

EXECUTIVE SUMMARY

Open Storage Lot in Cocoa • 1411 Clearlake Road Cocoa, FL 32922



OFFERING SUMMARY

Available SF: 0.35 Acres

Lease Rate: \$2,500.00 per month
(Ground)

Lot Size: 0.35 Acres

Zoning: BU2

PROPERTY OVERVIEW

Zoned for Retail, Warehousing, and Wholesale Commercial
Feature secure fencing around the perimeter.
Ideal for industrial Outdoor storage looking for secure storage space.

LOCATION OVERVIEW

Lot behind the Clearlake Plaza
Convenient to US Hwy-1 and SR-528

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

MICHAEL MOSS II

Sales And Leasing Associate
321.722.0707 X25
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Lightle Beckner Robison, Inc.

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

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ADDITIONAL PHOTOS

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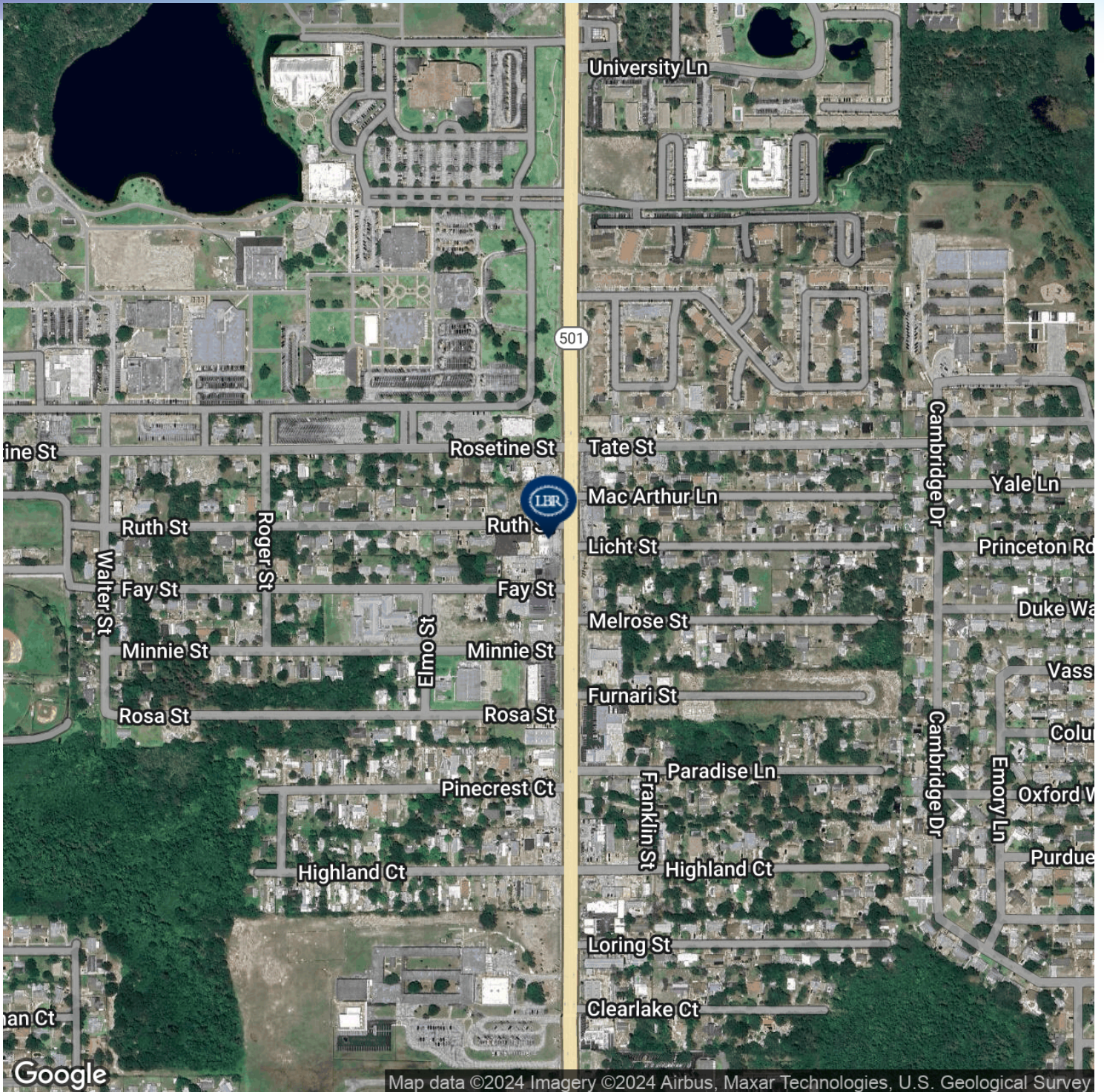
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LOCATION MAP

