

COMMERCIAL OFFICE SPACE FOR SALE

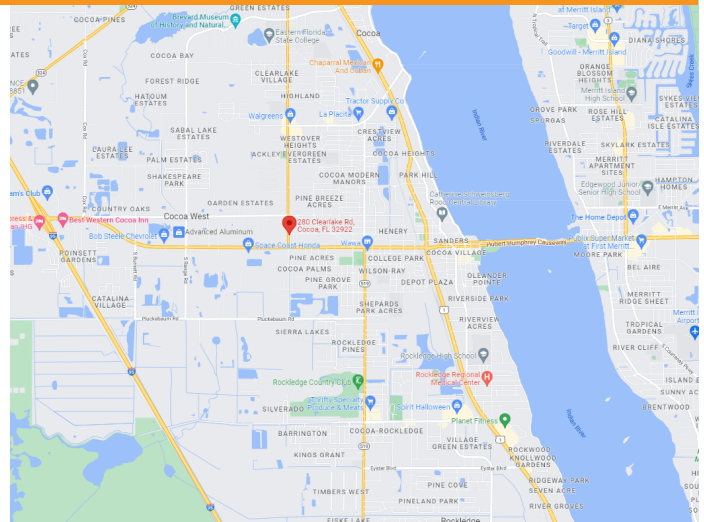
# 280 CLEARLAKE ROAD

Cocoa, FL 32922

FOR SALE



- 280 Clearlake Road is a 9,060 SF Multi-Tenant Commercial Building with Office and Flex Spaces
- Situated on 1.11 Acres with a Large Fenced Rear Yard with Approval for Additional Building(s) or Could be Paved for Outdoor Storage - Additional Income Potential!
- Many Recent Updates Since 2022 Include Interior and Exterior Renovations
- Monument Signage, Large Parking Lot, BU-2 Zoning
- Located Just of 520/King Street with Quick Access to I-95, US-1, and Beachside
- Beautifully Maintained Building with Stable Tenants in Place
- Priced to Sell at \$1.2M



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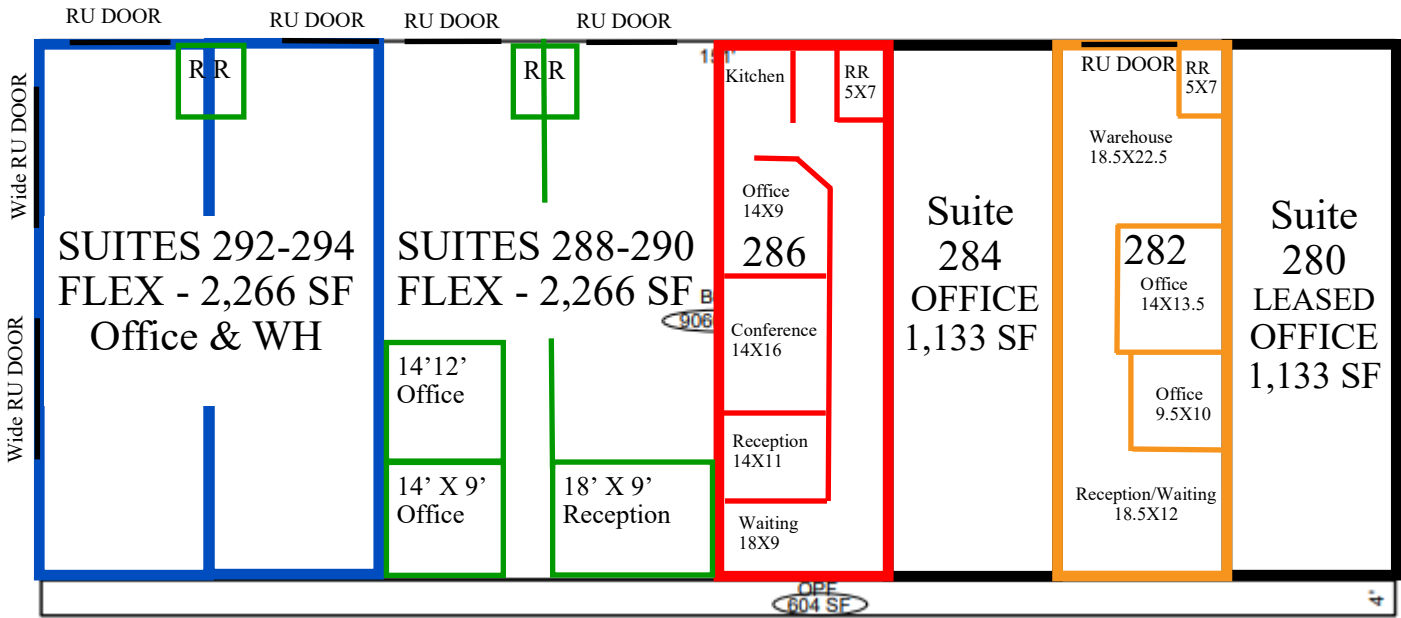


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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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Eight - 1,133 SF Suites - OFFICE & WAREHOUSE  
Approximate Suite Floorplans  
2 Tenants Occupy Double Suites of 2,266 SF, 4 Suites at 1,133 SF

DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	7,937	40,810	86,396
2029 Projection	8,709	44,852	94,441
Growth 2024-2029	1.9%	2.0%	1.9%
Median Age	36.6	42.2	45.1
Bachelor's or Higher	10%	20%	26%
Average Income	\$45,160	\$66,911	\$80,479



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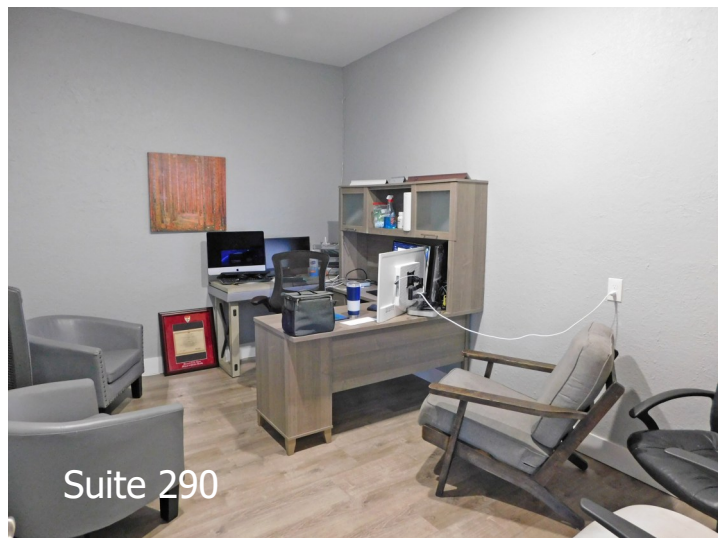
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Beautifully Updated Interiors with Modern Features. Vinyl Plank Flooring, Updated Lighting, Updated Restrooms and More! Some 3-Phase Electrical, Metal Roof, Fenced Yard with Rolling Security Gate.



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Retail, warehousing and wholesale commercial, BU-2

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities.

Click Link for More on Zoning:

[Brevard County BU-2 Zoning Code](#)



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