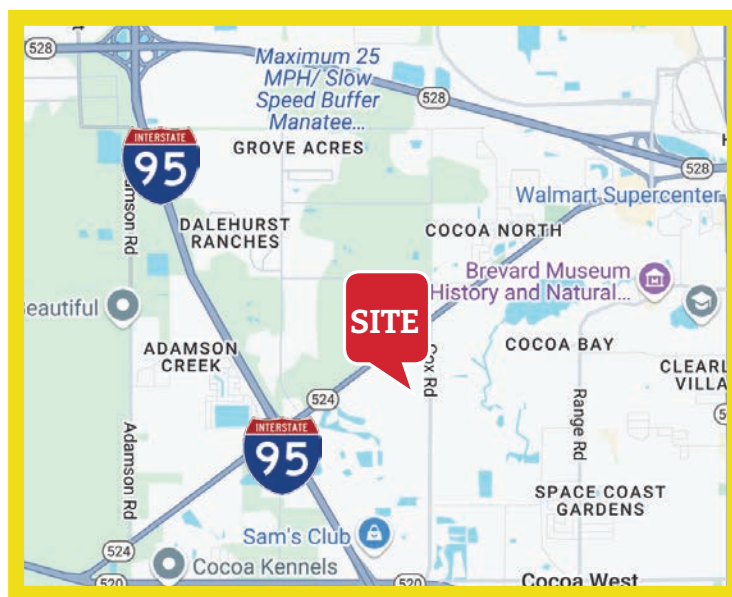
**BLDG
Office / WH**

**M-1
Light Industrial**

\$13/SF NNN

Property Highlights:

- ✓ **2,074 SF Office/Flex**
- ✓ **3,782 SF Warehouse**
- ✓ **M-1 Zoning:** Permits light industrial, warehousing, distribution, and commercial retail use.
- ✓ **19-ft ceiling height**
- ✓ **15 parking spaces**
- ✓ **Near SR 520, I-95, and the Port:** Ideal for logistics, manufacturing, or service-based operations.



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Broker

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Summary

PRICE:	\$13/SF NNN
TYPE:	Office / Warehouse
ZONING:	M-1
SIZE:	5,856 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	16,285	61,378	175,242
Avg Household Income	\$76,004	\$72,633	\$92,908
2029 Household Projection:	6,640	25,195	72,578



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1445 Cox Rd, Cocoa, FL 32926

Building Type: **Industrial**
 RBA: **21,232 SF**
 Land Area: **5 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	16,285		61,378		175,242	
2024 Estimate	14,856		55,866		160,899	
2020 Census	14,180		52,551		159,645	
Growth 2024 - 2029	9.62%		9.87%		8.91%	
Growth 2020 - 2024	4.77%		6.31%		0.79%	
2024 Population by Hispanic Origin	1,694		7,353		17,767	
2024 Population	14,856		55,866		160,899	
White	10,231	68.87%	35,332	63.24%	118,705	73.78%
Black	2,386	16.06%	11,309	20.24%	16,715	10.39%
Am. Indian & Alaskan	65	0.44%	304	0.54%	687	0.43%
Asian	192	1.29%	666	1.19%	3,429	2.13%
Hawaiian & Pacific Island	12	0.08%	69	0.12%	233	0.14%
Other	1,970	13.26%	8,187	14.65%	21,130	13.13%
U.S. Armed Forces	0		103		558	
Households						
2029 Projection	6,640		25,195		72,578	
2024 Estimate	6,071		22,978		66,731	
2020 Census	5,846		21,774		66,447	
Growth 2024 - 2029	9.37%		9.65%		8.76%	
Growth 2020 - 2024	3.85%		5.53%		0.43%	
Owner Occupied	4,520	74.45%	14,783	64.34%	48,858	73.22%
Renter Occupied	1,551	25.55%	8,194	35.66%	17,873	26.78%
2024 Households by HH Income	6,070		22,978		66,731	
Income: <\$25,000	1,422	23.43%	5,950	25.89%	11,708	17.55%
Income: \$25,000 - \$50,000	1,582	26.06%	5,662	24.64%	13,344	20.00%
Income: \$50,000 - \$75,000	794	13.08%	3,462	15.07%	9,959	14.92%
Income: \$75,000 - \$100,000	554	9.13%	2,427	10.56%	8,573	12.85%
Income: \$100,000 - \$125,000	389	6.41%	1,763	7.67%	6,981	10.46%
Income: \$125,000 - \$150,000	515	8.48%	1,232	5.36%	5,216	7.82%
Income: \$150,000 - \$200,000	594	9.79%	1,408	6.13%	5,529	8.29%
Income: \$200,000+	220	3.62%	1,074	4.67%	5,421	8.12%
2024 Avg Household Income	\$76,004		\$72,633		\$92,908	
2024 Med Household Income	\$51,013		\$49,572		\$70,894	

Demographic Market Comparison Report

