

EXECUTIVE SUMMARY

Clearlake Square • 1030-1072 Clearlake Rd Cocoa, FL 32922



OFFERING SUMMARY

Available SF: 5,950 - 46,618 SF

Lease Rate: \$12.00 - 14.00 SF/yr
(\$3.50/sf NNN)

Lot Size: 7.49 Acres

Year Built: 1984

Building Size: 82,524 SF

Zoning: CN

PROPERTY OVERVIEW

Great neighborhood center with mix of National and Regional tenants
Large space available that landlord is willing to subdivide
Monument signage off Clearlake and Dixon

LOCATION OVERVIEW

Plaza located on the corner of Clearlake Rd and Dixon Blvd
One mile south of the Eastern Florida State College campus

High Traffic Area:
18,010 - Clearlake Rd
11,070 - Dixon Blvd

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison

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

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

Clearlake Square • 1030-1072 Clearlake Rd Cocoa, FL 32922



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison

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

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.

INTERIOR PHOTOS

Clearlake Square • 1030-1072 Clearlake Rd Cocoa, FL 32922



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

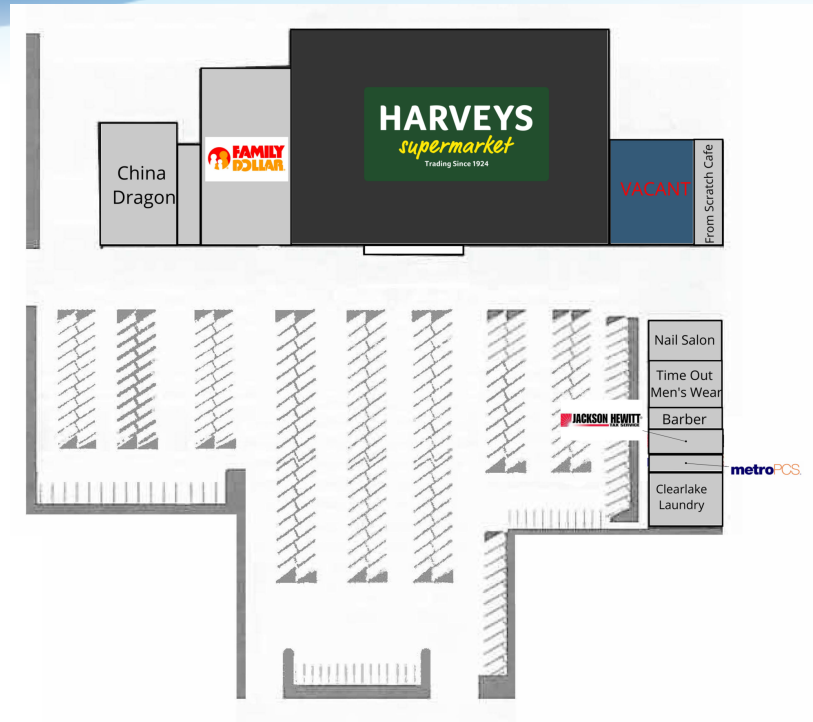
Lightle Beckner Robison

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

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.

PLANS

Clearlake Square • 1030-1072 Clearlake Rd Cocoa, FL 32922



LEGEND

Available

Available Soon

Unavailable

LEASE INFORMATION

Lease Type: \$3.50/sf NNN Lease Term: Negotiable
Total Space: 5,950 - 46,618 SF Lease Rate: \$12.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1060	Available	5,950 SF	\$3.50/sf NNN	\$12.00 - \$14.00 SF/yr
1066	Available Soon	46,618 SF	\$3.50/sf NNN	\$12.00 - \$14.00 SF/yr

