

Prime Commercial Property with Dual Warehouses

High Traffic Location, Near Cocoa Village!

WATSON
COMMERCIAL
REAL ESTATE, INC



ADDRESS

SIZE

TYPE

ZONING

PRICE

**205 Thompson Ave
Cocoa FL, 32922**

**0.52 AC
Acres**

**BLDG
Warehouse**

**BU-2
Commercial**

\$825,000

Property Highlights:

- ✓ **Two Warehouse Spaces:** 3,200 sq ft and 2,100 sq ft.
- ✓ **Strategic Location:** Easy access to major roads and transportation routes.
- ✓ **High Traffic Location:** Situated on W King Street and Clearlake Road.
- ✓ **Zoned BU-2:** Ideal for warehousing, distribution, and trucking terminal use.
- ✓ **Proximity to Cocoa Village:** Close to a popular commercial area
- ✓ **Competitive Price:** Listed fairly for prime commercial real estate.



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Broker

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Sales Associate

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205 Thompson Ave Cocoa FL, 32922



Summary

PRICE:	\$825,000
TYPE:	Building
ZONING:	BU-2
SIZE:	0.52 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	28,843	94,836	235,419
Avg Household Income	\$59,122	\$80,567	\$95,122
2029 Household Projection:	11,680	39,797	102,421



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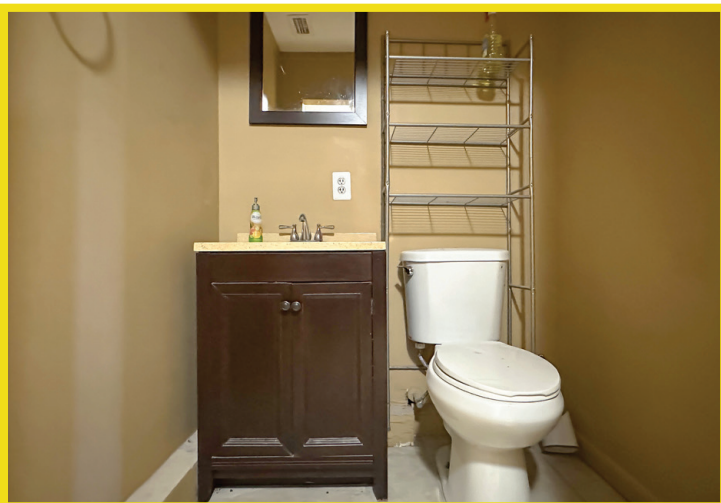
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Demographic Summary Report

Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	28,843		94,836		235,419	
2024 Estimate	26,190		86,758		214,227	
2020 Census	24,257		84,228		201,228	
Growth 2024 - 2029	10.13%		9.31%		9.89%	
Growth 2020 - 2024	7.97%		3.00%		6.46%	
2024 Population by Hispanic Origin	4,781		10,645		22,402	
2024 Population	26,190		86,758		214,227	
White	12,395	47.33%	58,768	67.74%	163,098	76.13%
Black	8,513	32.50%	13,710	15.80%	18,040	8.42%
Am. Indian & Alaskan	201	0.77%	421	0.49%	838	0.39%
Asian	232	0.89%	1,555	1.79%	5,044	2.35%
Hawaiian & Pacific Island	32	0.12%	127	0.15%	278	0.13%
Other	4,817	18.39%	12,176	14.03%	26,929	12.57%
U.S. Armed Forces	67		275		1,026	
Households						
2029 Projection	11,680		39,797		102,421	
2024 Estimate	10,628		36,462		93,183	
2020 Census	9,930		35,528		86,987	
Growth 2024 - 2029	9.90%		9.15%		9.91%	
Growth 2020 - 2024	7.03%		2.63%		7.12%	
Owner Occupied	5,199	48.92%	24,070	66.01%	67,409	72.34%
Renter Occupied	5,429	51.08%	12,391	33.98%	25,773	27.66%
2024 Households by HH Income	10,629		36,463		93,182	
Income: <\$25,000	3,486	32.80%	7,711	21.15%	16,069	17.24%
Income: \$25,000 - \$50,000	2,790	26.25%	8,078	22.15%	18,117	19.44%
Income: \$50,000 - \$75,000	1,881	17.70%	5,890	16.15%	13,690	14.69%
Income: \$75,000 - \$100,000	977	9.19%	4,353	11.94%	11,442	12.28%
Income: \$100,000 - \$125,000	533	5.01%	3,558	9.76%	10,147	10.89%
Income: \$125,000 - \$150,000	178	1.67%	2,534	6.95%	7,571	8.12%
Income: \$150,000 - \$200,000	404	3.80%	2,387	6.55%	8,142	8.74%
Income: \$200,000+	380	3.58%	1,952	5.35%	8,004	8.59%
2024 Avg Household Income	\$59,122		\$80,567		\$95,122	
2024 Med Household Income	\$43,260		\$59,944		\$72,659	

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Demographic Market Comparison Report