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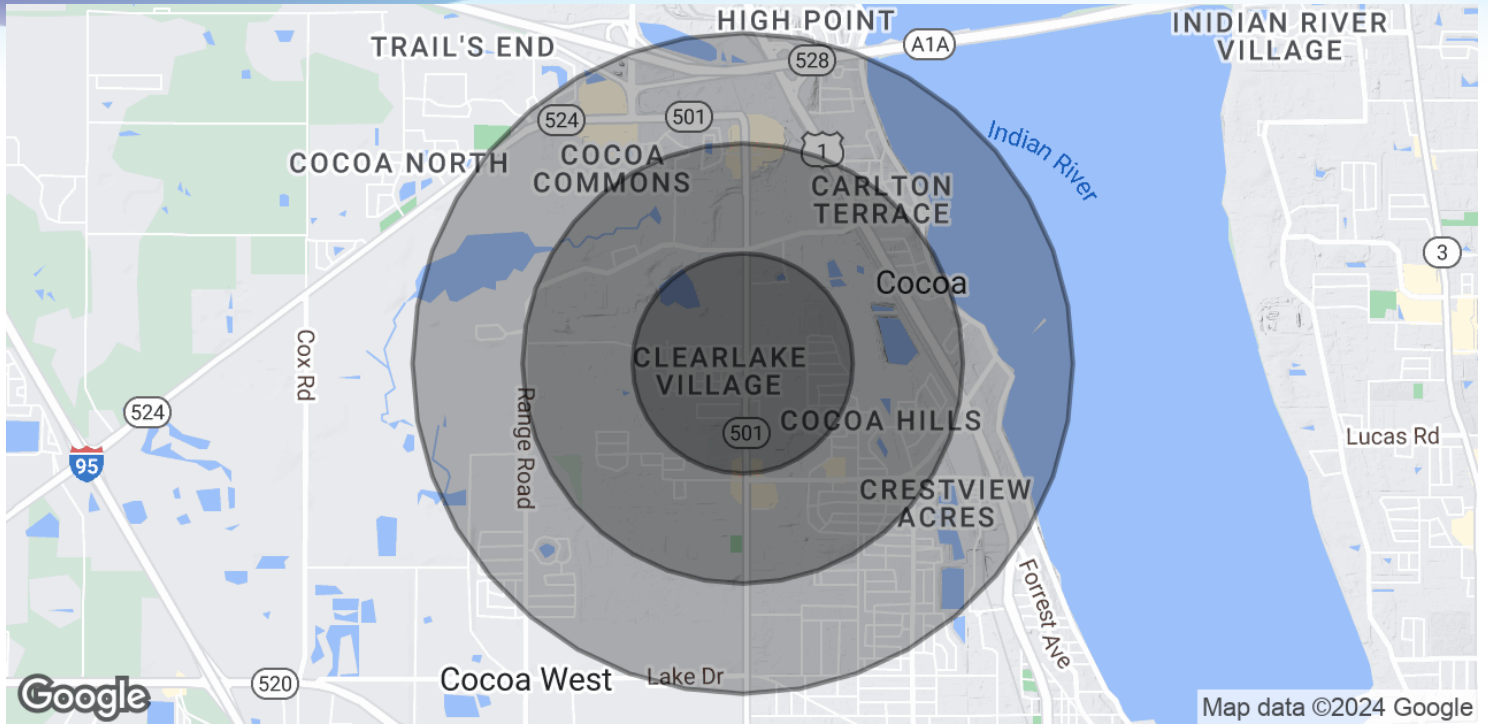
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,296	7,930	14,999
Average Age	39.5	37.7	37.2
Average Age (Male)	37.4	34.3	34.2
Average Age (Female)	41.9	40.8	40.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,048	3,701	7,116
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$32,511	\$33,967	\$38,926
Average House Value	\$103,884	\$94,525	\$111,595

* Demographic data derived from 2020 ACS - US Census

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