



PROPERTY DESCRIPTION

This outstanding property presents a compelling value-add opportunity for retail and street retail investors. With most tenants' leases expiring in 2026, there is significant upside potential for reletting spaces, enhancing rents, or even redevelopment. The building currently accommodates a mix of retail and office tenants, with the added benefit of high ceilings in select units. Featuring 14 bottom floor retail units and 1 residential apartment unit on the second floor, this property offers a versatile layout that can be leveraged for enhanced profitability and growth. Don't miss the chance to capitalize on this value-add opportunity and unlock the full potential of this prime retail investment.

LOCATION DESCRIPTION

Nestled in the vibrant downtown area of Cocoa Village, "the property" enjoys prime exposure and exceptional accessibility. Situated on the route to and from Merritt Island, the area experiences robust traffic counts, making it an ideal location for retail and street retail investors. With direct frontage to the two busiest roads connecting the barrier island/Cocoa Beach to the mainland—Willard Street and King Street—the building offers unparalleled visibility and access. Set on a city block at the heart of both major roads, this property presents an outstanding opportunity for retail and street retail investment, benefitting from its strategic positioning in this dynamic and sought-after community.

PROPERTY HIGHLIGHTS

- 25,207 SF building
- Immediate Value Add
- 15 units
- High Visibility
- Prime Cocoa Village location

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	15
Lot Size:	0.52 Acres
Building Size:	25,207 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,971	22,464	40,663
Total Population	4,151	52,442	95,583
Average HH Income	\$88,725	\$79,132	\$95,214

ROB BECKNER, SIOR

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Additional Photos

Cocoa Village Plaza
For Sale



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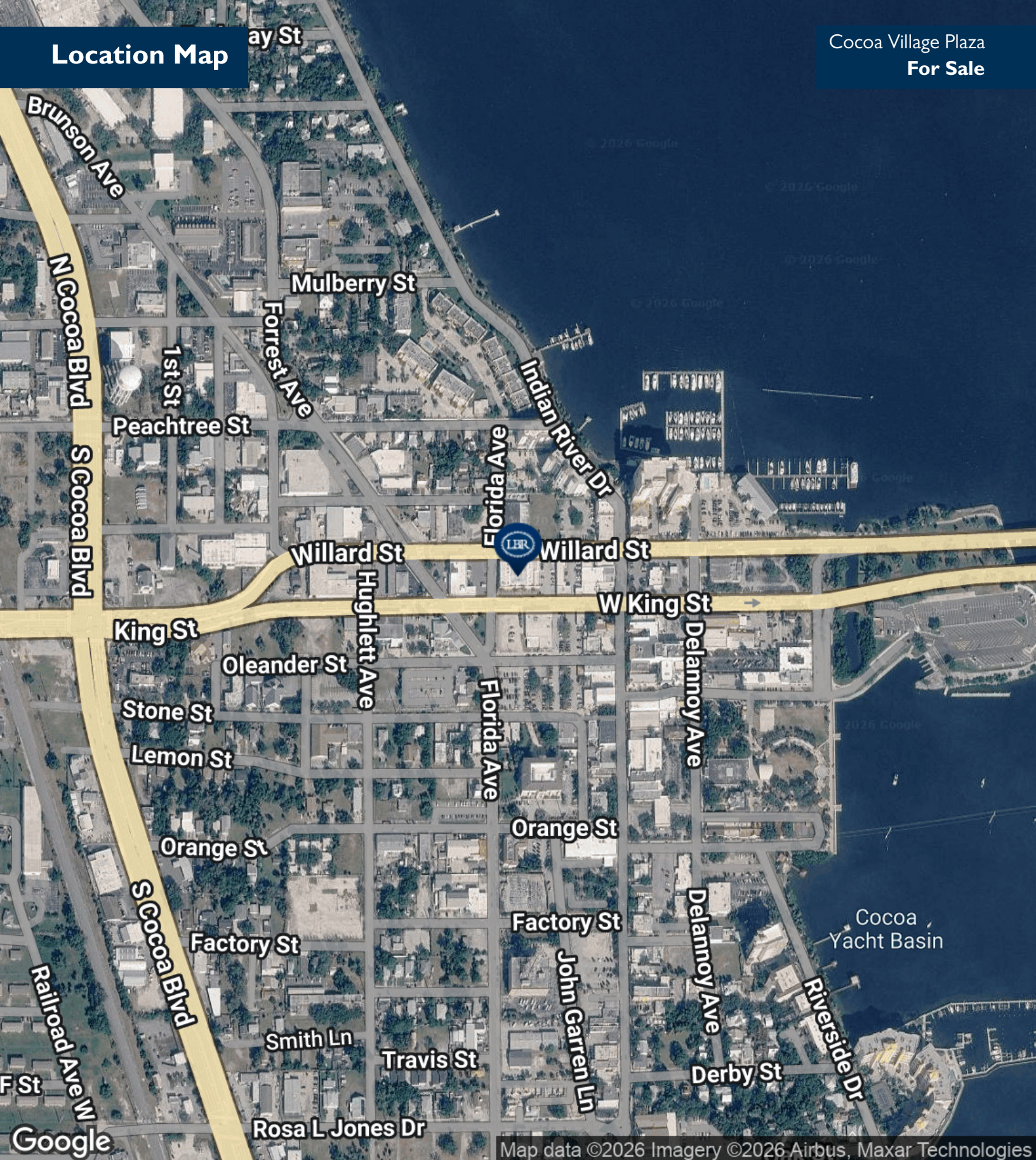
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Location Map

