

EXECUTIVE SUMMARY

• 644 W King St. Cocoa, FL 32922



OFFERING SUMMARY

Available SF:	5,992 SF
Lease Rate:	Negotiable
Lot Size:	0.53 Acres
Traffic Count:	26,660 (17)
Year Built:	1958
Building Size:	5,992 SF
Zoning:	C-G

PROPERTY OVERVIEW

Fully equipped restaurant and complete bar with COP4 available
Corner property at lighted intersection with high traffic counts
Potential Drive-thru
Broad Zoning

LOCATION OVERVIEW

Property is between Fiske Blvd and US-1
Located on SR 520 (King St.) the main thoroughfare to the beaches
At a lighted intersection next to a SCAT bus stop

JEFF CHESTINE

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 644 W King St. Cocoa, FL 32922



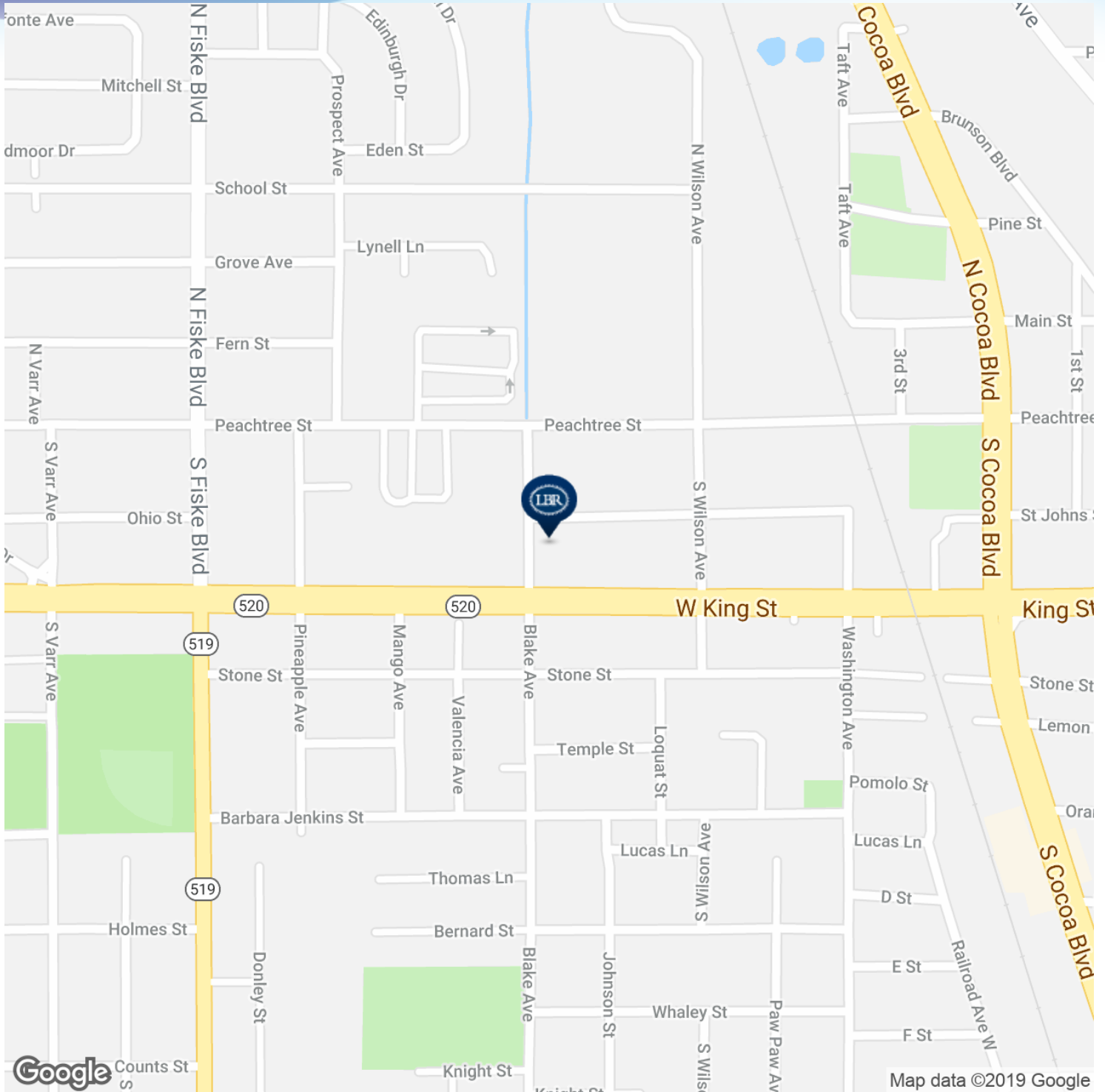
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LOCATION MAPS