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

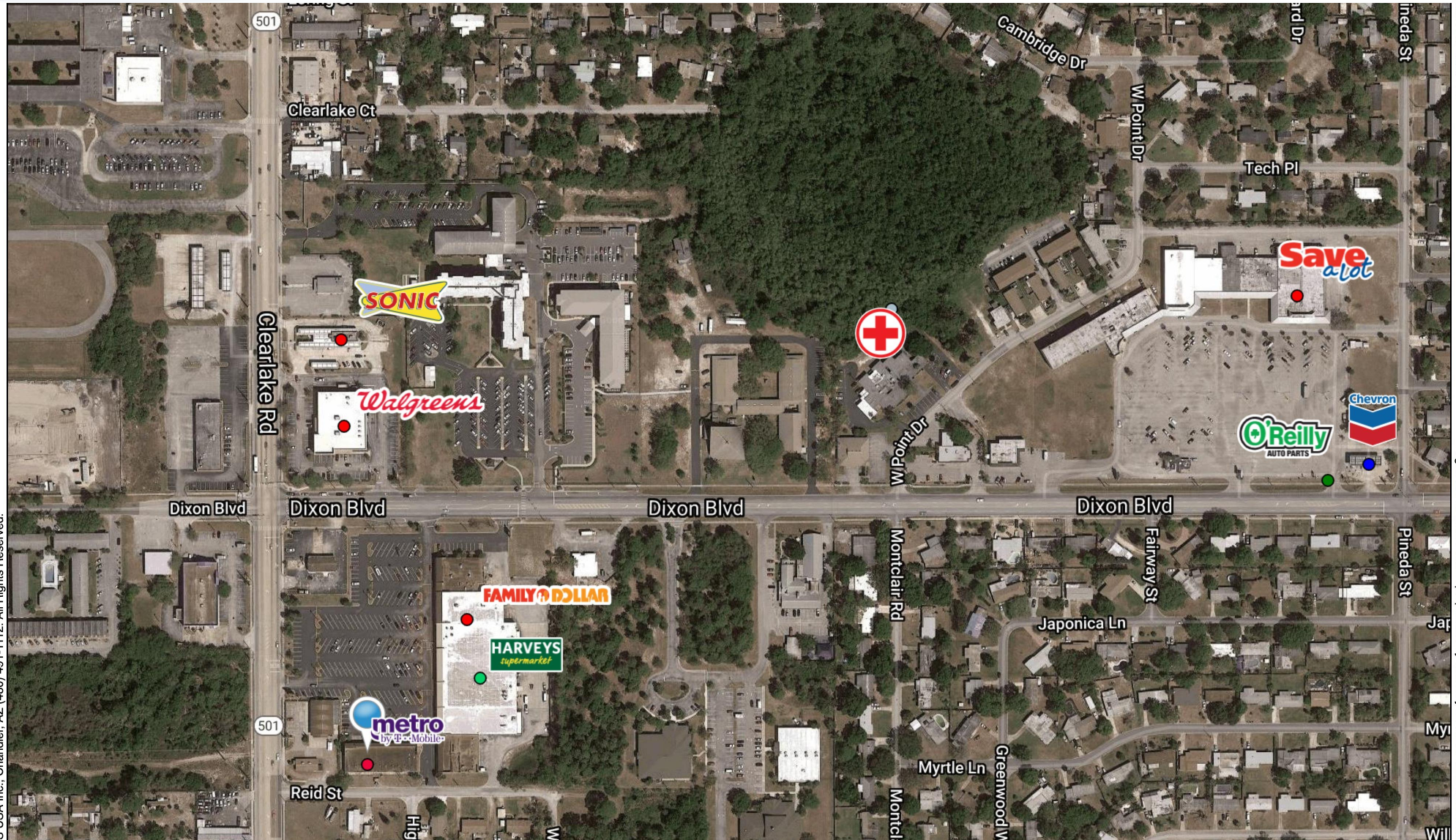
Lightle Beckner Robison

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

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.

