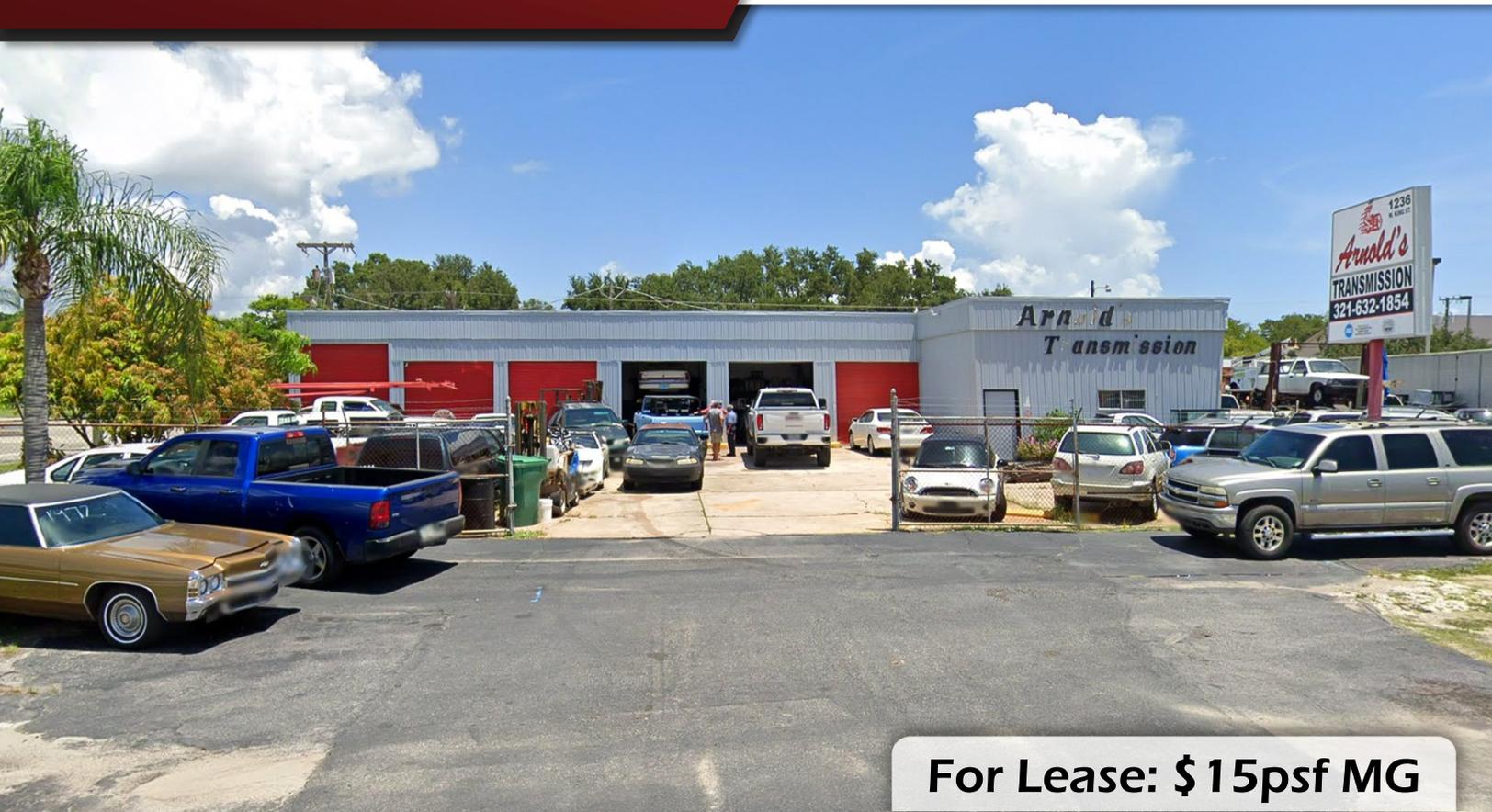


King Street Auto Repair

1236 W King St, Cocoa, FL 32922



For Lease: \$15psf MG

LOCATION DETAILS

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.



PROPERTY DETAILS

- **±6,637 SF** industrial building
- Currently used for auto repair
- Build-out includes **6 roll-up doors**, a reception area, breakroom, 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 |
| Average HH Income | \$74,116 | \$83,082 | \$102,022 |
| Median HH Income | \$55,671 | \$62,416 | \$79,153 |

CONTACT FOR MORE INFORMATION

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 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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