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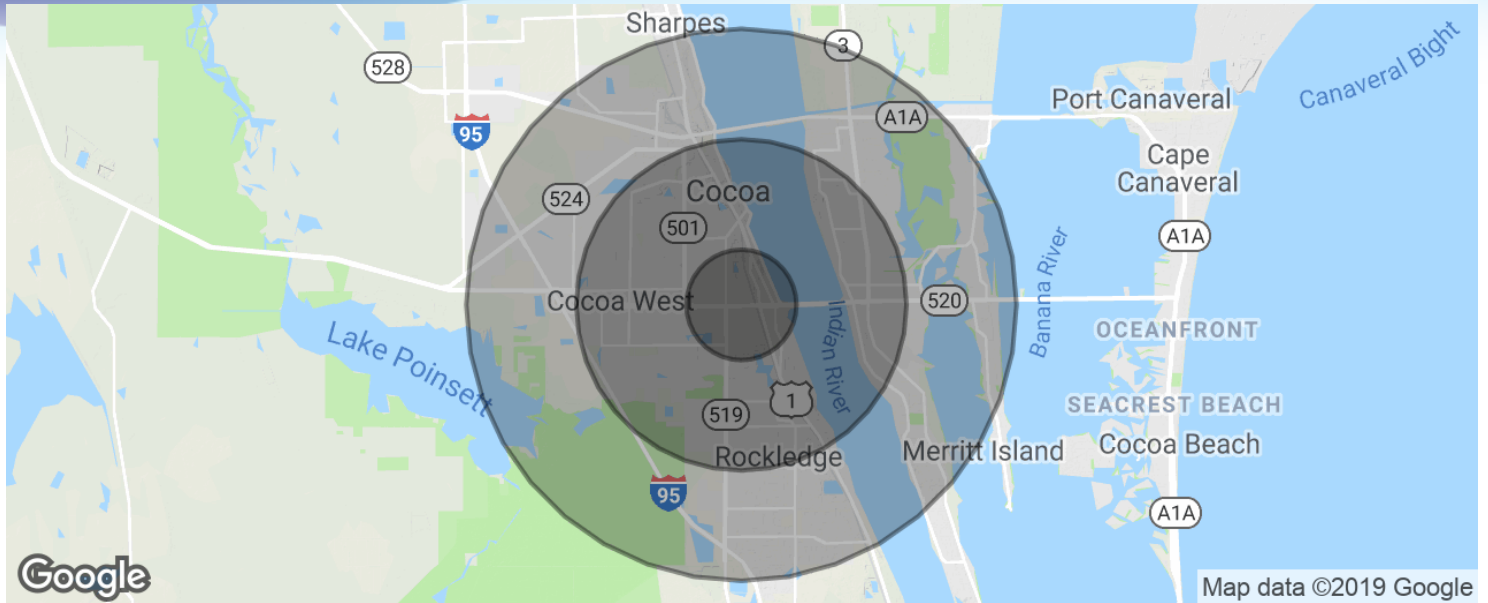
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,935	42,687	83,727
Median age	38.2	41.0	42.4
Median age (Male)	37.3	39.6	41.5
Median age (Female)	41.2	42.0	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,647	17,653	34,186
# of persons per HH	2.2	2.4	2.4
Average HH income	\$37,376	\$53,119	\$61,117
Average house value	\$146,110	\$170,589	\$225,487

* Demographic data derived from 2010 US Census

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