

# EXECUTIVE SUMMARY

Cocoa Commercial Center • 3815 N Cocoa Blvd Cocoa, FL 32926



## OFFERING SUMMARY

**Available SF:** 1,580 - 5,116 SF

**Lease Rate:** \$20.00 SF/yr (Gross)

**Year Built:** 1986

**Building Size:** 6,698 SF

**Zoning:** BU-1

## PROPERTY OVERVIEW

Retail spaces on busy US Hwy 1  
Versatile layout  
High Visibility  
Monument Signage  
Traffic Count: 32,500 AADT (23)

## LOCATION OVERVIEW

Located between Port St. John and Cocoa  
+/- 40 Miles to Orlando International Airport  
+/- 28 Miles to Melbourne Orlando International Airport  
+/- 11 Miles to Port Canaveral

### JEFFERY T. ROBISON, CCIM

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# AVAILABLE SPACES

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**Lease Rate:** \$20.00 SF/YR (GROSS) **Total Space** 1,580 - 5,116 SF  
**Lease Type:** Gross **Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
F12	\$20.00 SF/YR	Gross	3,340 SF	Negotiable
F13	\$20.00 SF/YR	Gross	1,776 - 5,116 SF	Negotiable
F24	\$20.00 SF/YR	Gross	1,580 SF	Negotiable

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# ADDITIONAL PHOTOS

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# INTERIOR PHOTOS

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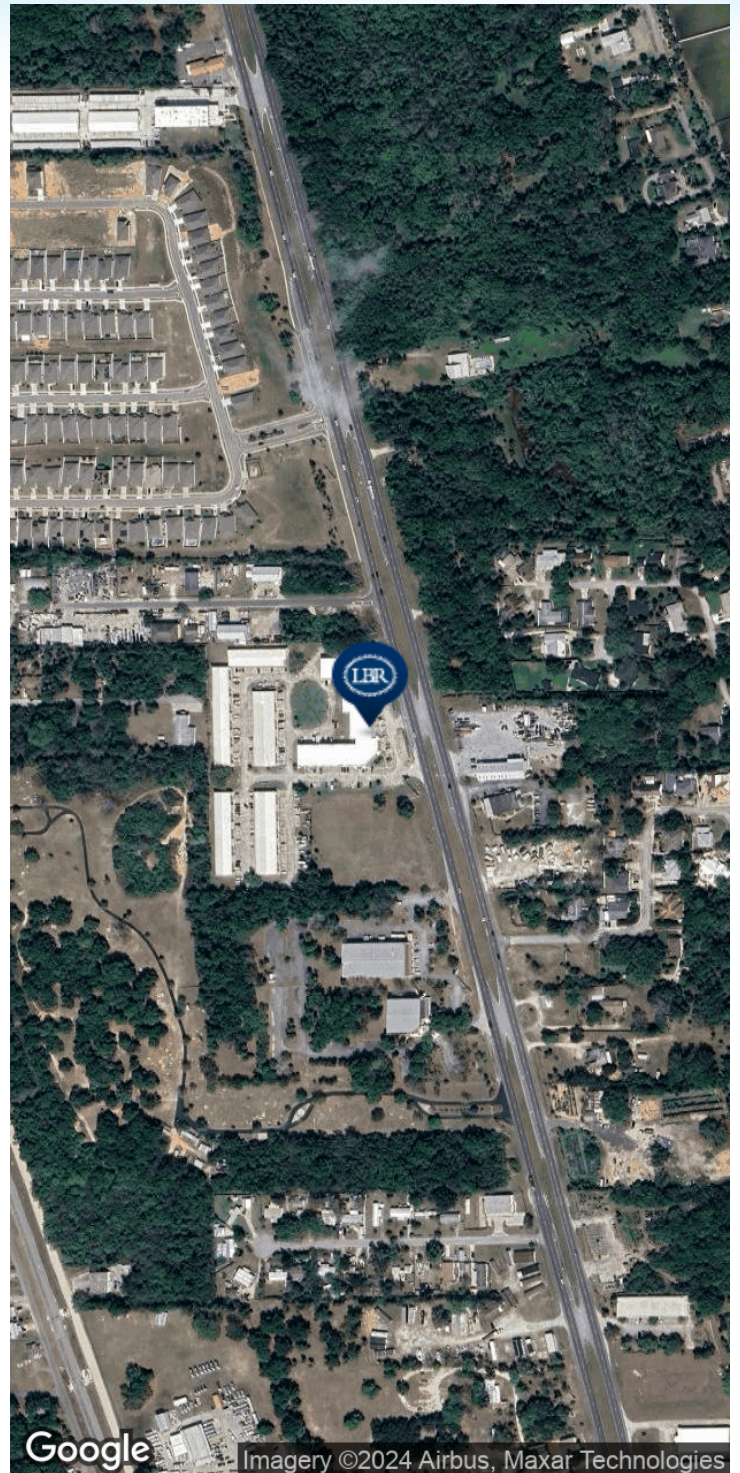
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# LOCATION MAP