RETAIL MAP

CLEARLAKE SQUARE • 1030-1072 CLEARLAKE RD COCOA, FL 32922



© 2018 USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

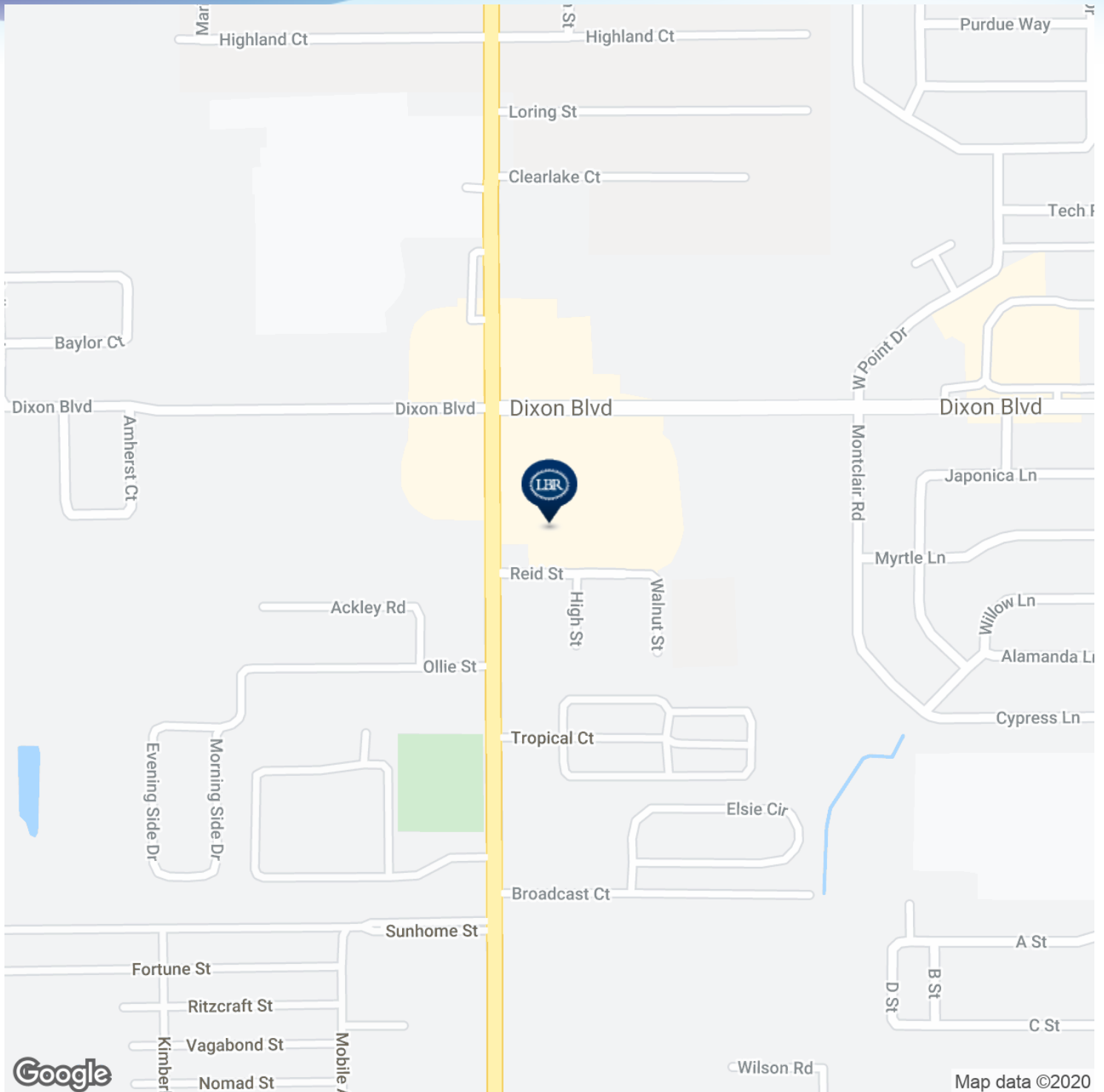
166 Zoom: 0.64 mi

Logos are for identification purposes only and may be trademarks of their res

JEFFERY T. ROBISON, CCIMPrincipal | Broker
321.722.0707 X13
jeff@teamlbr.com**J. BLAKE ROBISON**Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com**Lightle Beckner Robison**321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

