

King Street Auto Repair

1236 W King St, Cocoa, FL 32922

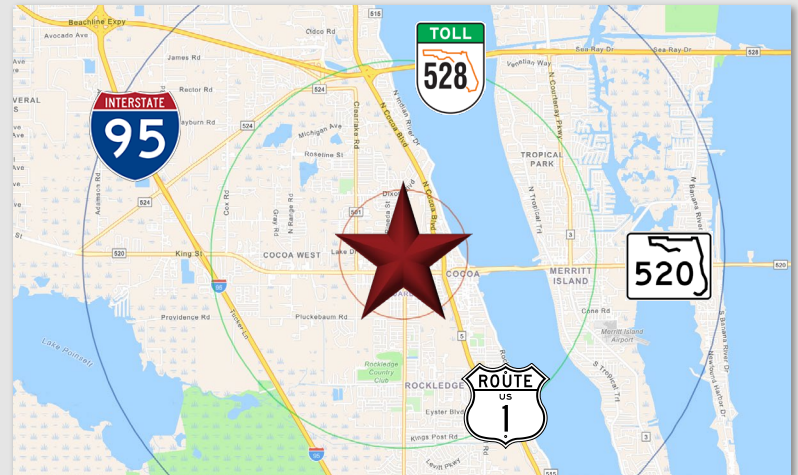
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Lease: \$15psf MG

LOCATION HIGHLIGHTS

Positioned on SR-520 with 23,500 AADT, the property benefits from strong visibility adjacent to the Cocoa Ford dealership. Located less than one mile west of US-1 and just a 10-minute drive from I-95, it offers convenient access throughout the area. The surrounding area is primarily residential with nearby wholesale commercial uses.



LISTING HIGHLIGHTS

- **±6,637 SF** industrial building
- Currently used for auto repair
- Build-out includes **6 roll-up doors**, a reception area, break room, 2 offices (including one with a private restroom), a storage/parts room, and 3 additional restrooms
- Gated lot with **5 exterior** and **5 interior car lifts**

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	9,330	48,362	96,207
Median HH Income	\$55,671	\$62,416	\$79,153
Average HH Income	\$74,116	\$83,082	\$102,022

CONTACT FOR MORE INFORMATION

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Marie Shorey, CCIM

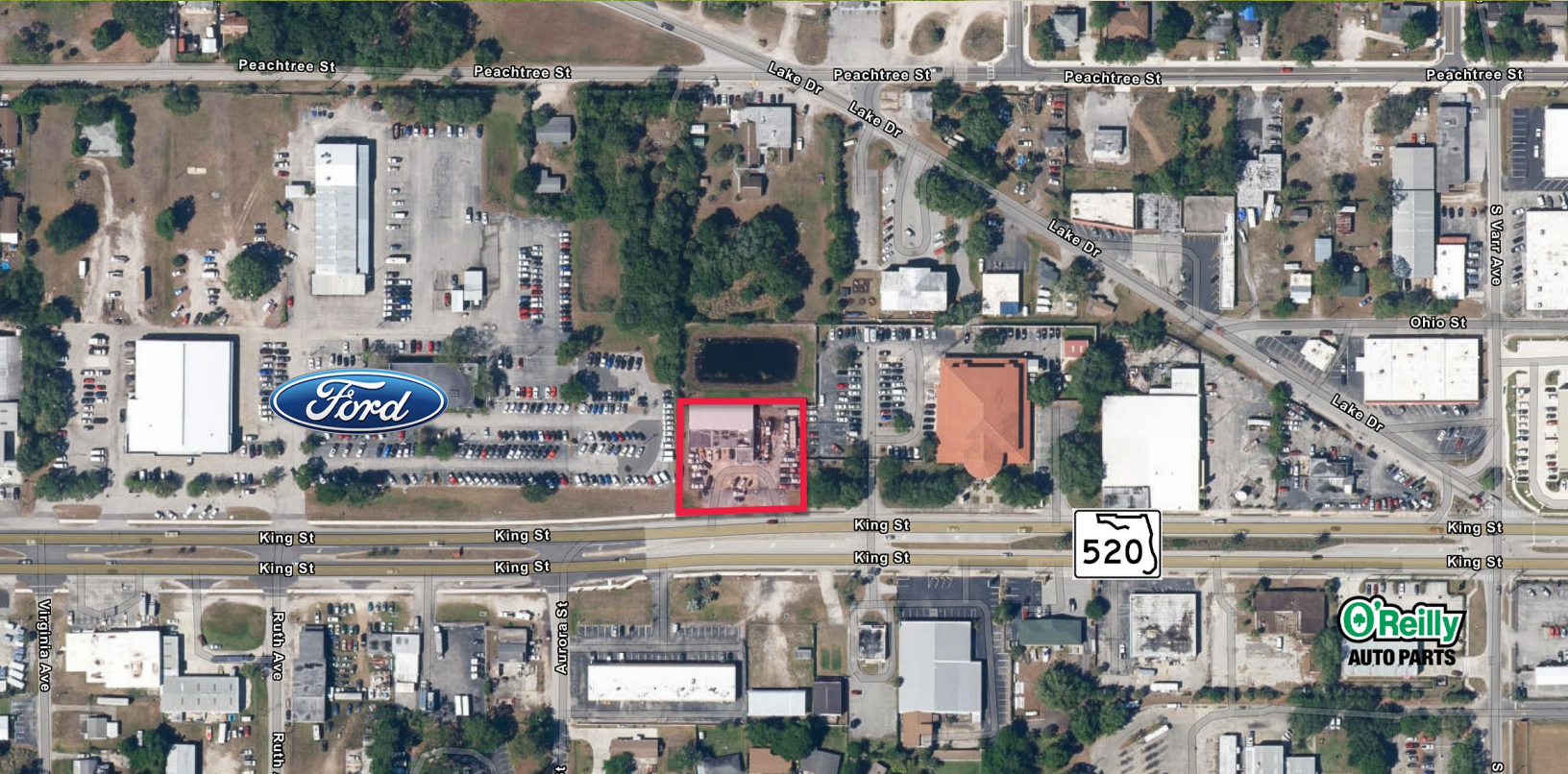
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