Cocoa Village Plaza
For Sale



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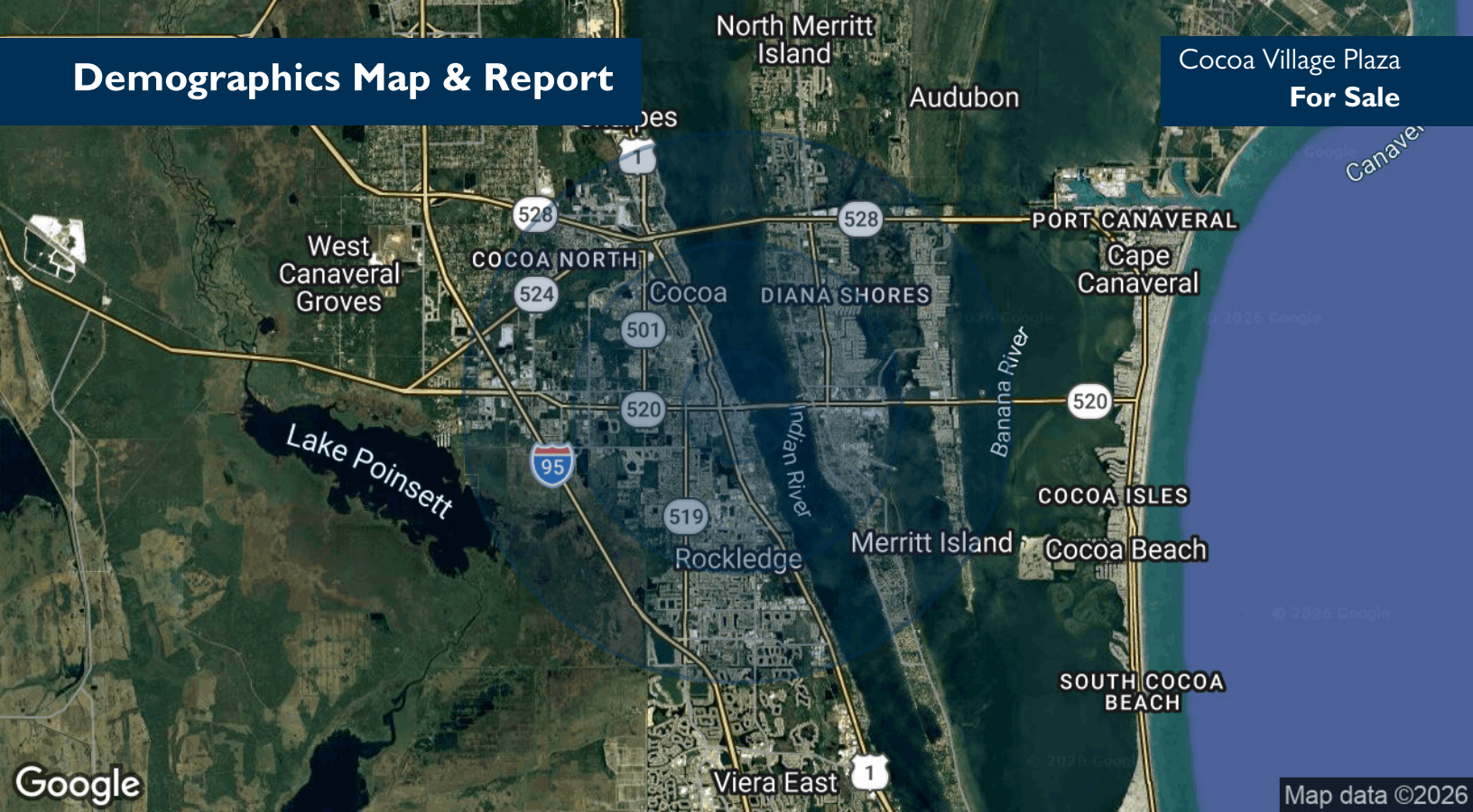
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Demographics Map & Report

Cocoa Village Plaza
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,151	52,442	95,583
Average Age	47	45	46
Average Age (Male)	46	43	45
Average Age (Female)	47	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,971	22,464	40,663
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$88,725	\$79,132	\$95,214
Average House Value	\$385,534	\$328,727	\$359,914

Demographics data derived from AlphaMap

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