LOCATION MAPS

Clearlake Square • 1030-1072 Clearlake Rd Cocoa, FL 32922



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

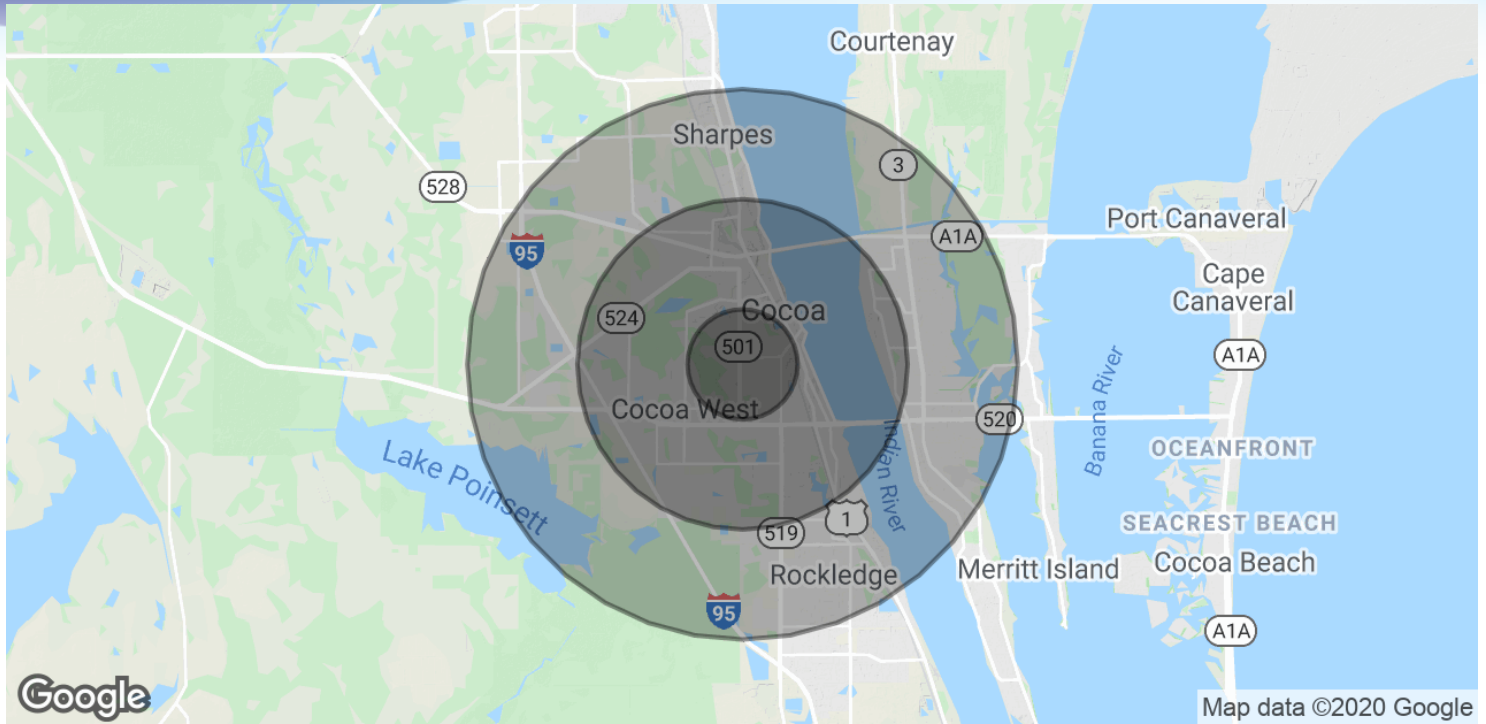
Lightle Beckner Robison

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

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.

DEMOGRAPHICS MAP & REPORT

Clearlake Square • 1030-1072 Clearlake Rd Cocoa, FL 32922



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,458	35,229	80,689
Average age	34.9	39.4	42.0
Average age (Male)	32.2	37.6	40.8
Average age (Female)	36.6	41.1	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,143	14,774	32,847
# of persons per HH	2.4	2.4	2.5
Average HH income	\$34,003	\$47,119	\$59,036
Average house value	\$134,246	\$164,970	\$208,899

* Demographic data derived from 2010 US Census

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison

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

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.