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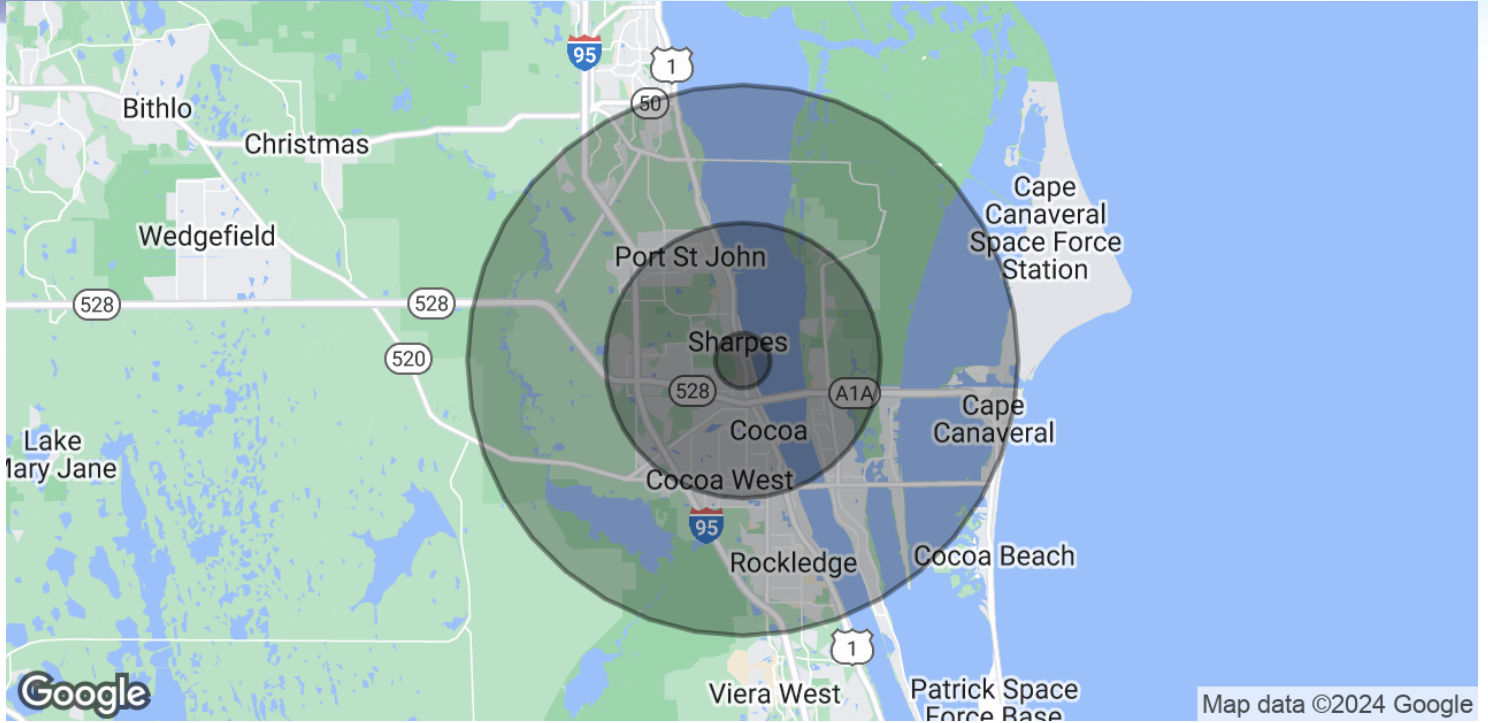
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,416	77,883	161,420
Average Age	49	45	46
Average Age (Male)	50	44	46
Average Age (Female)	49	46	47

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	619	31,616	68,649
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$95,019	\$94,600	\$99,995
Average House Value	\$448,846	\$331,999	\$365,584

Demographics data derived from AlphaMap

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